

ORDINANCE NO. 2024-01

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ADOPTING THE COMPREHENSIVE PLAN EVALUATION AND APPRAISAL AMENDMENTS 2024 GOALS, OBJECTIVES AND POLICIES DOCUMENT, INCLUDING THE FOLLOWING GOALS, OBJECTIVES AND POLICIES AMENDMENTS TO THE LOXAHATCHEE GROVES COMPREHENSIVE PLAN: ADDITION OF INTRODUCTION AND PROPERTY RIGHTS ELEMENTS; DELETION OF THE PUBLIC SCHOOL FACILITIES ELEMENT; AND AMENDMENTS TO THE FUTURE LAND USE, TRANSPORTATION, INFRASTRUCTURE, CONSERVATION, RECREATION AND OPEN SPACE, HOUSING, INTERGOVERNMENTAL COORDINATION, AND CAPITAL IMPROVEMENTS ELEMENTS. AMENDMENTS ARE MADE TO INCORPORATE REVISIONS REQUIRED BY THE TOWN'S PERIODIC EVALUATION AND APPRAISAL REPORT; PROVIDING FOR SUBMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to section 163.3167(1), Florida Statutes, the Town has the responsibility to adopt and amend a comprehensive plan; and

WHEREAS, pursuant to section 163.3184(3), Florida Statutes, the Town has adopted and amended a comprehensive plan; and

WHEREAS, section 163.3191(1), Florida Statutes, requires the Town to complete an evaluation and appraisal of the comprehensive plan at least once every seven years to determine if amendments are necessary; and

WHEREAS, on June 18, 2021, the Town submitted the Evaluation and Appraisal Notification letter to the state Land Planning Agency identifying amendments to be incorporated within the Comprehensive Plan; and

WHEREAS, on July 15, 2021, the state Land Planning Agency acknowledged receipt of the Evaluation and Appraisal Notification letter; and

WHEREAS, the subject amendments are based upon the data and analysis report entitled: "Comprehensive Plan Evaluation and Appraisal Amendments 2024 Data and Analysis"; and

WHEREAS, approval of the subject amendments will update the Town's Comprehensive Plan in compliance with state regulations and the Town's Evaluation and Appraisal Notification

letter; and

WHEREAS, the Local Planning Agency (LPA) conducted a duly advertised public hearing related to the subject amendments to the Town's Comprehensive Plan; and

WHEREAS, the LPA recommended approval of the proposed amendments, together with additional revisions; and

WHEREAS, on first reading of this Ordinance, the Town Council held a duly advertised, public "transmittal" hearing in accordance with the requirements of section 163.3184, Florida Statutes; and

WHEREAS, on second reading of this Ordinance, the Town Council held a duly advertised, public "adoption" hearing in accordance with the requirements of section 163.3184 Florida Statutes; and

WHEREAS, The Town Council has considered the findings in the staff report dated January 24, 2024 and the recommendations of the LPA and has deemed it to be in the best interest of the residents of the Town of Loxahatchee Groves to adopt the subject amendments to the Loxahatchee Groves Comprehensive Plan.

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

Section 1. The foregoing "Whereas" clauses are true and correct and incorporated herein by this reference.

Section 2. The Town Council of the Town of Loxahatchee Groves, Florida, hereby adopts the Comprehensive Plan Amendments, which are attached hereto as Exhibit A "Comprehensive Plan Evaluation and Appraisal Amendments 2024 Goals, Objectives and Policies" based upon the report entitled "Comprehensive Plan Evaluation and Appraisal Amendments 2024 Data and Analysis," which has been approved by resolution.

Section 3. Within ten (10) working days of the transmittal hearing, the Town Manager or her designee shall submit the complete proposed Comprehensive Plan Amendments, along with the supporting data and analysis, to all reviewing agencies and to any other unit of local government or state agency that has filed a written request for the same.

Section 4. Within ten (10) working days of the adoption hearing, the Town Manager or her designee shall submit the complete proposed Comprehensive Plan Amendments, along with

the supporting data and analysis, to the state land planning agency and any other agency or local government that provided timely comments after the transmittal hearing.

Section 5. All laws and ordinances in conflict with any provisions of this Ordinance are hereby repealed.

Section 6. Should any section or provision of this Ordinance or any portion thereof be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the remainder of this Ordinance.

Section 7. The provisions of this Ordinance shall become effective thirty-one (31) days after the State Land Planning Agency has determined that the amendment package is complete and provided that no challenge petition has been properly filed with the State Division of Administrative Hearings within thirty (30) days of adoption.

[Signatures follow on the next page.]

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF
LOXAHATCHEE GROVES, FLORIDA, ON FIRST READING, THIS 6 DAY OF
February 2024.

Councilmember Robert Shorr offered the foregoing ordinance. Councilmember Marianne Miles seconded the motion, and upon being put to a vote, the vote was as follows:

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

TOWN OF LOXAHATCHEE GROVES,
FLORIDA

ATTEST:

Valerie Oakes
Town Clerk

Laura J. Danowski
Mayor Laura Danowski

Robert Shorr
Vice Mayor Robert Shorr

APPROVED AS TO LEGAL FORM:

John H. Oakes
Office of the Town Attorney

Margaret Herzog
Councilmember Margaret Herzog

Phillis Maniglia
Councilmember Phillis Maniglia

Marianne Miles
Councilmember Marianne Miles

Councilmember Maniglic offered the foregoing ordinance on second reading.
Councilmember Danowski 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	✓	□	□
MARGARET HERZOG, VICE MAYOR	✓	□	□
ROBERT SHORR, COUNCILMEMBER	✓	□	□
PHILLIS MANIGLIA, COUNCILMEMBER	✓	□	□
LAURA DANOWSKI, COUNCILMEMBER	✓	□	□

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF
LOXAHATCHEE GROVES, ON SECOND READING AND PUBLIC HEARING, THIS
2 DAY OF July 2024.

TOWN OF LOXAHATCHEE GROVES,
FLORIDA

ATTEST:

Valerie Dukes
Town Clerk

APPROVED AS TO LEGAL FORM:

Elizabeth V. Lanham
Office of the Town Attorney

Anita Kane
Mayor Anita Kane

Margaret Herzog
Vice Mayor Margaret Herzog

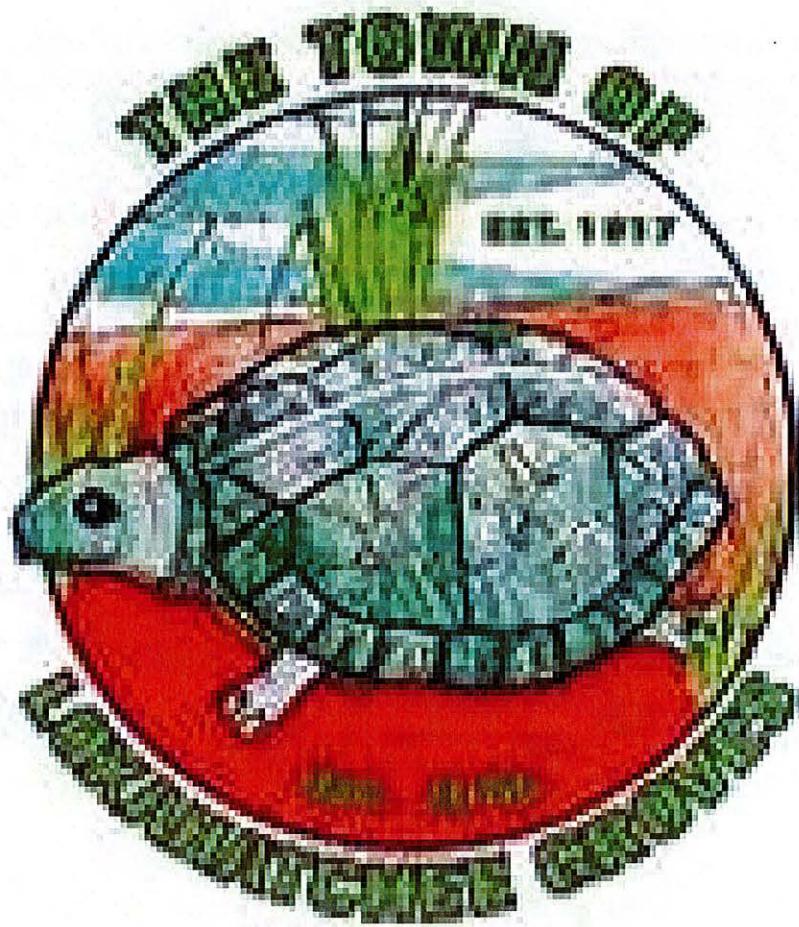
Robert Shorr
Councilmember Robert Shorr

Phillis Maniglia
Councilmember Phillis Maniglia

Laura Danowski
Councilmember Laura Danowski

Exhibit A

COMPREHENSIVE PLAN EVALUATION AND APPRAISAL AMENDMENTS 2024 Goals, Objectives and Policies



Town of Loxahatchee Groves

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INTRODUCTION

(underline areas are additions to the current Comprehensive Plan)

Included within the Evaluation and Appraisal Report update of the Loxahatchee Groves Comprehensive Plan, the Town has opted to adopt a separate Goals, Objectives and Policies document entitled: "Comprehensive Plan Evaluation and Appraisal Amendments 2024 Town of Loxahatchee Groves Comprehensive Plan".

The following 2024 Goals, Objectives and Policies (GOPs) document consists of goals, objectives and policies for each of the Comprehensive Plan Elements extracted from the 2009 Town of Loxahatchee Groves Comprehensive Plan, as amended (2009 Plan), and updated, where necessary, from the results of the 2024 Town of Loxahatchee Groves Evaluation and Appraisal Update. GOP updates to the 2009 Plan included herein, are presented in underline and strikethrough format so that the revisions can be easily tracked. The GOPs are adopted by Ordinance, per Florida Statutes requirements.

GENERAL REQUIREMENTS

Chapter 163.3161-163.3197, Florida Statutes (Community Planning Act) establishes requirements for the format and content of the Comprehensive Plan.

Chapter 163.3164(4), Florida Statutes defines comprehensive plan as "... a plan that meets the requirements of Sections 163.3177 and 163.3178". Section 163.3177 lists required conditions, studies, surveys and elements of the Comprehensive Plan. Further, the following two provisions of Chapter 163, Florida Statutes are emphasized by the State:

1. Loxahatchee Groves is charged with setting levels of service for public facilities in the Comprehensive Plan in accordance with which development must occur and permits will be issued; and
2. Public facilities and services needed to support development in Loxahatchee Groves shall be available concurrent with the impacts of such development.

DATA AND ANALYSIS REQUIREMENTS

All goals, objectives, policies, standards, findings and conclusions within the Town's Comprehensive Plan shall be based upon relevant and appropriate data. The Town is not required to collect original data; however, it is encouraged to utilize any original data necessary to update or refine the Comprehensive Plan data base, as long as methodologies are professionally accepted.

Data used shall be the best available, unless the Town desires original data or special studies. Where data augmentation, updates, special studies or surveys are deemed necessary, appropriate methodologies shall be clearly described or referenced and shall meet professionally accepted standards for such methodologies.

The Comprehensive Plan shall be based on population estimates and projections. Population estimates and projections shall be either those provided by the U.S. Bureau of the Census, the University of Florida Bureau of Economic and Business Research, or those generated by the Palm Beach County Planning Division (Population Model projections), or the Town

PROCEDURAL REQUIREMENTS

The Town's comprehensive plan shall be adopted and amended pursuant to the procedural requirements of Sections 163.3184 and 163.3187, Florida Statutes.

GOALS OBJECTIVES AND POLICIES

The following sections of this document shall comprise the goals, objectives and policies component of the Loxahatchee Groves Comprehensive Plan:

<u>Element</u>	<u>Chapter</u>
Future Land Use	1
Transportation	2
Infrastructure	3
Conservation	4
Recreation/Open Space	5
Housing	6
Intergovernmental Coordination	7
Capital Improvements	8
Property Rights	9

When the Town begins the adoption or amendment process, it is required by State law that appropriate public hearings be held. Procedures presented in Chapter 163, Part II, Florida Statutes are closely followed and adhered to at that time. As particular issues or matters of an expressed community concern arise, the Local Planning Agency (LPA) may hold additional public meetings or hearings, to address such concerns. Copies of public meeting legal notices are published pursuant to Chapter 166.04 (3) (a), Florida Statutes.

The Town shall review, and revise, as required, the Five-Year Schedule of Capital Improvements, pursuant to Objective 8.6 of the Capital Improvements Element each year.

MAPS SHOWING FUTURE CONDITIONS

Maps showing future conditions and/or illustrating Comprehensive Plan directives, as necessary, are included within each Element.

ADOPTION ORDINANCE

The 2024 Town of Loxahatchee Groves Comprehensive Plan Goals, Objectives and Policies document adoption ordinance is included herein by reference. Copies of ordinances and legal notices, published pursuant to Chapter 163, Florida Statutes are on file with the Town Clerk.

SUPPORT DOCUMENTATION

Support documentation that forms the basis for the Comprehensive Plan, as well as future amendments and updates shall be included within each successive amendment and/or EAR-based comprehensive plan update.

PLANNING PERIOD

The Town's comprehensive plan must include a planning period for at least a ten-year period. On this basis, the 2024 – 2035 period is utilized in the 2024 Loxahatchee Groves Comprehensive Plan Goals, Objectives and Policies document.

POPULATION PROJECTIONS

The 2020 Census population of Loxahatchee Groves was established at 3,355 residents. Future Town population generated by the Palm Beach County Planning Division Population Model is projected at 4,322 residents by 2035 and 4,908 residents by 2045.

MONITORING AND EVALUATION

The role of monitoring and evaluation is vital to the effectiveness of any planning program and particularly for the Capital Improvements Element. This is largely because the Town's revenue and expenditure streams are subject to fluctuations every year. In order to maintain the effectiveness and relevance of the Capital Improvements Schedule, the Capital Improvements Element requires a continuous program for monitoring and evaluation.

The annual review will be the responsibility of the Town Council. The Town Manager will serve as principal advisor at all formal deliberations related to capital improvement monitoring and evaluation. The Town Council will direct the Town Manager to take appropriate action based upon its findings.

COMMUNITY CHARACTER GOAL

The community character goal is a vision statement toward which all Comprehensive Plan goals, objectives and policies are directed. Ultimately, the development of plans, enforcement of regulations, and operations of the Town are directed toward this end. The vision for the future of the community is as follows:

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

PREVIOUS COMPREHENSIVE PLAN AMENDMENT ORDIANCES

2012-04

2012-05

2013-08

2014-06

2016-03

2016-08

2016-09

2017-01

2017-02

2018-01

2018-10

FUTURE LAND USE
**GOALS, OBJECTIVES AND POLICIES (Rev: Ord. 2012-04; 2012-05; 2014-06; 2016-03;
2016-08; 2016-09; 2017-01; 2017-02; 2018-01)**

GOAL I: FUTURE LAND USE

Loxahatchee Groves will continue to 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 a great respect for lifestyle choices balanced with historical changing community needs.

1.1A Objective

~~The Town shall protect its rural character by maintaining Okeechobee Boulevard as a two-lane section.~~

1.1A.1 Policy:

~~In order to maintain the two-lane section, the Town shall support implementation of the following Okeechobee Boulevard improvements:~~

~~a) Coordinate with Palm Beach County to designate the section of Okeechobee Boulevard within Loxahatchee Groves a Rural Parkway; specifically, expansion to a two-lane divided median enhanced rural parkway with properly spaced left turn lanes.~~

~~b) Traffic calming features, to include but not limited to roundabouts at Felsom Road and the Letter Road intersections with Okeechobee Boulevard.~~

~~c) Implementation and enforcement of reduced speed limits.~~

1.1A.2 Policy:

~~On an annual basis, work with Palm Beach County to incorporate future roadway improvements that implement the Town's Okeechobee Boulevard planning policy within the Five Year Transportation Improvement Program (TIP). In this regard, the Town Council shall be represented at Metropolitan Planning Organization (MPO) meetings in preparation of the TIP.~~

1.1A.3. Policy: (Incorporate within Objective 2)

~~To provide a center of accessible shopping, recreation, and employment opportunities for Loxahatchee Groves' residents, the Town shall create a rural-style commercial center along the Southern Boulevard corridor~~

1.1B Objective:

The Town shall designate future land uses with appropriate uses, densities and intensities that will protect residential and agricultural land uses and encourage limited economic development.

1.1.B.1 Policy:

Land use shall be determined by a the Future Land Use Map FLUM-1.

1.1B.2 Policy:

The Town shall regulate density and intensity of land uses as noted in Table-4-8-FLU-1.

1.1B.3 Policy:

The Town shall ensure that future land use designations are compatible with adjacent land uses within and outside of the Town boundary.

1.1B.4 Policy:

The Town shall encourage the use of Residential Enterprise and Home Office, as provided in Florida Statutes Section 559.955, approvals as a-tools to promote limited economic development while preserving its rural character.

1.1B.5 Policy:

Land development regulations will, at a minimum:

- A. Regulate the subdivision of land;
- B. Regulate the use of land and water consistent with this Comprehensive Plan and ensure the compatibility of adjacent land uses and provide for open space;
- C. Regulate areas subject to seasonal and periodic flooding and provide for drainage and storm water management;
- D. Protect potable water wellfields and aquifer recharge areas;
- E. Regulate the placement, size and design of signs in the zoning code ULDC in order to enhance local businesses and prevent sign pollution;
- F. Ensure safe and convenient on-site traffic flow and vehicle parking needs;
- G. Provide that development orders and permits shall not be issued which result in a reduction of the level of services for the affected public facilities below the level of service standards adopted in this Comprehensive Plan;
- H. Create codes allowing diverse low impact home-based businesses;
- I. Establish codes to regulate uses that create large scale places of assembly;
- J. Buffer residential uses from non-residential uses uses and associated impacts using mechanisms to promote and enhance the rural natural environment; and,
- K. Direct future commercial low and commercial low office development to the Southern Boulevard corridor.

1.1B.6 Policy:

In reviewing applications for development permits, the Town shall consider all relevant factors, including but not limited to, consistency and compatibility with the Future Land Use Element of the Comprehensive Plan, together with all other Comprehensive Plan elements. The Town shall also consider

compatibility with adjacent zoning, approved plats and existing land uses, including occupied residential areas.

1.1B.7 Policy:

The Town shall encourage the use of innovative land development regulations that enhance the rural atmosphere, reduce energy usage and reduce greenhouse gas emissions.

1.1B.8 Policy:

The Town will discourage and assess potential for urban sprawl in formal review of development proposals utilizing criteria in Rule 9J-5.006(5)(g), F.A.C. Florida Statutes Section 163.3177(6)(a) 2 h.

1.1B.9 Policy:

The Town shall continue to maintain the rural zoning regulations for areas designated Rural Residential in order to protect and preserve the rural communities of present and future residents of these areas. The regulations shall, at a minimum:

A4. Retain an agricultural/residential zoning category and the agricultural uses, including agritourism uses, permitted by the Town's land development code and Florida Statutes Sections 193.461, 570.85 and 570.87.

B2. Provide for zoning districts, which appropriately accommodate residential and/or agricultural and/or agricultural uses, which are consistent with the Rural Residential Future Land Use designation;

C3. Provide assurances that allowed agricultural uses shall be compatible with a rural residential neighborhood in the land development code;

D4. Guarantee the keeping of livestock;

E5. Maintain specific regulations to restrict the types of non-residential and nonagricultural uses allowed and promote the rural character through design;

6. Allow home occupation uses that will not degrade the rural character of the area;

E7. Include provisions for legal non-conforming agricultural uses consistent with this Plan, while not violating the Right-to-Farm Act; and,

G8. Include provisions that: encourage maximizing the preservation of open space and protection of native vegetation and tree canopy in front, rear, and side yards; preserve environmental systems; protect wildlife; and retain the rural character.

1.1B.10 Policy:

Define accessory uses while recognizing the protections provided in the Right to Farm Act and minimize adverse impacts on neighboring properties including the use of Best Management Practices where available.

1.1B.11 Policy:

The Town shall ~~investigate coordinate with the Palm Beach County Property Appraiser a special an appropriate~~ tax valuation for properties that have a Conservation land use ~~or easement~~ and when the land is dedicated to natural resource protection, by December 2010.

1.1B.12 Policy:

The Town shall regulate in the ~~land development code~~ ULDC accessory dwelling units, ~~which may include and shall not be limited to~~ caretaker quarters, and groom's quarters.

- A. ~~The Town shall allow accessory dwelling units limited to one bedroom and one bathroom.~~
- b. ~~Caretaker quarters shall be allowed on parcels with bona fide agricultural uses.~~
- c. ~~Groom's quarters shall be allowed on parcels where there are equestrian uses.~~

1.1B.13 Policy:

The Town shall base all future land use decisions upon ~~and~~ consistent consistency with the adopted Comprehensive Plan.

1.1B.14 Policy:

Town will continue to adopt and enforce a set of land development regulations that are consistent with and implement the Town's Comprehensive Plan. ~~within one year of adoption of the Comprehensive Plan and submit them to DCA for review.~~

1. 1B.15 Policy:

The Multiple Land Use (MLU) land use designation may be assigned to parcels which are planned to incorporate more than one land use category within a unified plan of development in order to implement Comprehensive Plan directives, including: promotion of sustainable living concepts, preservation of the natural environment, joint traffic impacts assessment; encouragement of alternative transportation modes and economic growth, and mitigation of potential adverse impacts to surrounding areas. In order to be approved by the Town for an MLU designation, a parcel of land shall meet the following criteria:

- A. Minimum Parcel Size: 50 acres;
- B. Road Frontage and Primary Access: A minimum of 1,000 linear feet on an arterial roadway, as defined in Table TRN 1 Local Roads Functional Classification System and illustrated on Map TRN 1 Local Roads Classification Map on Map TRN 2.3 of the Comprehensive Plan;
- C. Maximum Parcel Depth from Road Frontage: 2,000 linear feet;

- D. Mix of Land Uses: Each parcel assigned an MLU land use designation shall contain a combination of three (3) or more land uses from those listed in Table 4-8 FLU-1;
- E. Development Intensity: The maximum aggregate development potential for an MLU-designated parcel shall be determined by multiplying the acreage of each included land use category by its intensity, as defined in Table 4-8, FLU-1 and summing the result. However, based upon the infrastructure impact assessments performed during the approval process, analysis of the surrounding area, or voluntarily by an applicant, development potential may be limited reduced by the Town Council;
- F. Conditions of Approval: Any conditions of approval limiting development intensity of an MLU, or other conditions deemed necessary to implement Comprehensive Plan directives shall be stated in the form of Special Policies under Objective 1.15 of the Future Land Use Element of the Comprehensive Plan; and,
- G. Future Land Use Map: Each parcel of land with an approved MLU land use designation shall be so indicated on the Future Land Use Map, along with notes referring to conditions of approval enacted by special policy under Objective 1.15 of the Future Land Use Element.

1.2 **Objective:**

Development of a rural style commercial center consisting of accessible shopping, recreation, and employment opportunities for Town residents, shall be limited to the Southern Boulevard Corridor.

1.2.1 **Policy:**

The Town shall limit new commercial development to areas south of East Citrus Read Drive border to border.

1.2.2 **Policy: Reserved**

~~The Town shall examine a special taxing district for non-residential uses south East Citrus Read East border to border by December 2010.~~

1.2.3 **Policy:**

The Town shall may endorse a substantial equestrian facility along the Southern Boulevard Corridor.

Table FLU - 1-4 Future Land Uses

Land Use Category	Zoning District(s)	Density	Intensity (Maximum Floor Area Ratio)	Uses
RESIDENTIAL				
Rural Residential 5 (RR-5)	<u>Agricultural Residential</u>	1 du/5 acres	0.15 (non-residential uses only)	Single-family dwelling units and agricultural uses. Agricultural uses shall be compatible with a rural residential neighborhood.
COMMERCIAL				
Commercial Low Uses (CL)	<u>Commercial Low (CL)</u>		0.15	A limited range of neighborhood-oriented commercial activities designed primarily to provide services to adjacent residential areas, <u>including limited access self-storage, childcare, and recreational facilities</u> . Limited institutional and public facilities allowed.
Commercial Office Uses - Commercial Low (CL-O)	<u>Commercial Low (CL-O)</u>		0.20	Offices for administrative, professional and business purposes; <u>medical and accessory offices; childcare facilities; banking and financial institutions; membership organizations</u> ; and, uses that are accessory to the office use including restaurants. Limited institutional and public facilities allowed.
INSTITUTIONAL				

<i>Land Use Category</i>	<i>Zoning District(s)</i>	<i>Density</i>	<i>Intensity (Maximum Floor Area Ratio)</i>	<i>Uses</i>
Institutional and Public Facilities (INST)	<u>Institutional and Public Facilities (INST)</u>		0.10	Uses permitted in the Institutional and Public Facilities future land use designation include a full range of regional and community uses such as educational facilities; childcare facilities and adult day care facilities; congregate living facilities; medical and accessory offices; hospitals, public health clinics, emergency shelters; governmental, religious, cemetery, civic, cultural, judicial, and caretakers' quarters.
PARKS AND RECREATION				
Parks and Recreation (PARK)	<u>Parks and Recreation (PARK)</u>		0.10	Developed or planned sites owned by a governmental entity that provide the public an opportunity to partake in a variety of recreational activities that may be active, passive, or special in nature in a safe and convenient manner that is compatible with its environs.
CONSERVATION				
Conservation (CON)	<u>Conservation Sanctuary</u>	0.05		Natural areas for the purpose of conserving or protecting natural resources or environmental quality. These areas may be used for wildlife management, passive recreation, and environmental restoration/ preservation. The Town shall designate lands which contain natural resources that are to be protected, restored, enhanced, and managed, as appropriate, to sustain viable ecosystems and wildlife habitat and natural resources. These natural areas may include site improvements to support uses which are deemed appropriate and consistent with the function of the designated area.
MULTIPLE LAND USE				

<i>Land Use Category</i>	<i>Zoning District(s)</i>	<i>Density</i>	<i>Intensity (Maximum Floor Area Ratio)</i>	<i>Uses</i>
Multiple Land Use (MLU)	Ref: Policy 1.1B.14	Ref: Policy 1.1.B.14		Parcels planned to incorporate multiple Town land use categories, as defined herein, within a unified development concept. Uses may vary from parcel to parcel, depending upon the approved mix of Town land use categories incorporated therein, consistent with Policy 1.1.14 and site specific policies, per Objective 1.15.

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

1.2.4 Policy:

The Town shall consider extension of Tangerine Drive from B Road the equivalent of 161st Terrace to E D Road.

1.2.5 Policy:

The following uses are prohibited: additional big box; gas station; vehicle/car dealerships; and large-industrial complexes.

1.2.6 Policy:

The maximum Floor-Area-Ratio of a self-storage facility may be increased above 0.15 provided that parking, loading, landscape, building height, setback and buffer requirements are satisfied.

1.3 Objective:

The Town shall strive to encourage a rural community design and look.

1.3.1 Policy:

The Town shall adopt an ordinance architectural guidelines for non-residential development that reflects and updates the Rural Vista Guidelines, by January 2010.

1.4 Objective:

The Town shall effectively manage and monitor development and redevelopment to assure that facilities and services meet adopted levels of service.

1.4.1 Policy:

Development orders and permits will be conditioned on the availability of the facilities and services necessary to serve the proposed development.

1.4.2 Policy:

Land use regulations shall require that facilities and services meet the established level of service standards and are available concurrent with the impacts of development.

1.4.3 Policy:

Providers of public facilities must be able to authorize service to the various land uses at the same time as the land uses are permitted.

1.4.4 Policy:

Ensure that new development bears a proportionate fair share of the cost for public facility improvements needed to accommodate the impacts of new development by utilizing a variety of mechanisms to access and collect impact fees, dedications and/or contributions from private development.

1.4.5 Policy:

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

1.5 Objective:

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

1.5.1 Policy:

~~The Town shall allow Future public schools may be allowed as a permitted use subject to special exception approval by the Town Council in the Institutional and Public Facilities (INST) future land use category with a preference for upper grade level schools to be located on Southern Boulevard.~~ In any event, Special Policy 1.15.4 of the Future Land Use Element shall be interpreted as the Palm Beach State College property remaining a lawful use and not transformed to a nonconforming use by virtue of any amendment to the permitted uses in the Rural Residential 5 (RR 5) Land Use Category or the Town's Unified Land Development Code (ULDC).

1.5.2 Policy:

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

1.6 *Objective:*

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

1.6.1 Policy:

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

1.6.2 Policy:

The Town shall coordinate ~~their~~ its Comprehensive Emergency Management Plan with the County Emergency Management Office for compliance with the County Emergency Management Plan.

1.6.3 Policy:

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

1.6.4 Policy:

The Town shall ~~prepare~~ maintain a post-disaster redevelopment plan. ~~by December 2010.~~

1.7 *Objective:*

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

1.7.1 Policy:

The Town of Loxahatchee Groves shall identify opportunities to exhibit Town history in future Town facilities, greenways and ~~equestrian~~ multi-use trails, and within parks located within the Town.

1.7.2 Policy:

The Town shall coordinate historic resource protection activities, procedures and programs with applicable state and federal laws, policies and guidelines.

1.7.3 Policy:
~~The Town shall undertake a survey of historic properties by 2011. At the time of each required Evaluation and Appraisal Report, evaluate the need to designate any housing structures as locally historically significant and in need of special consideration under the provisions and criteria cited in the Standard Housing code.~~

1.8 Objective:
The Town shall monitor and protect natural resources in accord with the goals, objectives and policies in the Conservation Element.

1.8.1 Policy:
The Town shall require approval from all applicable external agencies regarding the protection of environmentally sensitive habitats.

1.9 Objective:
Protect the quality and quantity of the Town's potable water supply by limiting activities and land uses within the wellfield areas.

1.9.1 Policy:
New septic tank systems shall meet applicable state standards for permitting.

1.10 Objective:
Minimize flooding problems by coordinating future land uses with topographic, drainage and stormwater management systems and appropriate development codes and regulations.

1.10.1 Policy:
Town development codes shall contain floodplain protection provisions consistent with the criteria and mapping of the Federal Emergency Management Administration.

1.10.2 Policy:
~~Through the land development code, public roads and parking lots shall be designed consistent with the criteria of the Loxahatchee Groves Water Control District and the South Florida Water Management District. Public roads and parking lots shall be designed consistent with the requirements of the ULDC and the South Florida Water Management District.~~

1.10.3 Policy:
~~New development shall meet the requirements of the ULDC, coordinate with the South Florida Water Management District, the Loxahatchee Groves Water Control District and appropriate agencies in Palm Beach County ("PBC") to provide consistency with water management regulations.~~

1.11 Objective:
The Town shall work towards the elimination of existing land uses which are inconsistent with the Town's development pattern and not compatible with the proposed future land uses.

1.11.1 Policy:

Inconsistent uses are hereby defined as any uses which are located on a site where they would not be permitted by this comprehensive plan.

1.11.2 Policy:

The Town shall adopt and maintain land development regulations which protect the rights of property owners to continue non-conforming uses, but which, at a minimum, provide for the termination of such rights upon the abandonment of a non-conforming use ~~for an extended period of time as specified in the ULDC.~~

1.11.3 Policy:

Uses that are non-conforming due to density. Existing legally permitted and constructed structures as of the date of adoption of the comprehensive plan may remain. If the legally permitted structure is damaged, ~~or destroyed or redeveloped~~ so as to require substantial improvement, it may be repaired, replaced or restored to the same density, provided that the development is brought into compliance with all other applicable codes and regulations.

1.11.4 Policy:

Owners of non-conforming lots of record that were legally established prior to the date of incorporation may construct one single family home on their lot.

1.11.5 Policy:

The existing naturist recreational vehicle park which includes private club and accessory recreational facilities legally established prior to the date of incorporation may remain.

1.12 *Objective:*

The Town shall consider changes to the future land use plan based upon energy-efficient land use patterns and discouragement of sprawl accounting for existing and future energy electric power generation and transmission systems.

1.12.1 Policy:

The Town shall ensure the Town's comprehensive plan and land development code does not prevent the construction of electric substations within the Town.

1.12.2 Policy:

The land development code shall allow for use of alternate, renewable sources of energy including the use of solar panels.

1.12.3. Policy: Reserved

1.12.4 Policy:

The Town shall continue to allow home based businesses to the extent that impacts are compatible with an agricultural/residential community.

1.12.5 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 multi-use trail plan and

cooperating with PBC for new and improved transit. The Town will also plan internal roadways and cross access between parcels that will allow for more efficient travel.

1.12.6 Policy:

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

1.13 *Objective:*

The Town shall implement greenhouse gas reduction strategies.

1.13.1 Policy: Reserved

~~The Town shall educate residents on home energy reduction strategies.~~

1.13.2 Policy: Reserved

~~The Town shall educate residents, business owners and farmworkers on the cost and environmental effects of automobile idling.~~

1.13.3 Policy:

The Town shall encourage and educate the public in the planting and maintenance of trees and provide public education on the placement of canopy trees and other landscape materials to strategically provide shade and reduce energy consumption.

1.13.4 Policy:

The Town shall continue to reduce the heat island effect by supporting sustainable agricultural uses and practices within the Town such as Department of Agriculture Best Management Practices.

1.13.5 Policy:

The Town shall continue to require open space and pervious surface areas in development and redevelopment.

1.13.6 Policy:

The Town shall amend maintain the land development regulations to that include adopt specific standards and strategies ~~that to~~ address greenhouse gas emissions, energy efficient housing, and overall energy conservation. ~~within one year of adoption of the Comprehensive Plan.~~

1.14 *Objective:*

The Town shall encourage the redevelopment and renewal of blighted areas in order to ensure stability of the community as needed.

1.14.1 Policy:

Establish administrative procedures to require rehabilitation and/or demolition of housing, if necessary, following a natural disaster or if a dwelling unit is damaged by fire beyond repair.

1.14.2 Policy: Reserved

~~At the time of each required Evaluation and Appraisal Report, evaluate the need to designate any housing structures as locally historically significant and in need~~

~~of special consideration under the provisions and criteria cited in the Standard Housing Code.~~

1.15 **Objective:**

Special land use policies may be adopted by Loxahatchee Groves ~~the Town~~ when necessary to address site-specific issues related to implementing the Loxahatchee Groves Comprehensive Plan and its special planning studies.

1.15.1 Special Policy: Reserved

1.15.2 Special Policy:

A.(1) Land use and density/intensity of development on the property delineated as "Special Policy 1.15.2" on the Future Land Use Map, Map # FLU -1.10, shall be regulated by the application of the Multiple Land Use (MLU) land use category, and the following criteria: Commercial Low (CL) – Maximum of 34.34 acres/ 103,000 sq. ft. of retail commercial space; Commercial Low Office - Maximum of 16.0 acres/44,000 sq. ft. of professional and medical office commercial space; and Institutional – Minimum of 40.0 acres/Maximum of 128 congregate living beds.

B.(2) A 300-foot wide buffer shall be incorporated in the master plan along that portion of the MLU adjacent to the Collecting Canal.

1.15.3 Special Policy:

Land use and intensity of development on the property delineated "Special Policy 1.15.3" on the Future Land Use Map, Map #FLU -1.10, shall be regulated by the application of the following: (a) The applicant shall record a Deed Restriction which shall provide that the Intensity of development shall not exceed a floor-area-ratio (F.A.R.) of 0.074 in order to accommodate a maximum of 30,000 sq. ft. of commercial low intensity uses; and (b) this restriction shall automatically increase to whatever F.A.R. may be subsequently granted by the Town Council to any other Commercial Low designated property fronting on Okeechobee Boulevard and lying within the Town limits.

A(1). A Conceptual Site Plan reflecting the 0.074 F.A.R. shall be approved as part of the initial rezoning approval. Subject to potential future F.A.R. increases permitted by Special Policy 1.15.3(b), development uses, access and intensity shall be consistent with the Conceptual Site Plan.

B(2). Any increase in development intensity above a 0.074 F.A.R., as permitted in Special Policy 1.15.3(b), shall be processed through the Town's site plan or site plan amendment approval process, as appropriate.

1.15.4 Special Policy:

Development on the Palm Beach State College Property delineated as "Special Policy 1.15.4" on the Future Land Use Map, Map # FLU-1.10, shall be regulated by the following criteria:

A.(1) Policy 1.15.4-a: Development of the property shall be governed only by the following regulations:

- ia. SREF- State Requirements for Educational Facilities as adopted in Rule 6A-2.0010;
- iib. Florida Building Code;
- iiie. Florida Fire Prevention Code;
- iid. South Florida Water Management District; and,
- ie. Loxahatchee Groves Water Control District.

B.(2) Policy 1.15.4 b: A “Master Site Development Plan” providing the following information for the overall site shall be submitted to the Town for approval prior to issuance of the first building permit:

- ia Site Acreage;
- iib. Site boundaries clearly identified, and ties to section corners;
- iiie. Existing and proposed land uses and existing uses on adjacent land;
- ivd. Generalized location of development areas and uses;
- ve. Indication of vehicular connections to public rights-of-way;
- vif. A valid Conceptual Driveway Permit approval from the Florida Department of Transportation issued pursuant to the “State Highway System Access Management Classification System and Standards”, as amended;
- viih. Design Guidelines to be consistent with the intentions of the Town’s Rural Vista Guidelines as can be applied to a college campus;
- viih. All adjacent public and private rights-of-way and easements, indication of ultimate right-of-way line, centerline, width, pavement width, existing and proposed median cuts and intersections, street light poles and other utility facilities and easements;
- ixi. Indication of existing native vegetation that will be preserved;
- xj. A detail of the proposed buffer for screening along the northern boundary, including addressing removal of invasive vegetation and replanting; and,
- xik. Site Data, including the maximum intensity permitted on site.

C.(3) Policy 1.15.4 c: A copy of the “Campus Master Plan” prepared pursuant to State Requirements for Educational Facilities as adopted in Rule 6A- 2.0010 and all future 5-year updates shall be submitted to the Town of Loxahatchee Groves for informational purposes. The 5 - year updates to the “Campus Master Plan” shall be submitted to the Town of Loxahatchee Groves for informational purposes prior to submission of the Plan to the Department of Education. During the development of the Educational Plant Survey and the Campus Master Plan, the Town shall be given the opportunity to raise any issues or concerns with the Plan for consideration by the College.

1.15.5 Special Policy: Reserved

1.15.6 Special Policy:

The existing veterinary clinic use for the treatment of small and large animals on the property delineated as “Special Policy 1.15.6” on the Future Land Use Map, Map #FLU-1.10, is determined to be legal and conforming to the Loxahatchee Groves Unified Land Development Code (ULDC) and may expand subject to the land development regulations therein, provided that the on-site care and

treatment of Class I and Class II wildlife, as defined in Florida Administrative Code Section 68A-6.002(1), is prohibited.

1.15.7 Special Policy:

~~Properties within the area defined by the following features, where a planned mixture of non-residential land use designations currently predominates, may apply for a change in land use to a MLU, CL, CLO, INST or CON Future Land Use designation: Collecting Canal (north), Southern Boulevard (south), "C" Read (east), and "B" Read (west).~~

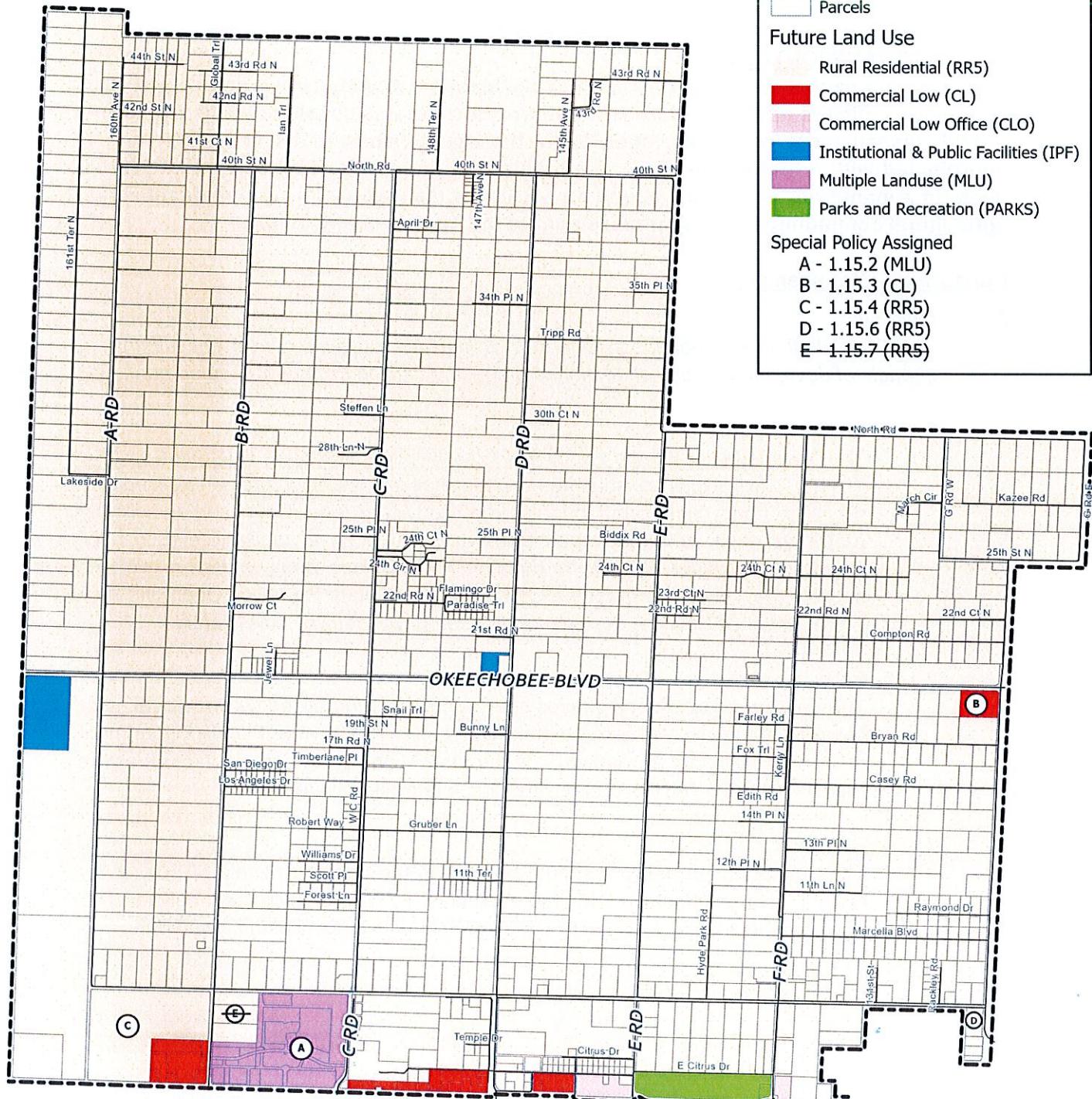
MAP FLU-1-2035 Future Land Use MAP

(Refer to the following page)



LOXAHATCHEE
GROVES
FLORIDA

MAP FLU-1
2035 Future Land Use Map



Source: 2023 Town of Loxahatchee
Municipal Boundaries, Roads FLU;
County Property Appraiser Parcels



0 0.5 1 Miles

PB Maps and Data LLC

TRANSPORTATION ELEMENT

GOALS, OBJECTIVES AND POLICIES (Rev: Ord. 2013-08; Ord. 2017-01; Ord. 2018-10)

GOAL 2: TRANSPORTATION

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 and agricultural 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's Major Roads Functional Classification System is illustrated on Map TRN-1. The Town of Loxahatchee Groves shall adopt support 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 ("PBC") 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 PBC~~ and the Town. No building permit will be issued unless documentation of the corresponding transportation concurrency approval certificate has been presented.

2.1.6 **Policy:**

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.

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 Transportation Planning Agency~~ 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 PBC, Palm Beach County MPO Transportation Planning Agency~~ 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.

2.2.5 Policy:

The following shall be Town policies: (1) permanent removal of the "E" Road, 140th 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 on the County's Roadway Classification Map and designed as a Rural Parkway;

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.

D. Increase landscaping along and within the right-of-way to enhance rural feel.

2.2.7 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 PBC~~ to:

- A1. Address traffic operational deficiencies at Southern Boulevard intersections; and,
- B2. Reduce speeding on Okeechobee Boulevard.

2.2.8 Policy:

On an annual basis, work with PBC 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.

Greenways and Equestrian Multi-Use Trails

2.3 Objective:

~~The Town of Loxahatchee Groves shall develop a greenway and equestrian multi-use 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 (TAG) (RETAG) Advisory Committee, created by Town Resolution 2011-05.~~

2.3.1 Policy:

The Town shall create a map of existing equestrian ~~riding and multi-use~~ trails.

2.3.2 Policy:

The Town shall work toward establishing equestrian ~~multi-use~~ 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) (TAG) Committee.~~

2.3.4 : Policy: Reserved

~~Annually, the RETAG MU TAG 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 MU TAG shall recommend projects to be included in the Five Year Schedule of Improvements.~~

2.3.5 Policy:

The greenway and equestrian ~~multi-use~~ trails system, wherever feasible, shall provide ~~connectivity among connections between residential properties~~ homes, parks, recreational facilities, open spaces, and commercial facilities throughout the Town.

2.3.6 Policy:

All vehicular parking for ~~land uses~~ ~~properties~~ which are adjacent to the greenway and equestrian ~~multi-use~~ 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 multi-use 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: Reserve

~~The greenway and equestrian multi-use trail system shall be maintained and improved to be consistent with the Town's minimum design standards.~~

2.3.9 Policy:

~~The Town shall may 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 may encourage and accept additional shall ensure sufficient right-of-way and easements is preserved to construct and maintain the multi-use trails.~~

2.3.11 Policy:

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

2.4 Objective:

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

2.4.1 Policy: Reserved

~~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 multi-use 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 multi-use trails as a means for reducing costs and pooling resources.~~

2.4.4 Policy:

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

- A. North-South Town-wide trail connectivity along all Letter Roads by pursuing trail crossings of Okeechobee Boulevard and Collecting Canal at these intersections;
- B. East-West Town-wide trail connectivity ~~along easements along the south side of~~ Collecting Canal and 6th Court North, North Road, and Okeechobee Boulevard;
- C. Multi-use Equestrian trail/greenway easements within future non-residential developments along Southern Boulevard ~~Equestrian Trail easements~~ to provide connectivity between Loxahatchee Groves Park and the existing trail on F Road; and,
- D. Additional projects as deemed appropriate by the Town Council, as the opportunity arises.

2.4.5 Policy:

The Town will encourage the safe and orderly connection of multi-use trails to paved road segments.

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-within~~ all new development and redevelopment projects so as to minimize impacts on the roadway network.

2.5.2 Policy: Reserved

~~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:

A1. 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; and,~~

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, illustrated on Map TRN 1 Major Roads Functional Classification Map, shall be established in conformance with Palm Beach County PBC Standards to meet 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 Local Roadways

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).

2.7.2 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.

Table TRN 1
Local Roads Functional Classification System

Road Classification	Function	Design Objective
<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 or Service Level 2 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.

2.7.5 Policy: Reserved

2.7.6 Policy: Reserved

Implement Town Okeechobee Boulevard policies stated in Objective 1.1A of the Future Land Use Element.

2.7.7 Policy:

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

2.7.8 Policy:

The Town shall utilize and update the current Road, Greenway, and Roadways Equestrian multi-use Trails and Greenways Plan to guide future roadway and equestrian multi-use trails maintenance and safety improvements.

2.7.9 Policy:

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

2.7.10 Policy: Reserved

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

2.7.11 Policy:

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:

A4. Intersection control improvements at Okeechobee Boulevard and the Southern Boulevard intersections with "B", "D" and "F" Roads;

B2. Installation of OGEM surface treatment and/or pavement at appropriate locations on the Town roads;

C3. Installation of OGEM surface treatment on non Town roads provided that public right-of-way dedications from all affected property owners are procured; and,

D4. 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.

2.7.12 Policy:

Service Level 4 and Service Level 5 roads, including private access easements, shall not provide access to, and egress from the Town from areas outside of its corporate limits.

Transit

2.8 Objective:

~~The Town of Loxahatchee Groves shall support and coordinate with Palm Beach County PBC 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 Transportation Planning Agency 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 Transportation Planning Agency 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 Policy:

Require all applicants for site plan approval of all non-residential development on a property fronting Southern Boulevard to ~~conform~~ comply 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~~ multi-use trails and greenways 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:

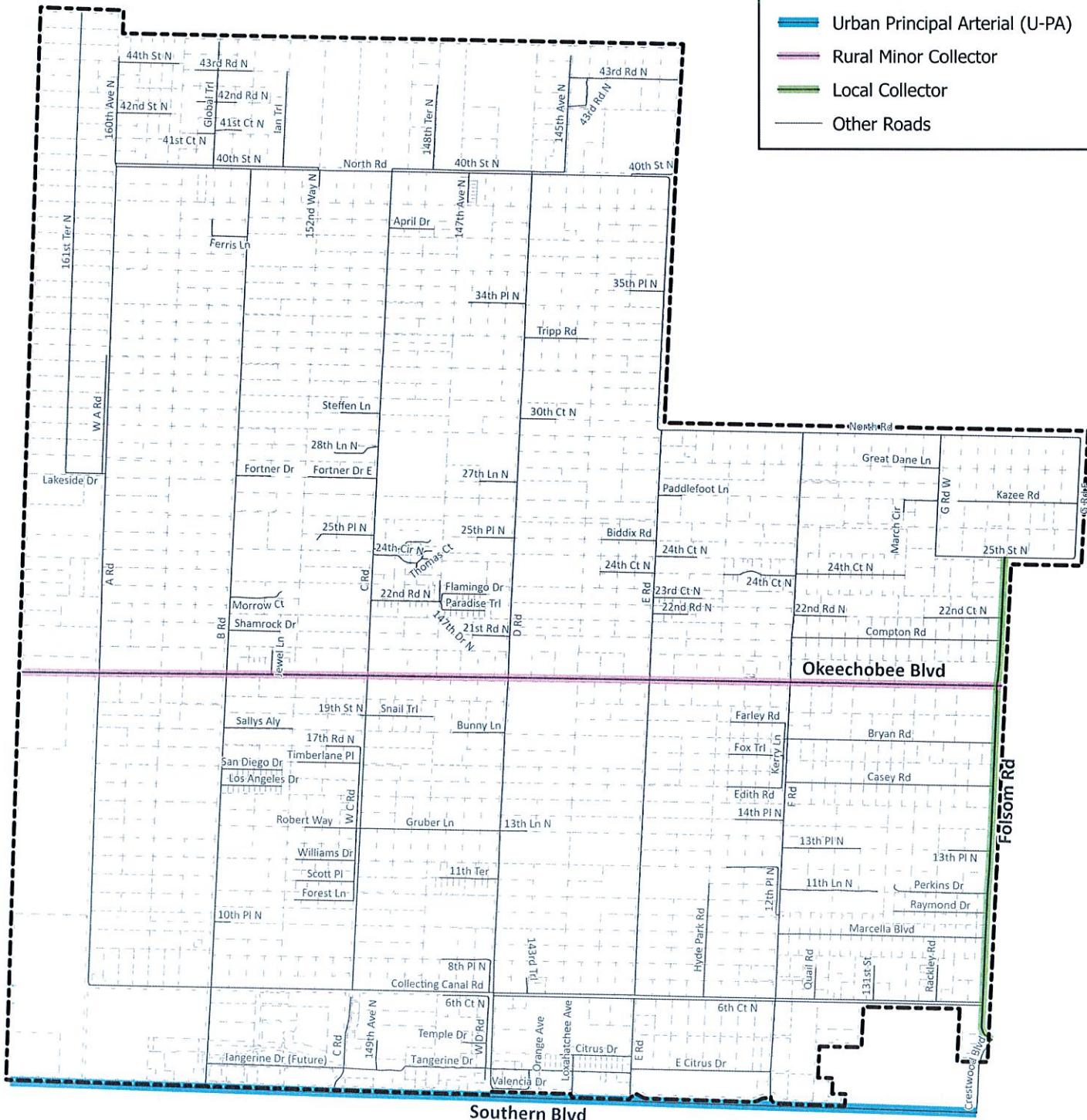
The Town shall ensure redevelopment is transit-ready along major transportation corridors.

MAP TRN-1-Major Roads Functional Classification System
(Refer to the following page)



**LOXAHATCHEE
GROVES
FLORIDA**

MAP TRN-1 - Major Roads Functional Classification Map



Municipal Boundaries

Parcels

Functional Classification

- Urban Principal Arterial (U-PA)
- Rural Minor Collector
- Local Collector
- Other Roads

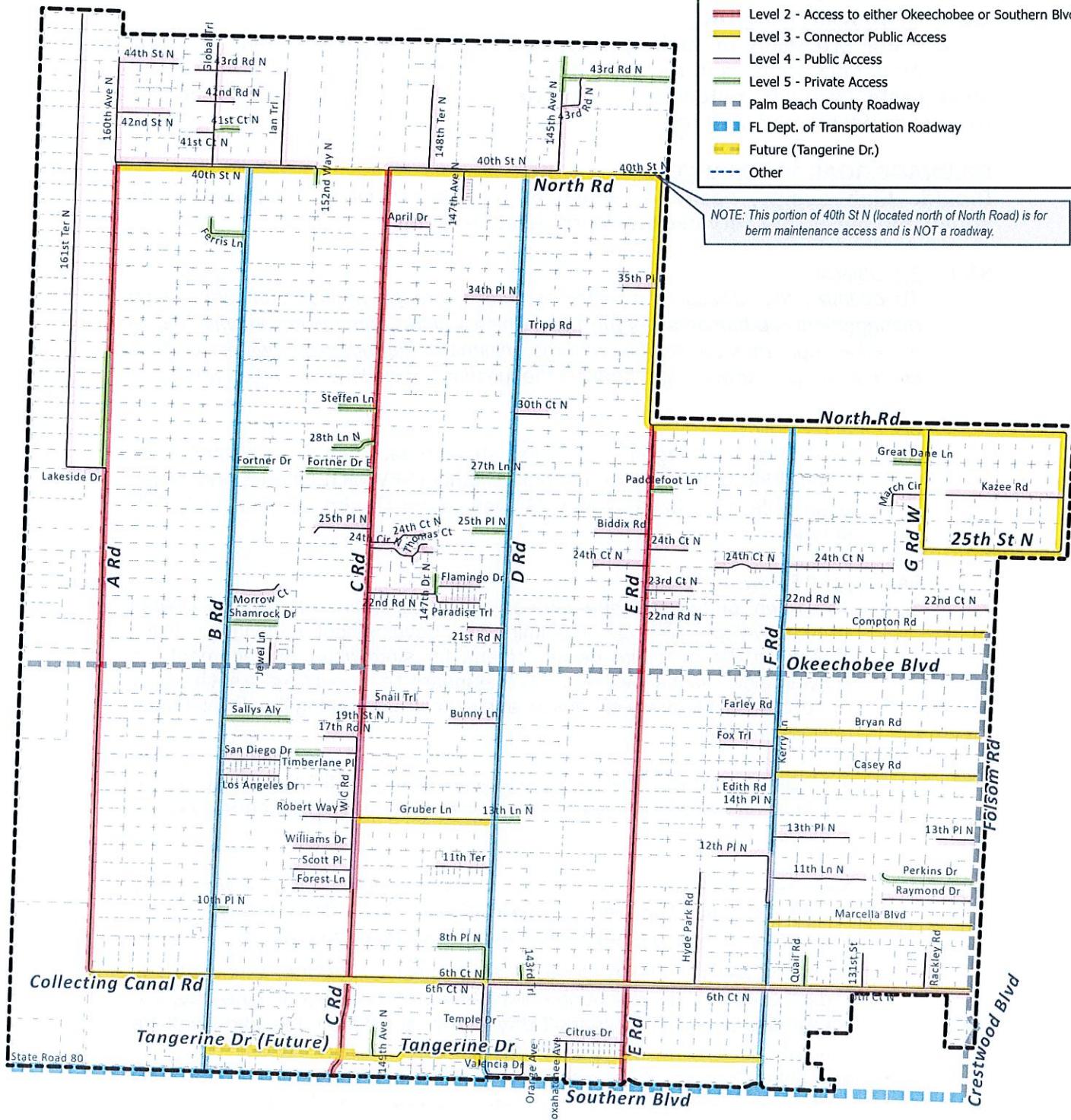


MAP TRN-2-Local Roads Classification System
(Refer to the following page)



LOXAHATCHEE
GROVES
FLORIDA

MAP TRN-2 - Local Roads Classification Map



INFRASTRUCTURE
GOALS, OBJECTIVES AND POLICIES (Rev: Ord. 2013-08)

GOAL 3: INFRASTRUCTURE

Ensure the provision of high quality, healthful, effective, reliable, efficient, environmentally sound and necessary services for coordinated sanitary sewer, solid waste, drainage, potable water and natural ground water aquifer recharge to town residents and visitors.

DRAINAGE GOAL 3A: DRAINAGE

Provide high quality, healthful, effective, reliable, efficient, environmentally sound and necessary services for coordinated drainage.

3A.1 3.1 Objective:

To optimize the utilization of water resources through provision of stormwater management in urban areas 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.

3A.1.1 3.1.1 Policy:

Storm water management facilities shall be designed in accordance with South Florida Water Management District (SFWMD) criteria, and, when applicable, with Loxahatchee Groves Water Control District (LGWCD) criteria.

3A.1.2 3.1.2 Policy:

The Town of Loxahatchee Groves shall implement adopt in the Unified Land Development code maintain land development regulations which implement the minimum design criteria for stormwater management, as shown below, as the level of service standard to be used as the basis to assess adequacy of service, and concurrency during the development review process. -

- a. Minimum roadway and parking lot elevations, shall be at least at the highest elevation that may occur at the peak of the 10-year one-day storm event;
- b. Minimum site perimeter elevations shall be at least the 25-year 3-day stage. Site runoff up to such stage level may not overflow into any adjacent property, unless a permanent drainage easement is obtained;
- c. Dry or wet retention/detention, stage versus storage, stage versus discharge and flood routing calculations for the 10-year, one-day, 25-year, 3-day and 100-year, 3-day storm events for the site shall be submitted with the site development plans;
- d. Building floor elevations shall be at or above the 100-year flood elevation, as determined from the Federal Flood Insurance Rate Maps or

~~calculations following the latest SFWMD methodology, whichever is greater;~~

- ~~e. Off site discharge shall be limited to pre-development runoff based on the 25-year 3-day storm event calculated by SFWMD methods;~~
- ~~f. All roof runoff shall be detained on site;~~
- ~~g. Storm sewers shall be designed to convey the 5-year, 1-day storm event;~~
- ~~h. Prior to discharge to surface or groundwater, BMP's of SFWMD shall be used to reduce pollutant loading from storm water runoff from non-agricultural uses; and,~~
- ~~i. Prior to discharge to surface or groundwater, BMPs of the DEP and USDA shall be used to reduce pollutant loading from storm water runoff from agricultural uses.~~

3A.1.3 3.1.3 Policy:

The Town shall ~~support the LGWCD in considering~~ consider the impact of the construction and operation of stormwater management facilities and support services on adjacent natural resources in accordance with SFWMD regulations during the installation of new stormwater management facilities and the expansion of, or increase in capacity of stormwater management facilities.

3A.1.4 3.1.4 Policy:

Coordinate with the SFWMD ~~and the LGWCD~~ to implement applicable portions of the SFWMD regional water resource projects, which intend to reduce losses of excess stormwater to tide, recharge the Surficial aquifer and Water Preserve Areas or provide additional storage surface waters.

3A.1.5 3.1.5 Policy:

The Town shall ~~support the LGWCD in addressing~~ address stormwater management issues on a watershed (basin) basis in accordance with SFWMD permits as a means of providing cost effective water quality and water quantity solutions to specific watershed problems.

3A.1.6 3.1.6 Policy:

The Town shall ~~support the LGWCD in managing~~ manage the construction and operation of its facilities through the Floodplain Development Application (FDA) approval process which dam, divert or otherwise alter the flow of surface waters to minimize damage from flooding, soil erosion or excessive drainage.

3A.1.7 3.1.7 Policy:

The Town shall support the SFWMD in maintaining and protect ground water recharge of the Surficial Aquifer system so as to maintain all of the functions of the Aquifer, including the reduction of saltwater intrusion. ~~LGWCD capital~~

Capital projects shall be incorporated within the Town's ~~Five-Year Schedule of Capital Improvements Plan~~ on an annual basis.

3A.1.8 3.1.8 Policy:

The Town shall ~~support the LGWCD in requiring~~ require that new drainage facilities shall be designed to provide pollution control sufficient to meet criteria of all local, state and federal regulatory requirements, including but not limited to the following when applicable:

- a. Retention of stormwater;
- b. Flow of stormwater over grassed and vegetated areas;
- c. Sumps;
- d. Grease separation baffles;
- e. Mosquito control; and,
- f. Infiltration and percolation prior to overflow or outfall discharge.

3A.1.9 3.1.9 Policy:

Use Best Management Practices (BMPs) in accordance with its regulations and those of the ~~South Florida Water Management District~~ SFWMD and the Florida Department of Environmental Protection.

3A.1.10 3.1.10 Policy:

The Town shall support the Lower East Coast Regional Water Supply Plan and operating procedures to increase recharge water to the Surficial Aquifer.

3A.1.11 3.1.11 Policy:

Utilize, preserve, restore and enhance natural water bodies and functions by encouraging non-structural and structural erosion control devices and discourage the canalization, installation of ~~seawalls~~ retaining walls or other alteration of natural rivers, streams and lakes.

3A.1.12 3.1.12 Policy:

Protect the water storage and water quality enhancement functions of wetlands, floodplains and aquifer recharge areas through acquisition, enforcement of rules and the application of land and water management practices which provide for compatible uses.

3A.1.13 3.1.13 Policy:

Coordinate with the ~~LGWCD~~, Palm Beach County ("PBC") and SFWMD to protect aquifers from depletion through water conservation and preservation of the functions of high recharge areas including but not limited to the water conservation areas and water preserve areas.

3A.1.14 3.1.14 Policy:

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.~~

3A.1.15 Policy:

~~The Town of Loxahatchee Groves shall investigate the creation of grading and drainage standards for residential properties.~~

NATURAL GROUNDWATER AQUIFER RECHARGE

GOAL 3B: NATURAL GROUNDWATER AQUIFER RECHARGE

Provide natural ground water aquifer recharge meeting all applicable federal, state and local water quality standards and does not compromise the sustainability of the town's water resources to supply water in the future.

3B.1.3.2 Objective:

Conserve and protect potable water resources with primary focus on the Surficial Aquifer by optimizing the utilization of water resources through effective water management practices.

3B.1.4 3.2.1 Policy:

~~The Town shall enforce the 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.~~

3B.1.2 3.2.2 Policy:

~~The Town shall protect groundwater quality by continuing to implement support the County's Wellfield Protection Ordinance, which regulates the storage, handling, usage, disposal or production of hazardous materials and solid waste within designated zones of influence as identified in the Code. Further, the Town shall begin to evaluate best management practices to implement the National Pollution Discharge Elimination System (NPDES).~~

3B.1.3 3.2.3 Policy:

~~The Town shall support Palm Beach County PBC to implement a year-round public information and education program promoting water conservation.~~

3B.1.4 3.2.4 Policy:

~~The Town shall support PBCWUD PBC to continue to implement a leak detection program to reduce the amount of unaccounted-for water loss within its utility systems.~~

3B.1.5 3.2.5 Policy:

~~The Town shall coordinate with the LGWCD SFWMD in the maintenance of sufficient water levels in the canals system for fire protection purposes, by exploring partnering with Palm Beach County in its investigation of storm water reservoirs.~~

3B.1.6 3.2.6 Policy:

~~The Town shall support the LGWCD in its efforts to maintain sufficient water~~

levels in the canals in its interaction with SFWMD.

3B.2 3.3 Objective:

Portable water facilities shall be designed, constructed, maintained and operated in such a manner as to protect the functions of natural groundwater recharge areas and natural drainage features and not exacerbate saltwater intrusion.

3B2.1 3.3.1 Policy:

The design for the construction, operation and maintenance of new or expanded potable water facilities shall consider the short-term and long-term impacts to natural groundwater recharge areas, wetlands, surface and groundwater levels, and exacerbation of saltwater intrusion. The design shall also consider whether or not the construction, operation and maintenance will significantly harm the aquifer system. Adverse impacts of construction, operation, and maintenance shall be avoided or at least minimized.

3B2.2 3.3.2 Policy:

In order to protect and conserve the Surficial Aquifer, ~~Palm Beach County PBC Water Utilities~~ and the Town shall investigate utilization of alternate potable water sources to supplement and broaden its future water supply sources. These potential sources could include the Floridan Aquifer, desalination, capture and storage of excess storm water currently lost to tide and other technologies which may be addressed in the SFWMD's Lower East Coast Regional Water Supply Plan.

POTABLE WATER GOAL 3C: POTABLE WATER

Provide commercial and residential potable water supply system which provides an adequate supply of water meeting all applicable federal, state and local water quality standards.

3C.1 3.4 Objective:

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

3C.1.1 3.4.1 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 Water Supply Facilities Plan updates.~~

3C.1.2 3.4.2 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 3.5 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 10-Year Water Supply Facilities Work Plan updates.

3C.2.1 3.5.1 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 10-year Water Supply Facilities work Plan is 126 111 GPD per capita.

3C.2.2 3.5.2 Policy:

The Town of Loxahatchee Groves shall require in the land development regulations that applicants for development permits utilize existing potable water facilities if lines are available as defined by Chapters 62-550, 62- 555, and 62-560, Florida Administrative Code (FAC).

3C.2.3 3.5.3 Policy:

~~The Town shall support the planning Planning for additional capacity and/or a reduction in per capita demand shall be include to be included in the 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.~~

3C.2.4 3.5.4 Policy:

~~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 PBC during preparation of its 10-Year Water Supply Facilities Work Plan. when considering the siting of new water treatment plants and the expansion of, or increase in capacity of, water treatment plants.~~

3C.2.5 3.5.5 Policy: Reserved

~~The Town shall assist the County with the Retail Service Water and Wastewater Master Plan Update, and support the County to re-examine the feasibility of amending the potable water facilities LOS standard. The LOS standards that may be considered include treatment plant peak daily demand capacity, water storage capacity, and water pressure for distribution facilities.~~

3C.2.6 3.5.6 Policy:

~~In order to protect and conserve the Surficial Aquifer, the Town shall cooperate with Palm Beach County PBC 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).

3C.2.7 3.5.7 Policy: Reserved

~~The Town shall support and encourage maximizing the use of existing potable water facilities and reducing redundant facilities.~~

3C.2.8 3.5.8 Policy:

The Town shall support and promote the implementation of an integrated geographic information system in order to make available standardized land use and potable water supply facilities information for local and regional planning.

3C.3 3.6 Objective:

Maximize the use of existing potable water facilities and encourage responsible growth patterns.

3C.3.1 3.6.1 Policy:

The Town of Loxahatchee Groves shall require in the land development regulations that applicants for commercial development permits adjacent to existing facilities enter into an agreement to tie-in to existing facilities or construct improvements to the utility provider's potable water system necessitated by the proposed development when adequate facilities, based on the adopted level of service standard, are not available and no fiscally feasible plan to construct or expand said facilities is proposed.

3C.3.2 3.6.2 Policy: Reserved

~~The Town shall recommend the denial of future land use map amendments where densities or intensities are increased if:~~

- ~~1. Potable water facilities are not available and a consumptive use permit for the Florida Department of Environmental Protection Permitted capacity from the South Florida Water Management District (SFWMD) has not been issued; and,~~
- ~~2. Plans to extend potable water facilities so that they become available are not included within a financially feasible capital improvements program and/or there is not a reasonable expectation that the consumptive use permit will be issued.~~

3C.3.3 3.6.3 Policy:

As an alternative to new potable water facility construction, The Town shall cooperate with Palm Beach County PBC to identify opportunities to increase the efficiency and optimize the use of existing facilities.

3C.3.4 3.6.4 Policy: Reserved

~~The Town shall support Palm Beach County's effort to encourage the use of coordinated regulatory and programmatic approaches and financial incentives to promote responsible growth patterns.~~

3C.3.5 3.6.5 Policy:

The Town shall ensure adequate water supplies are available to serve the new development no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.

3C.3.6 3.6.6 Policy:

The Town shall coordinate with 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.

SANITARY SEWER GOAL 3D: SANITARY SEWER

Provide residents with a cost effective, equitable and adequate sanitary sewer facilities meeting applicable federal, state, and local design standards and effluent water quality standards.

3D.1 3.7 Objective:

The Town shall cooperate with PBCWUD to identify and, where feasible, correct existing PBCWUD sanitary sewer facility deficiencies in the Town.

3D.1.1 3.7.1 Policy:

In the absence of legal constraints on the use of revenues, the Town shall cooperate with PBCWUD to maintain system improvements identified in the Capital Improvements Element update to alleviate public sanitary sewer systems deficiencies within the Town.

3D.1.2 3.7.2 Policy:

The Town shall assist PBCWUD to develop and maintain an inventory of all its sanitary sewer facilities serving residents, customers, and large users in the Town.

3D.2 3.8 Objective:

Sanitary Sewer facilities, currently depicted on MAP INF-2, shall be provided to meet the short-term and long-term future needs. Long-term future needs shall be coordinated through the land development and review process.

3D.2.1 3.8.1 Policy:

The level of service (LOS) standard for sanitary sewer facilities shall be the Florida Department of Environmental Protection Permitted Capacity of the

facility. The LOS standard for wastewater treatment plants shall be measured by average daily flow.

3D.2.2 3.8.2 Policy:

The Town and PBCWUD shall use PBCWUD standards for sewage generation rates to assess the adequacy of service and concurrency for potential retail customers. The LOS for PBCWUD is 100 GPD per capita.

3D.2.3 3.8.3 Policy:

The Town shall require in the land development regulations that applicants for development permits utilize existing sanitary sewer facilities if lines are available as defined by Chapter 10D-6, Standards for Onsite Sewage Treatment and Disposal Systems, Florida Administrative Code (FAC), pursuant to Section 381.0065, Onsite sewage disposal systems; installation; conditions, Florida Statutes.

3D.2.4 3.8.4 Policy:

Local government entities shall require customers with private septic tanks to connect to public gravity sanitary sewer collection systems within 365 days of written notice that the service is available, as required by F.S. 381.00655.

3D.2.5 3.8.5 Policy: Reserved

~~The Town shall encourage maximizing the use of existing sanitary sewer activities and reducing redundant facilities.~~

3D.2.6 3.8.6 Policy:

The Town of Loxahatchee Groves shall support the implementation of an integrated geographic information system in order to make available standardized land use and sanitary sewer facilities information for local and regional planning.

3D.2.7 3.8.7 Policy:

The Town of Loxahatchee Groves shall support and provide information as necessary to Palm Beach County Water Utilities for the update of their required planning processes.

3D.3 3.9 Objective:

Maximize the use of existing sanitary sewer facilities.

3D.3.1 3.9.1 Policy:

The Town shall require in the land development regulations that applicants for development permits within the County's utility service area districts enter into an agreement to tie-in to existing facilities or construct improvements to the County's sanitary sewer system necessitated by the proposed development when adequate facilities, based on adopted level of service

standard, are not available and no fiscally feasible plan to construct or expand said facilities is proposed.

3D.3.2 3.9.2 Policy:

The Town shall continue to investigate the provision of sanitary sewer services through ~~agreements with a franchisee~~ the Palm Beach County/Town of Loxahatchee Groves Potable Water, Wastewater, and Reclaimed Water Utilities Franchise and Service Area Agreement.

3D.3.3 3.9.3 Policy:

The Town shall recommend the denial of future land use map amendments where densities or intensities are increased if:

- A1. Sanitary sewer and permitted effluent disposal facilities are not available; and
- B2. Where plans to extend such facilities so that they become available are not included within a financially feasible capital improvements program.

3D.3.4 3.9.4 Policy:

As an alternative to new sanitary sewer facility construction, the Town shall identify opportunities to increase efficiency and optimize the use of existing sanitary sewer facilities.

3D.3.5 3.9.5 Policy: Reserved

~~The Town shall encourage the use of coordinated regulatory and programmatic approaches and financial incentives to promote efficient growth patterns.~~

3D.4 3.10 Objective:

Sanitary sewer facilities shall be designed, constructed, maintained, and operated in a manner that conserves and protects potable water resources by optimizing the use of reclaimed wastewater, where feasible, thus offsetting demands on the Surficial Aquifer.

3D.4.1 3.10.1 Policy:

The Town shall encourage support the use of reclaimed water as an integral part of it's the County's wastewater management program, where economically, environmentally, and technically feasible.

3D.4.2 3.10.2 Policy:

The Town shall encourage support increased wastewater reuse from the East Central Regional Water Reclamation Facility (ECRWRF), where feasible.

3D.4.3 3.10.3 Policy: Reserved

~~The Town shall continue public education efforts on the reuse of reclaimed water, encouraging the reuse of water of an appropriate quality level for the purpose intended.~~

3D.5 3.11 Objective:

Sanitary sewer facilities shall be designed, constructed, maintained and operated in a manner that protects the functions and quality of ground and surface waters, natural groundwater recharge areas and natural drainage features.

3D.5.1 3.11.1 Policy:

The Town shall support the effort of the Palm Beach County Health Department, Florida Department of Health to reduce potential groundwater pollution sources.

3D.5.2 3.11.2 Policy:

The Town shall support the effort of ~~Palm Beach County~~ PBC to prohibit direct wastewater effluent discharges to surface and ground waters within Zone 1 and Zone 2 of wellfield zones of influence as designated on the Wellfield Protection Maps.

3D.5.3 3.11.3 Policy:

The Town shall coordinate with the Palm Beach County Health Department to continue to protect ground and surface waters from pollution through permitting of septic tanks, collection and transmission systems.

SANITARY SEWER GOAL 3E: SOLID WASTE

Provide a cost effective and equitable solid waste disposal system which emphasizes resource recovery and meets all federal, state, and local environmental quality standards.

3E.1 3.12 Objective:

Solid waste management facilities shall be provided to meet the Town's short-term and long-term future needs.

3E.1.1 3.12.1 Policy:

The Town of Loxahatchee Groves shall require in the land development regulations that applicants for development permits demonstrate adequacy of solid waste disposal sites or facilities prior to occupancy.

3E.1.2 3.12.2 Policy:

The Town shall support and provide information as necessary to SWA to design for additional capacity.

3E.1.3 3.12.3 Policy:

The Town shall provide data to SWA to determine the impact of solid waste management facilities and support services on adjacent natural resources.

3E.1.4 3.12.4 Policy:

~~Palm Beach County PBC~~ shall provide for the periodic update of the Integrated Solid Waste Management Plan in order to assure that solid waste management facilities are available to meet future needs.

3E.2 3.13 Objective:

The Town shall support ~~Palm Beach County PBC~~ conserving its existing solid waste Disposal facilities.

3E.2.1 3.13.1 Policy:

Reduce the solid waste stream 30 percent as required by state law, so as to conserve existing solid waste facilities by encouraging recycling.

3E.2.2 3.13.2 Policy:

The Town shall cooperate with ~~Palm Beach County PBC~~ to further preserve landfill space, examine the need for a comprehensive countywide yard waste program and establish clear policies regarding the construction and debris waste stream.

3E.2.3 3.13.3 Policy:

The Town shall cooperate with ~~Palm Beach County PBC~~ to strive toward a reduction in the amount of paper through greater reliance upon the electronic media.

3E.4 3.14 Objective:

Protect the functions of the groundwater aquifer recharge areas and other natural resources from improper disposal of solid waste.

3E.4.1 3.14.1 Policy:

The Town shall cooperate with the SWA to monitor groundwater at SWA-managed landfills.

3E.4.2 3.14.2 Policy:

Solid waste management facilities shall be designed, constructed, operated and maintained so as not to exceed established water quality standards.

3.14.3 Policy: (moved from Conservation Policy 4.3.3)

~~The Town shall cooperate with appropriate public agencies to assure that solid and hazardous wastes generated within the Town are properly managed to protect the environment. The Town shall report any solid or hazardous waste violation they may become aware of to the appropriate jurisdictional agency.~~

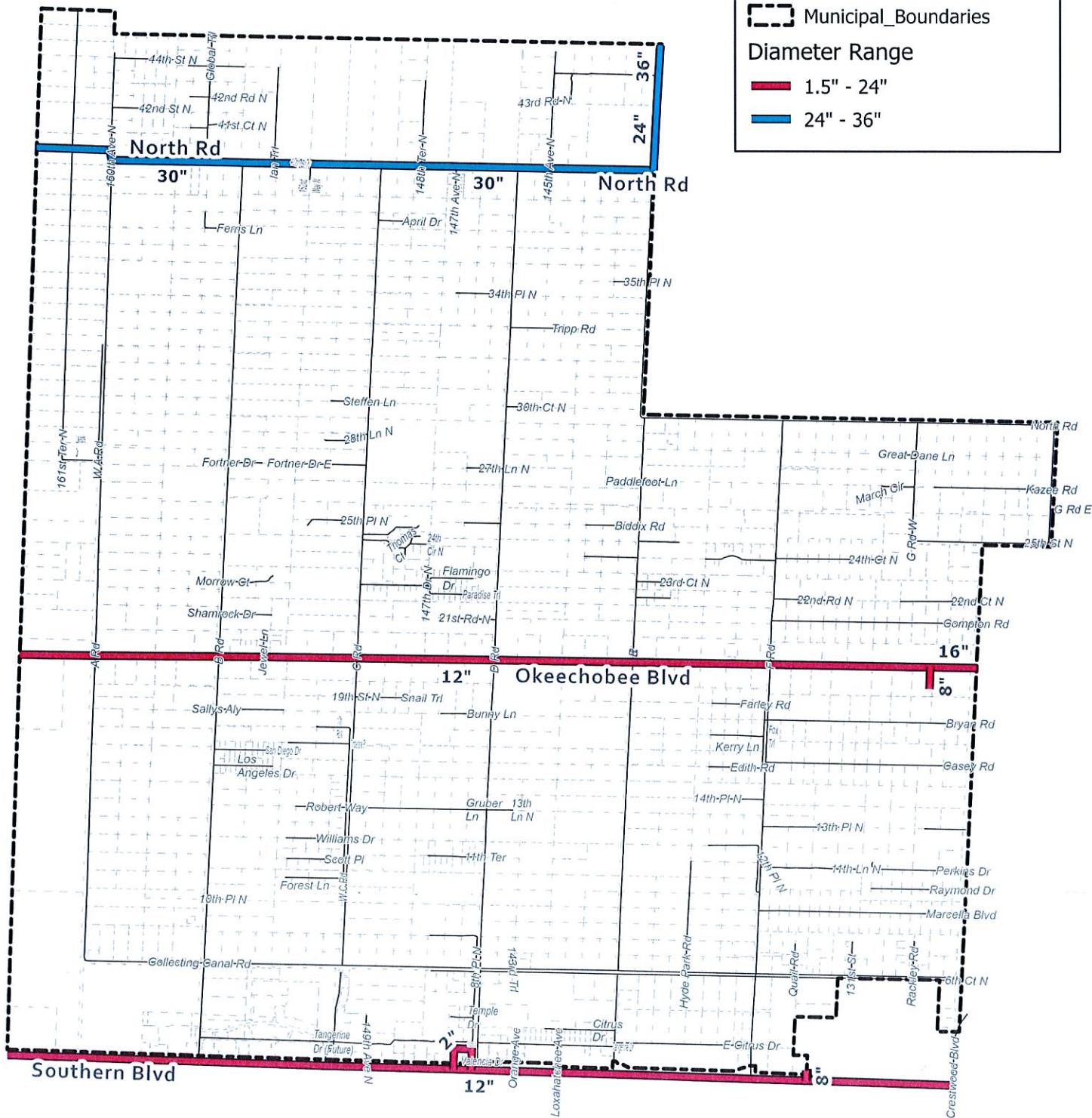
MAP INF-1-WATER MAINS

(Refer to the following page)



**LOXAHATCHEE
GROVES
FLORIDA**

**MAP INF-1
Water Mains**



MAP INF-2-SEWER MAINS

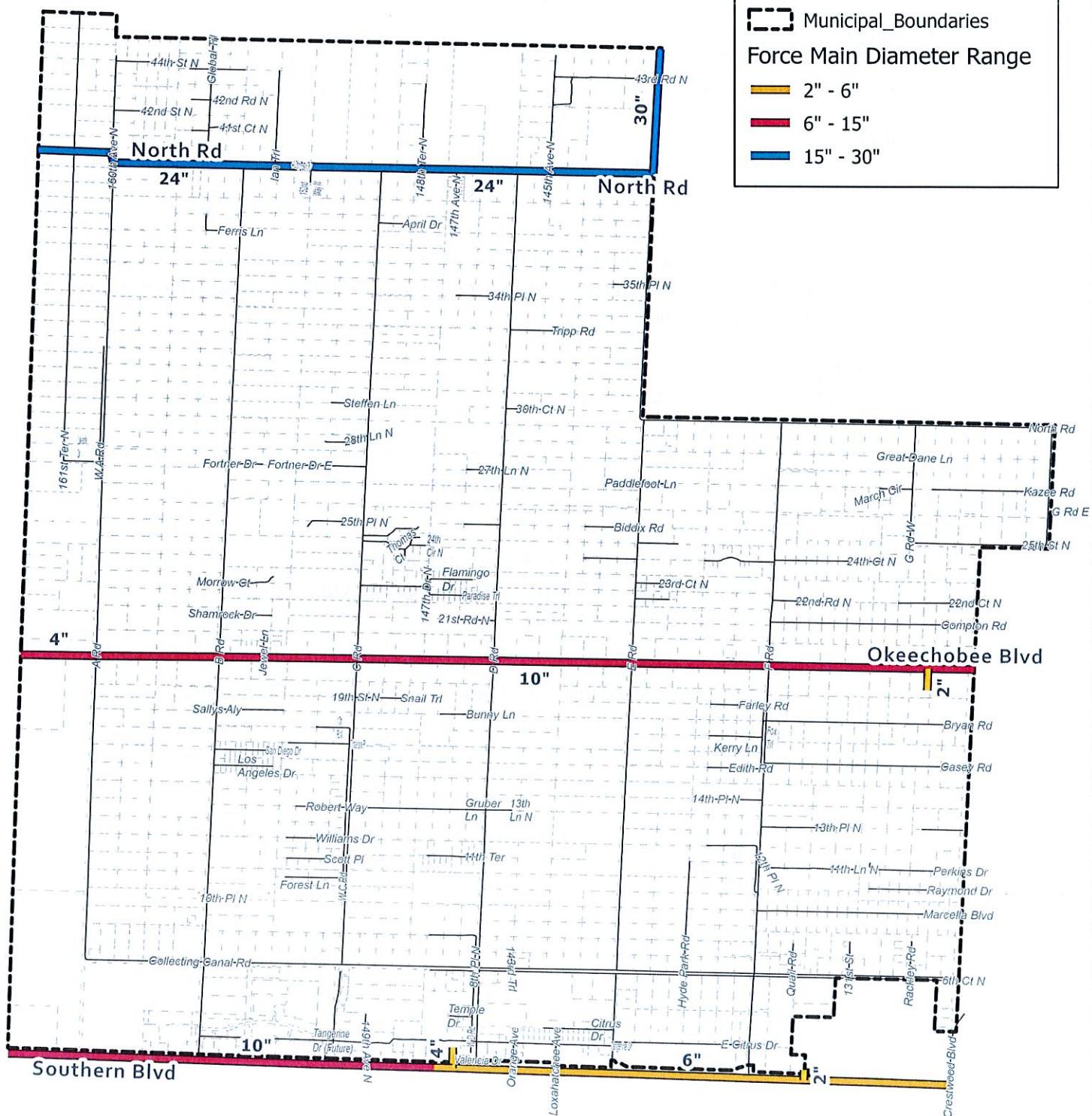
(Refer to the following page)



LOXAHATCHEE GROVES FLORIDA

MAP INF-2

Sewer Mains



Source: 2023 Town of Loxahatchee
Municipal Boundaries, Roads FLU;
County Property Appraiser Parcels



PB Maps and Data LLC

CONSERVATION ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL 4: CONSERVATION

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

4.1 Objective:

Maintain the best possible air quality, meeting or exceeding state and federal air quality standards.

4.1.1 Policy:

The Town shall support the enforcement of applicable standards for air quality to control significant emissions of air pollutants in order to maintain and improve the existing air quality.

4.1.2 Policy:

Through the site plan approval process, the Town shall ensure appropriate measures are taken to contain and stabilize exposed or destabilized soil surfaces at construction sites to prevent erosion and the degradation of ambient air quality through the generation of dust particles.

4.1.3 Policy:

The Town shall continue to coordinate, as appropriate, with Palm Beach County ("PBC") and the Division of Forestry (Open Burning Controls) to maintain and improve air quality.

4.1.4 Policy:

The Town shall promote the development of multi-use trails and increasing the efficiency of the roadways through the Town to promote energy conservation and the reduction in greenhouse gas emissions.

4.1.5 Policy:

~~Educate the public through a public awareness campaign to limit idling of automobiles and trucks.~~

4.2 Objective:

Conserve, appropriately use and protect the quality and quantity of current and projected water sources and appropriately regulate the Town's stormwater run-off and other water sources and waters that flow into estuarine waters or oceanic waters.

4.2.1 Policy:
The Town shall cooperate with local, regional, state and federal agencies for the management of fresh water resources to maintain adequate fresh water supplies.

4.2.2 Policy:
The Town shall cooperate with ~~Palm Beach County~~ PBC and the South Florida Water Management District for the implementation of water demand management policies and programs.

4.2.3 Policy:
The Town shall ensure that existing and new development shall be serviced with an adequate supply of potable water at the adopted levels of service, and that, at a minimum, meet the state water quality standards.

4.2.4 Policy:
The Town shall cooperate with the South Florida Water Management District and ~~Palm Beach County~~ PBC to conserve water resources in emergencies and during declared water shortages.

4.2.5 Policy:
Activities and land uses known to adversely affect the quality and quantity of identified water sources and within natural groundwater recharge areas shall be regulated to protect the quality and quantity of this water source.

4.2.6 Policy: Reserved
~~The Town shall participate in the development of the Regional Water Supply Plan in conjunction with the South Florida Water Management District.~~

4.2.7 Policy:
For site plan approval, the Town shall require that surface water management systems be designed and operated consistent with the Town's adopted drainage level of service.

4.2.8 Policy:
The Town shall provide for open space as a part of the requirements for all development and redevelopment to promote shallow water aquifer recharge and stormwater filtration.

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

4.2.10 Policy:

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

4.2.11 Policy:

The Town shall coordinate and cooperate with the South Florida Water Management District and the U.S. Army corps of Engineers on the development and implementation of the Comprehensive Everglades Restoration Program, and similar projects designed to protect the natural ecosystems of ~~Palm Beach County~~ PBC and south Florida, including Lake Okeechobee.

4.2.12 Policy:

The Town ~~shall coordinate with~~ operating as the Loxahatchee Groves Water Control District ~~shall maintain canals in the Town and relating to the maintenance and insure water quality therein of the canals in the Town.~~

4.3 *Objective:*

Assure that generation, storage, transport and disposal of wastes in the Town is managed with the best existing available technology to protect environmental quality.

4.3.1 Policy:

The Town shall provide environmental pollution prevention and education materials obtained from state agencies on the Town's website and shall assist property owners in the identification of available clean-up programs and agencies.

4.3.2 Policy:

New septic tank systems shall meet applicable state standards for permitting.

4.3.3 Policy: Reserved (Moved to Infrastructure Policy E.4.3)

~~The Town shall cooperate with appropriate public agencies to assure that solid and hazardous wastes generated within the Town are properly managed to protect the environment. The Town shall report any solid or hazardous waste violation they may become aware of to the appropriate jurisdictional agency.~~

4.3.4 Policy:

The Town shall coordinate with ~~Palm Beach County~~ PBC and the state to encourage the development of effective strategies to improve the area-wide Solid Waste Management Program to include more innovative solid and hazardous waste management technologies to save energy, produce renewable energy and effectively manage solid and hazardous waste.

4.3.5 Policy:

The Town shall work closely with the Palm Beach County Solid Waste Authority to ensure ~~small quantity~~ hazardous waste generators dispose of wastes properly as required by the County Solid Waste Authority.

4.3.6 Policy:

The Town shall assist the Palm Beach County Solid Waste Authority in implementing programs for the proper storage, collection, recycling and disposal of hazardous waste.

4.3.7 Policy:

The Town shall adopt land development regulations to require producers of hazardous waste to coordinate with the Palm Beach County Public Health Unit and/or the Solid Waste Authority at the time of ~~occupational license~~ Business Tax Receipt (BTR) issuance and renewal.

4.3.8 Policy:

The Town shall encourage the diversion from landfills of all materials that are recyclable when issuing construction demolition permits.

4.4 *Objective:*

Conserve, appropriately use and protect natural resource systems, including floodplains, in recognition of their inherent values.

4.4.1 Policy:

The Town shall require approval from all applicable jurisdictional agencies regarding the protection of environmentally sensitive habitat, and shall require consistency with the policies in the Comprehensive Plan that govern:

- A1. Management of surface water;
- B2. Preservation of open space; and
- C3. Preservation of native vegetation.
- D. Preservation of indigenous wildlife; and
- E. Preservation of wetlands.

4.4.2 Policy:

Compliance with approved permits from state, federal and other local governments, when applicable, for conservation of natural resources shall be incorporated into the Town planning process.

4.4.3 Policy:

New development encroaching into the 100 year floodplain shall incorporate elevation and flood protection measures sufficient to protect against the 100 year flood. The Town shall maintain consistency with program policies of the National Flood Insurance Program and shall monitor new cost effective programs for minimizing flood damage. Such programs may include

modifications to construction setback requirements or other site design techniques, as well as upgraded building and construction techniques.

4.4.4 Policy:

The Town shall cooperate with adjacent local governments to conserve, or appropriately use, unique vegetative communities located within one or more local jurisdictions.

4.4.5 Policy:

The Town shall adopt standards to identify and designate local environmentally sensitive lands for protection. The Town shall adopt protection standards for these identified environmentally sensitive lands.

4.4.6 Policy:

The Town shall provide technical support to private sector efforts towards the creation of a conservation land trust and conservation easements that benefits the public public.

4.4.7 Policy:

The Town shall educate the public about the protection and enhancement of the existing tree canopy and adopt standards that will allow for protection and enhancement of the existing tree canopy.

4.5 Objective:

Conserve, appropriately use and protect natural functions of fisheries, wildlife, wildlife habitat and marine habitat.

4.5.1 Policy:

The Town shall protect and conserve the natural functions of existing soils, fisheries, lakes and floodplains through the support of local, state and federal regulations designed to protect and conserve these functions.

4.5.2 Policy:

The Town shall support the state and federal laws for the protection of endangered and threatened species and significant plant and animal habitat.

4.5.3 Policy:

Protective landscape buffering shall be required between designated conservation areas and between lands recognized by the county, state or federal government as environmentally sensitive and any land uses that may negatively impact these conservation and sensitive ecosystems.

4.5.4 Policy:

The Town shall adopt open space standards as a part of the requirements for all development and redevelopment. Open space areas shall be designated and

treated in such a manner as to maintain the integrity, whether the primary purpose is to serve as natural vegetative or wildlife habitat, or as cultivated landscaped space. No land shall be developed, used or occupied such that the amount of open space on the parcel proposed for development is less than the open space established by Town ordinance.

4.6 Objective:

Assure the maintenance and conservation of trees Within the Town, through the continued maintenance of trees within Town properties and through the site plan review process for new development.

4.6.1 Policy:

~~Within one year of adoption of the Comprehensive Plan, the~~ The Town shall adopt landscaping and tree protection standards. These standards shall address the preservation of existing natural growth, the regulation of invasive and exotic plant species, the promotion of native plant materials usage and minimal landscape buffer criteria. These standards shall also contain restoration and mitigation measures to compensate for the loss of native vegetation and shall define stabilization measures for areas impacted by development.

4.6.2 Policy:

The Town shall provide native landscaping in public open spaces and facilities within the Town through grant applications or other funding sources as available

4.6.3 Policy:

The Town shall encourage and educate the public in the planting and maintenance of trees and provide public education on the placement of canopy trees and other landscape materials to strategically provide shade and reduce energy consumption.

4.6.4 Policy:

The Town shall encourage buffering mechanisms to promote and enhance the rural, natural environment.

4.6.5 Policy:

The Town shall examine the feasibility of additional landscaping programs along canals, ~~in accordance with the Transportation Master Plan to be developed.~~

4.6.6 Policy:

With all new development, the Town shall regulate Category I invasive exotic vegetation as defined on the ~~most current list established by the Florida Exotic Pest Plant Council, maintained by the Town.~~

4.6.7 Policy:

The Town shall examine the feasibility of tree planting and restoration programs through grant applications or other funding sources as available

4.7 *Objective:*

Wetlands and natural functions of wetlands shall be protected. Future land uses that are incompatible with the protection or conservation of wetlands and wetland functions shall be directed away from wetlands. Where incompatible land uses are allowed to occur, mitigation shall be considered as one means to compensate for loss of wetland functions.

4.7.1 Policy:

Buffering shall be required between wetlands and land uses that may negatively impact the wetland ecosystem.

4.7.2 Policy:

As a condition of development approval when applicable, the Town shall require approval from all applicable external agencies regarding the protection of wetland habitat.

4.7.3 Policy:

The Town shall coordinate and cooperate with the wetland jurisdictional agencies to encourage directing environmental mitigation to benefit the Town when the impacts occur within the Town.

4.8 *Objective:*

Conserve, appropriately use and protect the natural minerals and soils, in recognition of the inherent values of these areas.

4.8.1 Policy:

The Town shall adopt standards to prohibit commercial mineral extraction within the Town.

4.8.2 Policy:

The Town shall require all development projects to adhere to the erosion control requirements as specified in the Floodplain Development Application (FDA) and development permit application.

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

GOAL 5A: RECREATION AND OPEN SPACE

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

5A.1 5.1 Objective:

Provide a sufficient supply of park, recreation, and open space facilities to satisfy established level of service (LOS) standards.

5A.1.1 5.1.1 Policy:

The Town shall make available work with property owners to ensure public access facilities are available at a level of service of six (6) acres of park, recreation, and open space per one thousand (1,000) population.

5A.1.2 5.1.2 Policy:

The Town shall may encourage development of a public equestrian facility at Loxahatchee Groves Park on Southern Boulevard.

5A.1.3 5.1.3 Policy:

The Town shall continue to lobby the County to develop the Loxahatchee Groves County Park according to the intent of the original Master Plan and the Plan as amended in January 1991 May 2011.

5A.1.4 5.1.4 Policy:

The Town shall explore the possibility of obtaining grants, gifts, contributions, funding assistance, and other financial resources for the purchase of land contiguous to the Park, so that the acreage of the park may be increased to its original size.

5A.2 5.2 Objective:

Maximize the utility and function of recreation facilities and open space resources. Establish strategies to effectively coordinate the retention of recreation and open space opportunities, as well as the development of future opportunities to meet public demands.

5A.2.1 5.2.1 Policy: Reserved.

5A.2.2 5.2.2 Policy:

All existing and future parks and recreation facilities shall comply with provisions of the Americans with Disabilities Act.

5A.3 5.3 Objective:

Establish effective methods of coordinating public and private resources to meet public demands.

5A.3.1 5.3.1 Policy:

Maintain cooperative relationships with agencies, groups, individuals and organizations currently providing leisure programs to the residents.

5A.3.2 5.3.2 Policy:

Pursue appropriate joint public and private ventures to obtain lands and/or financing necessary to provide recreation areas, including equestrian trails and greenways, facilities and programs.

5A.4 5.4 Objective:

Require the provision of open space in redevelopment and new development.

5A.4.1 5.4.1 Policy:

The provision of open space such as natural areas, vistas, land buffers, or multi-use trails, shall be required in residential and non-residential development as per the Unified Land Development Code (ULDC).

5A.4.2 5.4.2 Policy:

The Town emphasizes that open space is needed in order to create vista, to provide shade, and to create and enhance the rural image and flavor of the Town.

5.4.3 Policy:

Parks and recreation facilities to serve new development shall be in place or under actual construction no later than 1 year after issuance by the local government of a certificate of occupancy or its functional equivalent. However, the acreage for such facilities shall be dedicated or be acquired by the Town prior to issuance of a certificate of occupancy or its functional equivalent, or funds in the amount of the developer's fair share shall be committed no later than the local government's approval to commence construction.

GOAL 5B: GREENWAYS AND MULTI-USE EQUESTRIAN TRAILS

~~The Town of Loxahatchee Groves will strive to provide a town-wide greenway and equestrian multi-use trail system designed to accommodate the movement of pedestrians, cyclists and equestrians which preserves the town's rural lifestyle.~~

5B.1 5.5 Objective:

~~The Town of Loxahatchee Groves shall develop a plan for a greenway and equestrian multi-use trail system to meet the needs and interests of the residents of Loxahatchee Groves.~~

5B.1.1 5.5.1 Policy:

The Town shall create a map of existing greenway and equestrian riding multi-use trails.

5B.1.2 5.5.2 Policy:

The Town, in addition to recommendations of the Readways, Equestrian Multi- Use Trails and Greenways (RETAG) (TAG) Advisory Committee, shall identify new connections to existing trails, which if acquired would greatly enhance pedestrian, bicycle, and equestrian circulation throughout the Town.

5B.1.3 5.5.3 Policy:

The existing Roadways, Equestrian Multi-Use Trails and Greenways Plan shall may be updated every five (5) years to insure ensure consistency with current Town policy.

5B.1.4 5.5.4 Policy:

Annually, the RETAG (TAG) Advisory Committee shall assess and recommend to the Town Council whether the greenway and equestrian multi-use trail system is sufficient to meet the needs of the residents, and recommend needed improvements.

5B.1.5 5.5.5 Policy:

The greenway and equestrian multi-use trails system, wherever feasible, shall provide linkages between residential homes, parks, recreational facilities, open spaces, and commercial facilities throughout the Town.

5B.1.6 5.5.6 Policy: Reserved

~~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.~~

5B.1.7 5.5.7 Policy:

The greenway and equestrian multi-use trail system shall be consistent with design documents adopted by the Town and based upon RETAG (TAG) Advisory Committee recommendations, in coordination with Loxahatchee Groves Water Control District.

5B.1.8 5.5.8 Policy:

The Town shall use landscaping and signs to visually identify street crossings and multi-use trail access points. Safe and controlled greenway and equestrian multi-use trail crossings shall be constructed.

5B.1.9 5.5.9 Policy: Reserved

~~The Town shall coordinate the construction of proposed multi-use trails with the LGWCD whenever they fall within the LGWCD Town rights of way. Doing so shall ensure that sufficient right of way is preserved to construct and maintain the Town's multi-use trails.~~

5B.1.10 5.5.10 Policy:

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

5B.1.11 Policy:

~~Pursue appropriate joint public and private ventures to obtain lands and/or financing necessary to provide recreation areas, including multi-use trails facilities and programs.~~

5B.2 5.6 Objective:

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

5B.2.4 5.6.1 Policy:

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

5B.2.2 5.6.2 Policy:

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

5B.2.3 5.6.3 Policy:

The Town should pursue joint efforts with all affected local jurisdictions, including local governments, special districts, and other public agencies in the acquisition, development and maintenance of greenways and equestrian multi-use trails as a means for reducing costs and pooling resources.

5B.3 5.7 Objective:

The Town of Loxahatchee Groves' equestrian trail system shall support provide access to abutting county parks, open space, and neighboring municipalities.

5B.3.1 5.7.1 Policy:

The Town shall pursue support direct connections and access between the Town's equestrian multi-use trails and the Loxahatchee Groves County Park and the Royal Palm Beach Pines Nature Area.

5B.3.2 Policy:

~~The Town shall pursue direct connections and access between the Town's equestrian trails and the Village of Wellington's equestrian preserves and public trails.~~

5B.3.3. Policy:

~~The Town shall coordinate with Loxahatchee Groves Water Control District for development of greenways and equestrian trails..~~

HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 6: HOUSING

To provide safe, decent and sanitary housing and living conditions in designated residential neighborhoods consistent with: (1) density levels indicated ~~on~~ in the Future Land Use Map Element; and (2) the current rural residential character of the Town. Further, ensure that the character of new housing development is consistent with that currently in evidence while accommodating the needs of projected population growth.

6.1 *Objective:*

Conserve existing residential neighborhoods and housing stock by adopting minimum housing standards.

6.1.1 *Policy:*

~~Within one year of the adoption of the Comprehensive Plan, adopt Continue to follow the Florida Building Code and local amendments, as each are amended from time to time, and other appropriate land development regulations that support the current rural residential character of the Town, minimum housing regulations that shall contain the following minimum provisions:~~

- ~~1. A requirement that all new development or redevelopment be served by an adequate individual or central water and wastewater systems and contain heating and cooking facilities.~~
- ~~2. Minimum requirements for light and ventilation, in accord with Florida building codes.~~
- ~~3. Minimum requirements for electrical and plumbing systems.~~
- ~~4. General requirements for the maintenance of the exterior and interior of residential structures.~~
- ~~5. Minimum dwelling space and sanitary requirements.~~
- ~~6. Procedures governing rehabilitation and demolition actions.~~

6.1.2 *Policy:*

~~Within one year of the adoption of the Comprehensive Plan, adopt Continue administrative and enforcement procedures necessary to implement minimum housing regulations and which, at a minimum~~

- A. Designate a Town Housing Official; and,
- B. Establish administrative procedures to require Require rehabilitation and/or demolition of housing, if necessary, following a natural disaster or if a dwelling unit is damaged by fire beyond repair.

6.1.3 Policy:

~~During the initial preparation and adoption of land development regulations supporting this Comprehensive Plan, and At the time of each successive required Evaluation and Appraisal Report, evaluate the need to designate any housing structures as locally historically significant and in need of special consideration under the provisions and criteria cited in the Standard Housing Code.~~

6.2 *Objective:*

~~Adequate and affordable housing, consistent with the current rural character of the Town, shall be provided for existing residents and anticipated population growth, including housing to accommodate any defined specialized needs of very-low, low and moderate income households, elderly households, EH handicapped or displaced residents, and farmworkers; Also, provisions shall be made for displaced residents, Community Residential Housing, foster care housing, as well as and manufactured or and modular mobile homes.~~

6.2.1 Policy:

Require housing construction that is compatible with natural resource and service capabilities as defined in the Future Land Use, Transportation, Infrastructure and Conservation elements.

6.2.2 Policy:

Require developers to coordinate with the Town from initial design through completion of construction to assure that the Town's rural character is maintained.

6.2.3 Policy:

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

6.2.4 Policy:

~~Require Ensure that standard housing, at affordable cost, is available to persons displaced through any public action prior to their displacement, by including such a requirement within the Town's land development regulations.~~

6.2.5 Policy:

Allow the placement of manufactured homes and individual mobile homes within single-family residential districts provided that: (1) such homes must comply with all Town building, construction, design and housing codes that apply to all housing types and U.S. Department of Housing and Urban Development manufactured home construction and safety standards; and (2) they shall be subject to any reviews as provided in the Town code of ordinances.

6.2.6 Policy:

Encourage development of affordable and workforce housing, including accessory dwellings, in residential developments ~~south of Collecting Canal Road areas~~, in proximity to employment opportunities and major transportation facilities.

6.2.7 Policy: Reserved

~~Encourage congregate living facilities as a permitted use south of Collecting Canal Road in proximity to Palms West Hospital.~~

6.2.8 Policy:

Encourage job creation at locations ~~identified on the Future Land Use Map and~~ permitted by the Town's land development regulations as a means of assisting very-low, low and moderate income residents in finding employment proximate to their homes.

6.2.9 Policy:

~~The Town shall support regional efforts to address low income and workforce housing by working with the Palm Beach Intergovernmental Plan Amendment Review Committee, (IPARC) to develop an interlocal Agreement whereby municipalities could jointly pursue a comprehensive approach and solution to this county-wide issue.~~

6.3 Objective:

~~Provision shall be made for the location of 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.

6.3.4 Policy: Reserved

~~The total number of residents within a foster care or group home facility, including permanent residents and foster care or group home residents shall not exceed 1.01 persons per room, excluding bathrooms, kitchens utility rooms, and garages.~~

6.3.5 Policy:

The Town shall permit Daycare facilities, for up to five persons, within a single-family residence, as required regulated by, Chapter 402, Florida Statutes.

6.4 Objective:

The private sector delivery process shall continue to be relied upon as the means for providing 100% of the housing necessary to accommodate Town residents. The need to formulate alternative housing implementation programs shall be reassessed at the time of each required Evaluation and Appraisal Report (EAR).

6.4.1 Policy:

Due to high land values and low permitted densities, very-low, low and moderate income housing efforts shall be oriented primarily toward: (1) maintaining the existing housing stock in standard condition; (2) continuing to permit individual ~~manufactured housing and mobile homes~~ modular or factory built homes per ULDC Section 20-015 and existing manufactured homes per ULDC Sections 20-0010(I) and (J); and (3) investigating innovative housing alternatives such as single room occupancy, accessory dwelling units, and congregate living

6.4.2 Policy:

Provide information and technical assistance to the private sector to maintain a housing production capacity sufficient to meet projected needs. Further, expedite development reviews for those applications that include very-low, low

or moderate income housing.

6.4.3 Policy:

A determination shall be made by the Town at the time of each required EAR-based Comprehensive Plan update as to whether or not the private sector delivery process is adequately functioning, in terms of implementing Objective 6.4. If it is determined that the private sector is not properly functioning, in terms of this criterion, alternative mechanisms, including government and non-profit sector participation shall be considered, including the use of available Federal, State and local assistance programs.

6.4.4 Policy: Reserved

~~Within 12 months of the availability of data from 2010 Census and the Florida Housing Data Clearinghouse, prepare an Affordable Housing Assessment to determine whether or not the Town needs to implement additional housing programs to meet projected housing needs.~~

~~At the time of the initial EAR, prepare an Affordable Housing Assessment using the most recent data provided by the Florida Housing Data Clearinghouse to determine, whether or not the Town needs to implement additional housing programs to meet projected housing needs.~~

6.4.5 Policy:

Provide information and technical assistance to the private sector for the implementation of green building standards in new construction and home renovations.

6.5 Objective:

The Town shall support energy efficiency and the use of renewable energy resources in existing housing and in the design and construction of new housing.

6.5.1 Policy:

The Town shall encourage support for residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or another nationally recognized, high-performance green building rating system as recognized by the Florida Department of Management Services.

6.5.2 Policy:

The Town shall educate residents on home energy reduction strategies.

6.5.3 Policy:

The Town shall not prohibit the appropriate placement of photovoltaic panels.

6.5.4 Policy:

The Town shall provide educational materials on the strategic placement of landscape materials to reduce energy consumption.

INTERGOVERNMENTAL COORDINATION ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL 7: INTERGOVERNMENTAL COORDINATION

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

7.1 Objective:

~~Continue and improve initiated semi-annual contact through Attend formal and informal meetings with Palm Beach County ("PBC") officials, School Board of Palm Beach County, adjacent municipalities, and other regional and local agencies providing services or regulatory control over the use of land within Loxahatchee Groves.~~

7.1.1 Policy:

~~Loxahatchee Groves~~ The Town shall maintain an active program of monitoring and communication with operating under the provisions of the Local Government Comprehensive Planning and Land Development Act, Chapter 163 F.S., and distribute amendments to its Comprehensive Plan adopted by the entities described in Objective 7.1.

7.1.2 Policy: Reserved

~~The Town shall continue informal methods to increase the effectiveness of the existing coordination mechanisms of intergovernmental coordination which shall include but not be limited to the official identification of primary responsibility for coordination.~~

7.1.3 Policy:

The Town shall initiate periodic meetings between its Town Manager and Council and their counterparts in surrounding communities to discuss each municipality's plans for growth management and upcoming developments which could affect any of those municipalities.

7.1.4 Policy:

~~The Town's Comprehensive Plan~~ Town will consider be consistent, where feasible and practical, with the Treasure Coast Regional Policy Planning Council 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.

7.1.5 Policy:

The Town will consult with their water supplier prior to issuing building permits for new development and redevelopment to ensure adequate water supplies to serve new development is available by the date of issuance of a certificate of occupancy.

7.1.6 Policy:

The Town shall participate in the Treasure Coast Regional Planning Council's informal mediation process as mechanisms to provide an open forum for communication and coordination of programs involving the Comprehensive Plan, and to resolve conflicts with other local governments.

7.1.7 Policy:

Cooperatively pursue the resolution of development and growth management issues having impacts that transcend the Town's current political jurisdiction ~~including issues of federal, regional, and state significance with the appropriate agencies.~~ Issues to be addressed include, but are not limited to, the following:

- A. Accessibility to parks in neighboring municipalities;
- B. Roadway improvements and formulation of master plans ~~with other entities and agencies that would offer regarding traffic control, on Okeechobee Boulevard;~~
- C. Stronger enforcement of speed limits ~~and traffic safety measures and/or lowering speed limits on alphabet roads;~~
- D. Stormwater runoff and water quality;
- E. Alternate water supply plans;
- F. Hazardous waste exposure; and,
- G. Siting of facilities with County-wide significance.

7.1.8 Policy:

The Town shall, in conjunction with other affected parties, evaluate the Capital Improvements Element when it is undergoing annual review to determine if current funding is proportional to services rendered.

7.2 *Objective:*

Ensure that the impacts of development proposed in the Town's Comprehensive Plan upon development in adjacent municipalities, the County, adjacent counties, the region and the State are addressed through coordination mechanisms.

7.2.1 Policy:

The review of development proposals shall include findings that indicate relationships of such proposed developments to the comprehensive plans of adjacent local governments.

7.2.2 Policy:

The Town shall utilize the following ~~process procedures, as appropriate, when considering the location and extension of public facilities, that are subject to concurrency and when siting facilities with countywide significance, including locally unwanted land uses that are established within a formal agreement between local, county and state governments and agencies:~~

- A4. The site plan procedure, Site Plan approval which considers the future impact of a proposed site plan development on the facilities and services provided by The Town Loxahatchee Groves and those of adjacent local governments, if any or other governmental entity.
- B2. The goals, objectives and policies contained within the comprehensive plans of adjacent local governments, when reviewing proposed site-specific map amendments to the Future Land Use map. and,
- C3. Establishment of joint planning processes or joint planning areas with local governments, the School District of Palm Beach County, other governmental units providing services but not having regulatory authority over the use of land, the region, and the state.

7.2.3 Policy:

The Town shall utilize the following procedures to identify and implement joint planning areas (JPAs) for the purpose of addressing issues related to annexation and mutual infrastructure service areas:

- A. Coordinate planning activities mandated by the various elements of the Loxahatchee Groves Comprehensive Plan with local governments, the School District of Palm Beach County, other governmental units providing services but not having regulatory authority over the use of land, the region, and the state;
- B. Use of the Treasure Coast Regional Planning Council's informal mediation process to resolve conflicts with the other local governments, when agreed to by all affected parties;
- C. Work cooperatively with Palm Beach County PBC to facilitate any annexation areas with consistent joint meetings or work groups, and other mechanisms; and
- D. Demographic and social-economic information and services shall be readily available for county, school board, and municipal planning activities.

7.2.4 Policy:

The Town shall participate in the Intergovernmental Plan Amendment Review Committee (IPARC) in order to ensure communication and coordination with other municipalities on comprehensive planning issues.

7.3 Objective:

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 to reach decisions on population projections and

public school siting: will work with the School District on population protections and school siting in accordance with section 163.3177(6)(h)(2) of the Florida Statutes.

- a) ~~Employ compatibility and public school impact procedures, which consider land use compatibility and public school impacts through use of flexibility provisions included in the Loxahatchee Groves Comprehensive Plan;~~
- b) ~~Provide the School Board of Palm Beach County with population projections and other demographic and socio-economic data to assist the School Board with appropriate student generation rates and public school siting;~~
- c) ~~If requested, provide professional support to the School Board Superintendent's site review committee;~~
- d) ~~Involve the School Board of Palm Beach County during the review process for residential Land Use Plan Amendments, Plats, and Developments of Regional Impact; and~~
- e) ~~Procedures shall be coordinated in a manner that conforms to the international agreement between the Town and the School Board.~~

7.3.2 Policy:

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

7.4 Objective:

Special emphasis shall be placed on maintaining effective lines of communication with county, regional, and state agencies when setting levels-of-service and/or permitting requirements, and initiating maintenance and capital improvement projects located within the Town of Loxahatchee Groves.

7.4.1 Policy: Reserved

~~The Town Manager or an appointed designee shall prepare and review the annual level of service monitoring report contained within the adopted concurrency management system. The purpose of this report is to provide affected entities with timely and accurate information in order to evaluate and coordinate levels of service.~~

7.4.2 Policy:

In situations where other public or private entities are providing a public facility or service such as roads, sewer, drainage, parks, or solid waste within the Town, the Town shall coordinate its adopted level of service standard with the applicable entity and within the financial parameters allowed by the Capital Improvement Element of this Plan.

7.4.3 Policy:

Coordination with Federal, State, and County authorities shall continually be practiced and refined to ensure that the Town receives a proportionate share of revenue allocations, facilities and service improvements.

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

GOAL 8: CAPITAL IMPROVEMENTS

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

8.1 Objective:

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

8.1.1 Policy:

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

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

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

8.1.2 Policy:

Utilize a variety of funding sources to implement capital improvements, within the limitation of existing law. These methods may include ad valorem taxes, general revenues, enterprise revenues, assessments, tax increment, grants, and private contributions, including dedications and/or funds.

8.1.3 Policy:

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

8.1.4 Policy:

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

8.1.5 Policy:

Land development regulations established by the Town shall provide for the timely completion and maintenance of the capital improvements required by the Comprehensive Plan.

8.1.6 Policy:

Each review of the Capital Improvements Element shall include a review of the assumptions, projections, needs, and consideration for appropriate and timely renewal of existing facilities according to the following criteria:

- A.1) Emergency and post-disaster mitigation;
- ~~2)~~ ~~Deficiency determination by a Concurrency Management System;~~
- B.3-2) Public involvement in Capital Improvement Program and Budget;
- C.4-3) Existing land development and Town plans;
- D.5-4) Plans of local, county, state agencies including the Loxahatchee Groves Water Control District;
- E.6-5) Accommodation of new development and redevelopment; and,
- F.7-6) Financial feasibility

8.2 *Objective:*

Provide the necessary capital improvements to replace worn-out or obsolete public facilities, correct service deficiencies and accommodate planned future growth, consistent with the adopted level of service standards.

8.2.1 Policy:

Prepare and adopt a Five-Year Capital Improvement Program (CIP) as part of the Town's annual budgeting process. Amend the Five-Year Schedule of Capital Improvements on an annual basis CIP updates.

8.2.2 Policy:

The annual update of the Five-Year Schedule of Capital Improvements shall reflect proportionate fair-share and other developer contributions.

8.2.3 Policy:
The Five-Year Schedule of Capital Improvements shall be financially feasible.

8.2.4 Policy:
The Five-Year Schedule of Capital Improvements shall be consistent with objectives and policies of Comprehensive Plan elements.

8.2.5 Policy:
Coordinate proportionate fair share mitigation procedures and payments with Palm Beach County ("PBC"), the Florida Department of Transportation, and the Palm Beach County School District.

8.2.6 Policy:
Coordinate planning for the Town improvements with the plans of state agencies, the South Florida Water Management District (SFWMD), Palm Beach County PBC, the Loxahatchee Groves Water Control District and adjacent municipalities when applicable.

8.2.7 Policy:
All capital improvements in the Five-Year Schedule of Capital Improvements for which the Town is responsible will be included in the Town's Annual Budget and Capital Improvement Fund.

8.2.8 Policy: Reserved

8.2.9 Policy:
Use the Town's Unified Land Development Code (ULDC) to ensure that all decisions regarding land use planning and the issuance of development orders and permits consider the availability of public facilities and services necessary to support such development at the adopted LOS standards concurrent with the associated impacts

8.2.10 Policy:
Coordinate with road, utility and infrastructure service providers within the Town to ensure that necessary capital improvements are implemented to support new construction and redevelopment.

8.2.11 Policy:
Repair, rehabilitate, and replace the Town's capital facilities according to generally accepted engineering principles and guidelines and ensure that facilities and services provided by other agencies are held to the same standard.

8.2.12 Policy:
Assess new development a proportionate fair-share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms, conditions of development approval, and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, parks, including equestrian multi-use trails and greenways, schools and roadways.

8.2.13 Policy:

Capital improvements associated with the construction of educational facilities are not addressed in the Town's CIP or Five-Year Schedule of Capital Improvements, but rather are the responsibility of the Palm Beach County School District.

8.2.14 Policy:

The Town, in conjunction with the Palm Beach County School District, has the responsibility for implementing the public school concurrency program within Loxahatchee Groves.

8.2.15 Policy:

For public school facilities, a proportionate share mitigation agreement is subject to approval by Palm Beach County School District and the Town.

8.2.16 Policy:

Reserved

8.2.17 Policy:

Reserved

8.2.18 Policy:

~~The public school LOS standard is the school's utilization, expressed as a percentage, which is the result of comparing the number of students with the satisfactory Florida Inventory of School Houses (FISH) capacity at a given location, e.g., an elementary facility with 1,000 students and a FISH capacity of 970, has an LOS of 103%. Also referred to as the utilization of a facility.~~

8.3 Objective:

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

8.3.1 Policy:

Provided the Town Charter allows such an activity, ~~Loxahatchee Groves~~ the Town may incur debt within generally accepted municipal finance principles and guidelines, and only in relation to the Town's ability to pay for a new capital asset or to significantly extend the life expectancy of a capital asset.

8.3.2 Policy:

Ensure that any increase in operating costs for a new or additional facility is also considered when evaluating the debt to be incurred for a facility.

8.3.3 Policy:

The Town will not provide a public facility, nor accept the provision of a public facility by others, if it is unable to pay for the subsequent annual operation and maintenance costs of the facility.

8.3.4 Policy:

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

8.3.5 Policy:

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

8.4 Objective:

Land use decisions shall be made based upon available or projected fiscal resources in coordination with the Five-Year Schedule of Capital Improvements which maintains adopted level of service standards and meets existing and future facility needs.

8.4.1 Policy:

The Town shall determine whether projects in the Five-Year Schedule of Capital Improvements will allow level of service standard to be maintained with a proposed land use change.

8.4.2 Policy:

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

8.4.3 Policy:

In order to coordinate land uses with available and projected fiscal resources, the Town shall include in its annual update of the Five-Year Schedule of Capital Improvements, any appropriate projects listed in the first five (5) years of the PBC ten (10) year Water Supply Facility Work Plan (WSFWP).

8.5 Objective:

The Town shall include all projects identified in the policies of the various elements of this Comprehensive Plan that are the responsibility of Loxahatchee Groves the Town and determined to be of relatively large scale and high cost as capital improvements projects for inclusion within the Five-Year Schedule of Capital Improvements.

8.5.1 Policy:

Capital improvements shall be provided to: (1) correct existing deficiencies and extend the life expectancy; (2) manage growth, as defined in the Future Land Use Element and the Town's Charter; and/or (3) replace worn-out or obsolete facilities, as indicated in the Five-Year Schedule of Capital Improvements, of this element.

8.5.2 Policy:

The Town defines a capital improvements project or program as a major, not often-recurring, expenditure that costs or commits at least \$25,000, which has an expected life of at least five (5) years, and which falls into one of the following categories:

- A. Acquisition or lease of land or interests in land for public purposes.
- B. Accommodation of Town growth and improvement of infrastructure services delivery by means of the purchase, lease, construction, rehabilitation, or replacement of:
 1. A public building or physical facility;

- ii2. Public infrastructure such as roads, drainage canals, parks, trails, or similar projects; and,
 - iii3. Equipment supporting the maintenance of infrastructure.

- C. Projects designed to bring the community into immediate compliance with state or federal law or court order. Such projects are not subject to the above cost or life expectancy limits.

A capital improvements project or program is further defined to include any planning, engineering, feasibility or appraisal studies related thereto if the total cost is at least \$10,000. This shall include any studies oriented to defining the initial need for land and/or facilities.

8.5.3 Policy:

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

8.5.4 Policy:

The Town shall, as a matter of priority, schedule for funding any capital improvement projects in the Five-Year Schedule of Capital Improvements which are designed to correct existing public facility deficiencies.

8.5.5 Policy:

Proposed capital improvements projects shall be evaluated and ranked in order of priority according to the following guidelines:

- A. Whether the proposed project is financially feasible, in terms of its impact upon Town budget potential;
- B. Whether the project is needed to protect public health and safety, to fulfill the Town's legal commitment to provide facilities and services, or to preserve, achieve full use of, or increase the efficiency of existing facilities;
- C. Whether the project prevents or reduces future improvement costs or provides service to areas currently lacking such service;
- D. Whether the project represents a logical extension of facilities and services within the Town; and
- E. Whether or not the proposed project is consistent with plans of State agencies, ~~Palm Beach County~~ PBC agencies, the Town and the Loxahatchee Groves Water Control District.

8.6 *Objective:*

The Five-Year Schedule of Capital Improvements shall be reviewed by the FAAC on an annual basis as part of the Town budget process. Any revisions and/or amendments to the Five-Year Schedule of Capital Improvements shall be made by the Town Council at that time. Annual updates to Tables 9-1 to 9-3 the Five Year Schedule of Capital

Improvements shall be made by Town Council Ordinance and not subject to the comprehensive plan amendment process.

8.6.1 Policy:

The annual update process shall include a review to determine that proposed Five-Year Schedule of Capital Improvements revisions are internally consistent with the Goals, Objectives and Policies of the Comprehensive Plan.

8.6.2 Policy:

All items to address an imminent danger or threat to the public health or safety shall be submitted to the Town Council for decision and appropriate action through the Town Manager. If the obligation duration exceeds one budget year, the item shall be included in the Five-Year Schedule of Capital Improvements.

8.7 Objective

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

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

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

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

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

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

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

Agency	Project No. and Description	Comprehensive Plan Consistency (Objective/Policy Citation)
Loxahatchee Groves Water Control Dist	DR-2: 40-foot Long Front Backhoe lease purchase (1,3)	Objective 3.A.1 Drainage Sub-Element
Loxahatchee Groves Water Control Dist	DR-3: Long Reach Mower lease purchase (1,3)	Objective 3.A.1 Drainage Sub-Element
Palm Beach County School District	PSF-1 Palm Beach County School District 5-Year Capital Budget (FY 2013 – 2017) By Reference (3)	Policy 8A.3-A Public School Facilities Element
Florida Department of Transportation	FDOT-1: #4282391 Bridge #930402 repair and rehab- West of "D" Road (1)*	Policy 2.2.4 Transportation Element; Policy 9.2.10 Capital Improvements Element
Florida Department of Transportation	FDOT-2: #4193452 Add lanes and reconstruct Southern Boulevard (3)*	Policies 2.2.4 and 2.6.2 Transportation Element; Policy 9.2.10 Capital Improvements Element

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

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

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

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

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

Key: ROS – Recreation and Open Space

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

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

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

Key: TRAN – Transportation.

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

Table 8-2 FY 2014 – 2018
Schedule and Cost of Capital Improvements Projects

A. Necessary to Maintain LOS Standards

Project Number*	Fiscal Year Cost (\$ 000's)					Total Cost (Dollars)
	2013/14	2014/15	2015/16	2016/17	2017/18	
TRAN-1	100	100	0	0	0	200,000
TRAN-2	944	0	0	0	0	944,000
TRAN-3	250	0	0	0	0	250,000
TRAN-4	100	0	0	0	0	100,000
TRAN-5	300	0	0	0	0	300,000
TRAN-6	29	29	29	29	29	145,000
TRAN-7	106	0	0	0	0	106,000
DR-1	150	150	150	150	150	750,000
DR-2	62	62	62	62	62	310,000
DR-3	-34	34	34	34	34	170,000
FDOT #4282391	119	0	0	0	0	119,000
FDOT##4193452**	5,200	0	0	0	34,500	39,700,000
Totals	7,394	375	275	275	34,775	43,094,000

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

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

B. Non-LOS Comprehensive Plan-Directed Improvements

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

* - Refer to Table 9-1C.

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

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

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

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

PROPERTY RIGHTS ELEMENT
GOALS, OBJECTIVES AND POLICIES

Property Rights

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

Chapter 163.3177(6)2(i)(1), Florida Statutes establishes that each local government must adopt a property rights element in its Comprehensive Plan by the earlier of the date of its adoption of its next proposed plan amendment that is submitted after July 1, 2021, or the date of the next scheduled evaluation and appraisal of its comprehensive plan.

GOAL 9: PROPERTY RIGHTS

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

9.1 Objective:

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

9.1.1 Policy:

The following rights shall be considered in local decision making.

- A. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights;
- B. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances;
- C. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property; and,
- D. The right of a property owner to dispose of his or her property through sale or gift.

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	✓	□	□
MARGARET HERZOG, VICE MAYOR	✓	□	□
ROBERT SHORR, COUNCILMEMBER	✓	□	□
LAURA DANOWSKI, COUNCILMEMBER	✓	□	□
PHILLIS MANIGLIA, COUNCILMEMBER	✓	□	□

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

TOWN OF LOXAHATCHEE GROVES,
FLORIDA

ATTEST:

Valerie Oakes
Town Clerk Valerie Oakes

Anita Kane
Mayor Anita Kane

Margaret Herzog
Vice Mayor Margaret Herzog

Robert Shorr
Councilmember Robert Shorr

Laura Dahowski
Councilmember Laura Dahowski

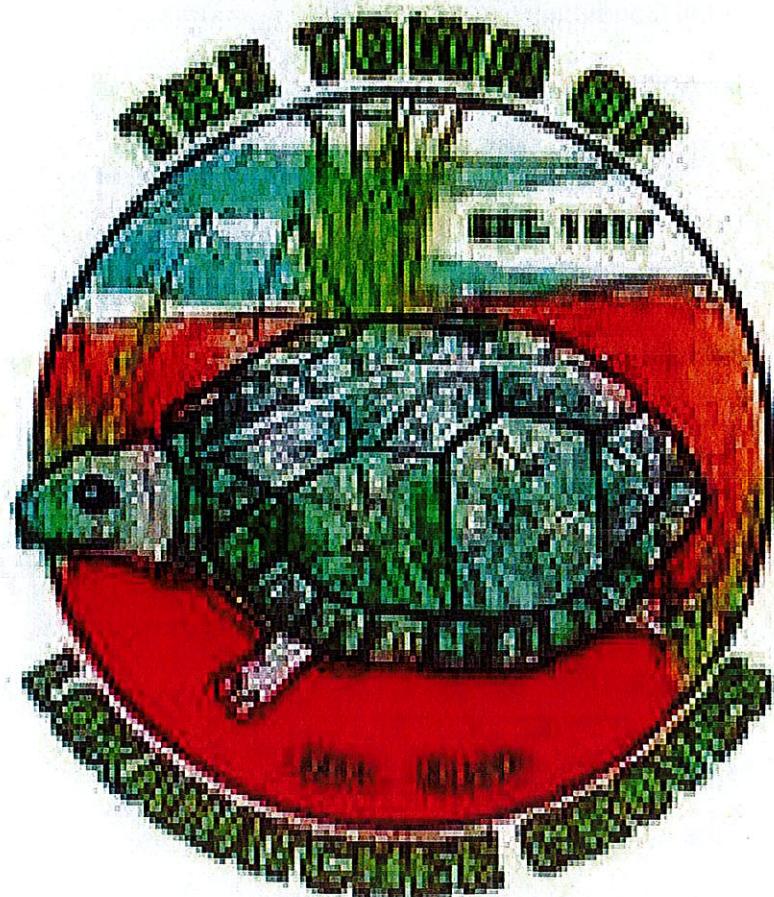
Phillis Maniglia
Councilmember Phyllis Maniglia

APPROVED AS TO LEGAL FORM:

Elizabeth V. Lanier
Office of the Town Attorney

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 2024 Data and Analysis (2024 Support Documentation) and 2024 Evaluation and Appraisal Amendments Goals, Objectives, and Policies (2024 Goals, Objectives and Policies).

As part of the reformatting, an Introduction Element has been added to the 2024 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 ~~strikethrough~~ (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 40th 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

Year	Population Projection	Potable Water Consumption (mgd)
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

Year	Population Projection	Potable Water Consumption (mgd)
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 2024 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 2024 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 2024 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)
Loxahatchee Groves Water Control Dist	DR-2: 40-foot Long Front Backhoe lease purchase (1,3)	Objective 3.A.1 Drainage Sub-Element
Loxahatchee Groves Water Control Dist	DR-3: Long Reach Mower lease purchase (1,3)	Objective 3.A.1 Drainage Sub-Element

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

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

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

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

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

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

Key: ROS—Recreation and Open Space

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

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

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

Key: TRAN—Transportation.

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

Table 8-2 FY 2014 – 2018 Schedule and Cost of Capital Improvements Projects

A. Necessary to Maintain LOS Standards

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

TRAN 6	29	29	29	29	29	145,000
TRAN 7	106	0	0	0	0	106,000
DR 1	150	150	150	150	150	750,000
DR 2	62	62	62	62	62	310,000
DR 3	34	34	34	34	34	170,000
FDOT #4282301	119	0	0	0	0	119,000
FDOT##4103452**	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	
1. ROS 1	2, 80	3, 0	4, 0	5, 0	6, 0	7, 80,000
8. ROS 2	0, 0	10, 100	11, 100	12, 0	13, 0	14, 200,000
15. Totals	16, 80	17, 100	18, 100	19, 0	20, 0	21, 280,000
22. PBC School	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	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

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 2024 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 2024 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 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 2024 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 2024 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, grooms 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 2024 Support Documentation and 2024 Goals, Objectives and Policies documents. The 2024 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 2024 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 2024 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 ~~strikethrough~~ text in the accompanying 2024 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 incorporated into the accompanying 2024 Goals Objectives and Policies document. The following paragraphs provide data and analysis in support of those revisions. 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 2024 Goals Objectives and Policies document:

2.2.5 Policy:

The following shall be Town policies: (1) permanent removal of the "E" Road, 140th 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 2024 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.

~~4. 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

<u>Road Classification</u>	<u>Function</u>	<u>Design Objective</u>
<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:

Policy3.2.1:

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. Due to their length, a complete copy of the Technical Assistance Comments and Recommendations are presented in Attachment A. 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.

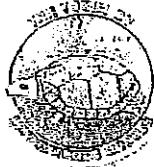
A Coordinated Planning Interlocal Agreement (ILA) was approved by the School Board and Palm Beach County Commission in 2015. The Coordinated Planning ILA adopts a School Capacity Adequacy Determination (SCAD) for the planning and construction of public schools in Palm Beach County.

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

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

Respectfully submitted,

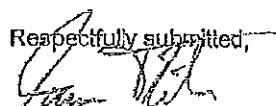

Jamie Titcomb, Town Manager
Town of Loxahatchee Groves

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 Appraisals 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,

A handwritten signature in black ink, appearing to read 'D. Ray Eubanks'.

D. Ray Eubanks
Plan Processing Administrator

DRE/me

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.flri.com/FLDOEO | www.facebook.com/FLDO

An equal opportunity employer/program. Auxiliary aids and services are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TDD equipment via the Florida Relay Service at 711.

EXHIBIT 3
EAR WORKSHOPS AND MEETINGS SCHEDULE

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

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

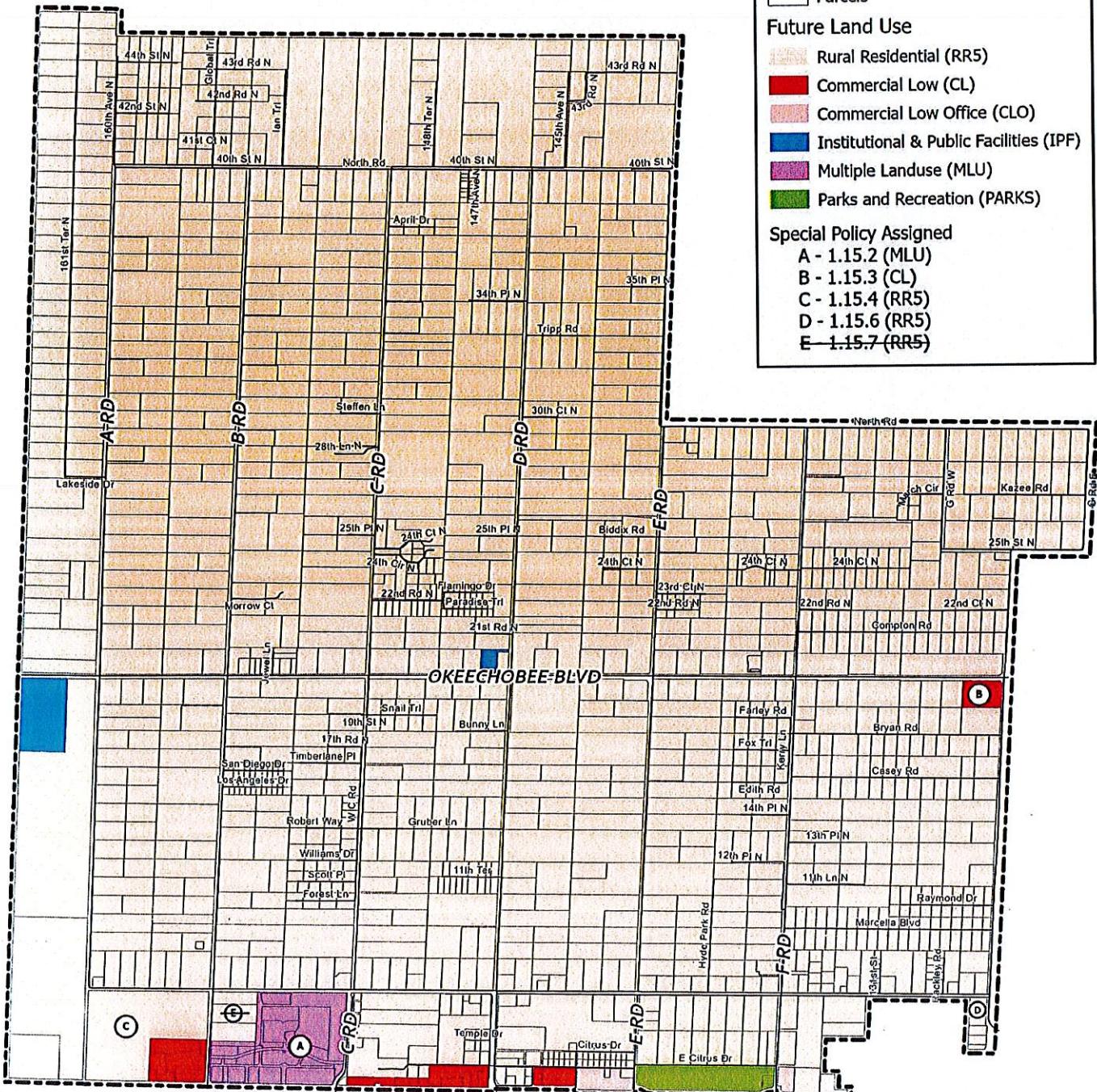
Month	Date	Comp Plan Element(s)	Task
August	17	Introduction, Conservation, Recreation/Open Space, Housing, Intergovernmental Coordination, Capital Improvements, and Property Rights Elements – Revised Comprehensive Plan	Planning and Zoning Board review
September	21	Future Land Use, Transportation and 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
December	5	Public Hearing - All Elements – Revised Comprehensive Plan	Council Public Hearing and Consideration of Adoption Ordinance on First Reading
To be determined (TBD)	TBD	All Elements – Revised Comprehensive Plan	Transmittal to FDEO and Other Agencies for Review and Comment
To be determined (TBD)	TBD	All Elements – Revised Comprehensive Plan	Staff Review of Agency Comments (If any) and Draft response
To be determined (TBD)	TBD	Public Hearing - All Elements – Revised Comprehensive Plan, Including Agency Comment Responses	Council Public Hearing and Consideration of Adoption Ordinance on Second Reading
To be determined (TBD)	TBD	All Elements – Revised Comprehensive Plan	Submittal of Adopted Plan to FDEO
To be determined (TBD)	TBD	All Elements – Revised Comprehensive Plan	Comprehensive Plan Effective Date

**EXHIBIT 4
LOCAL ISSUE
COMPREHENSIVE PLAN MAP AMENDMENTS**



LOXAHATCHEE
GROVES
FLORIDA

MAP FLU-1
2035 Future Land Use Map



Source: 2023 Town of Loxahatchee
Municipal Boundaries, Roads FLU;
County Property Appraiser Parcels



0 0.5 1 Miles

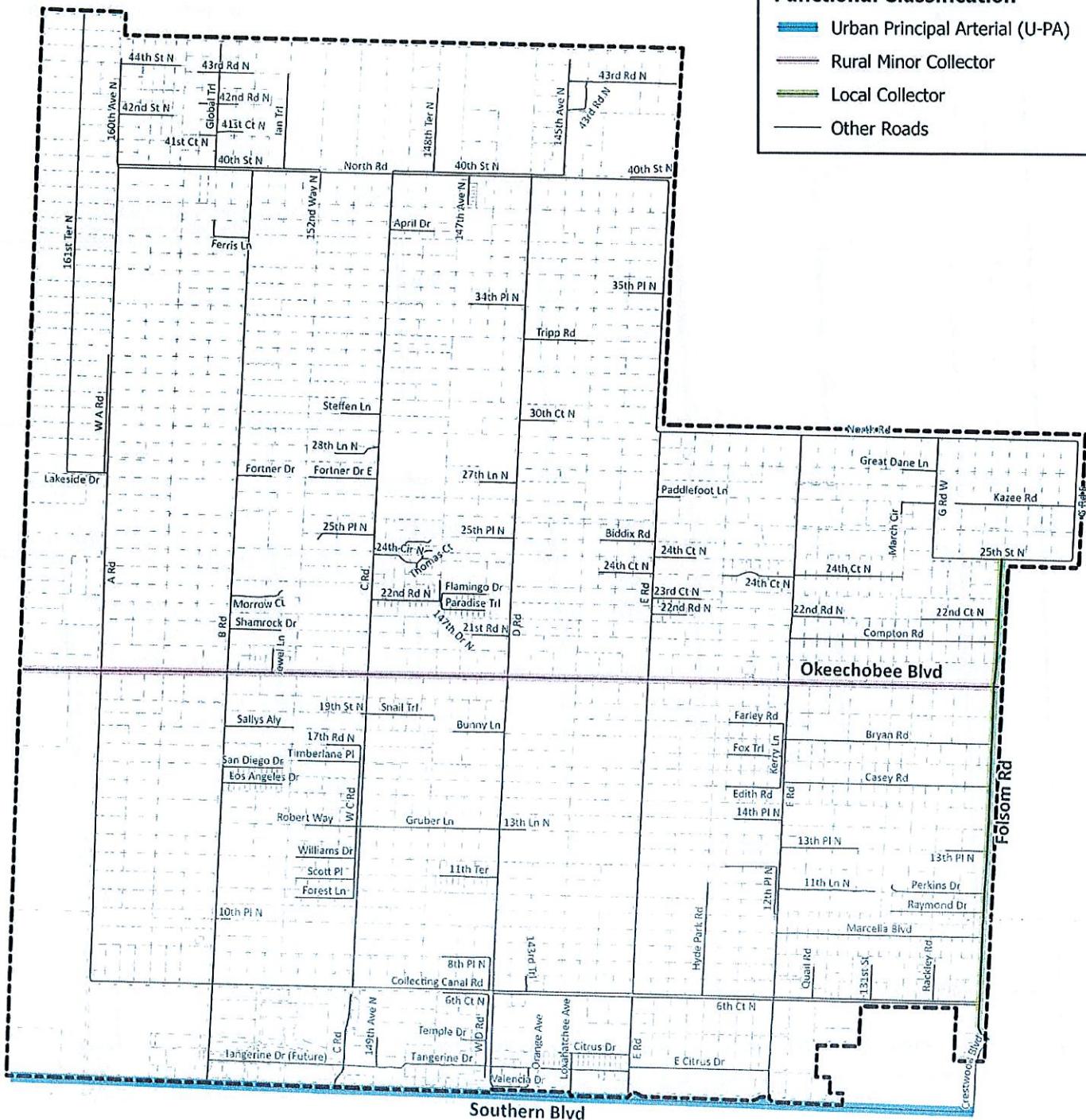


PB Maps and Data LLC



LOXAHATCHEE GROVES FLORIDA

MAP TRN-1 - Major Roads Functional Classification Map



Source: 2023 Town of Loxahatchee
Municipal Boundaries and Roads;
County Property Appraiser Parcels



0 0.5 1 Miles

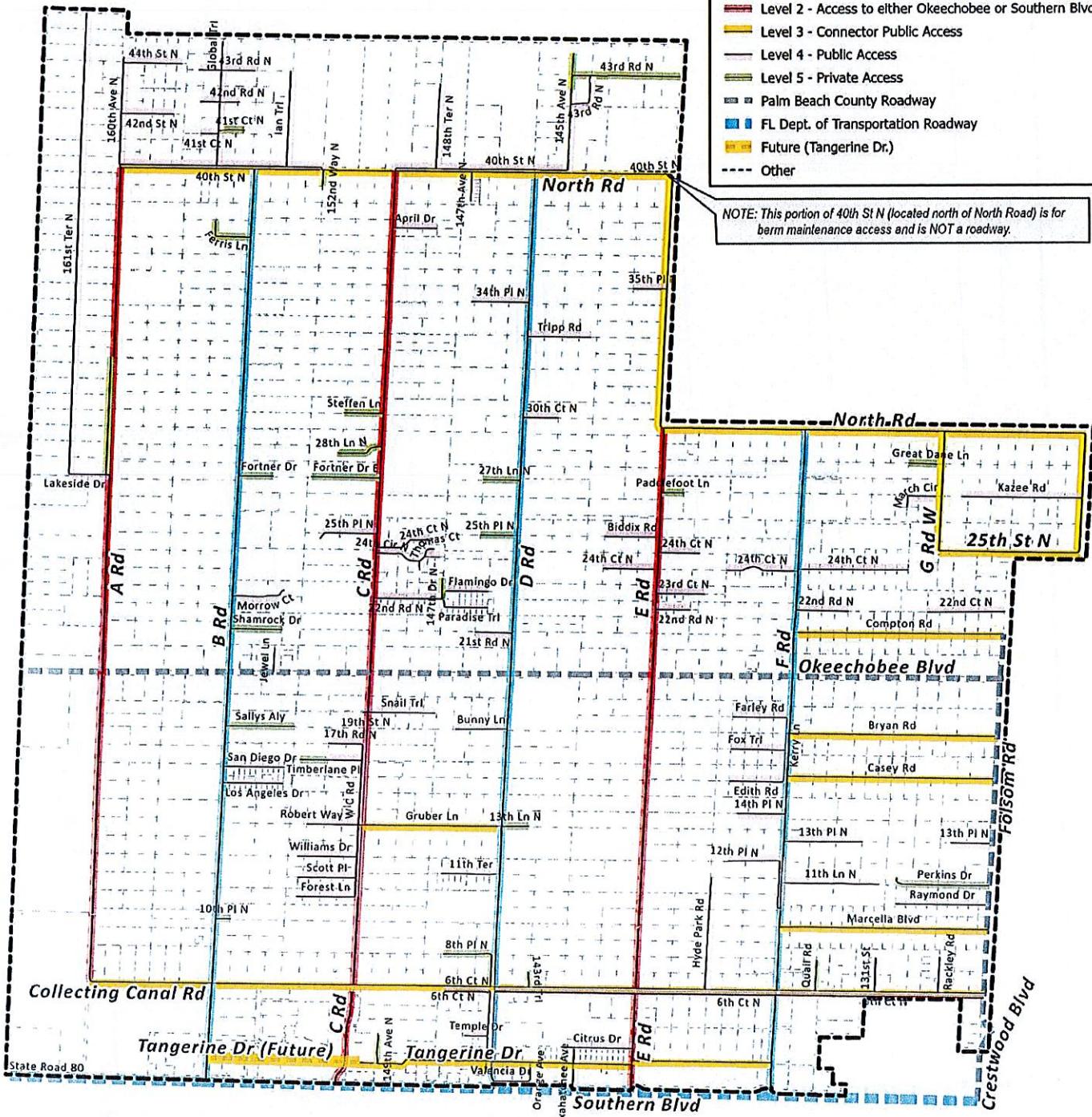


PB Maps and Data LLC



LOXAHATCHEE
GROVES
FLORIDA

MAP TRN-2 - Local Roads Classification Map

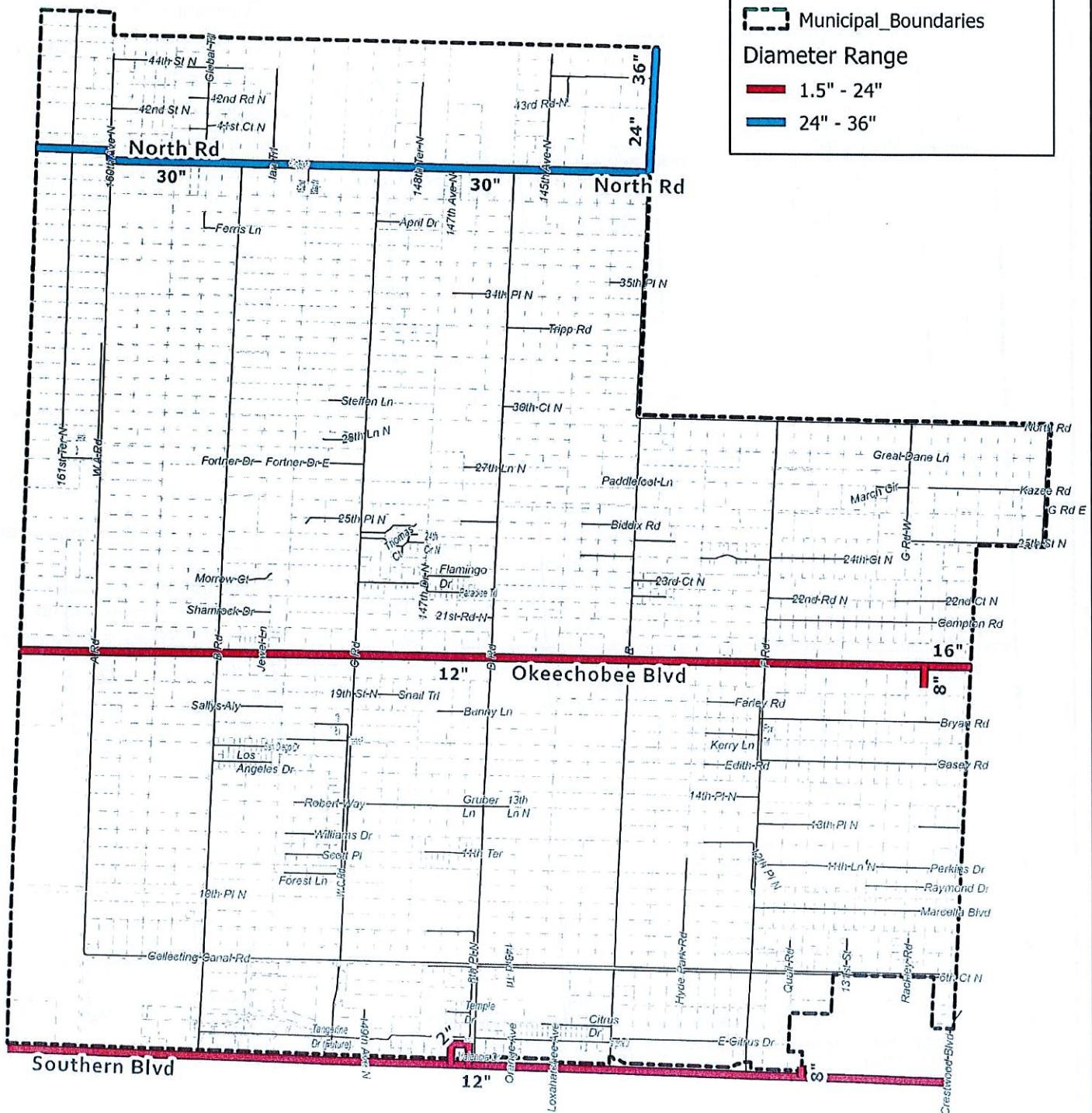




LOXAHATCHEE GROVES FLORIDA

MAP INF-1

Water Mains



Source: 2023 Town of Loxahatchee
Municipal Boundaries, Roads FLU;
County Property Appraiser Parcels



0 0.5 1 Miles



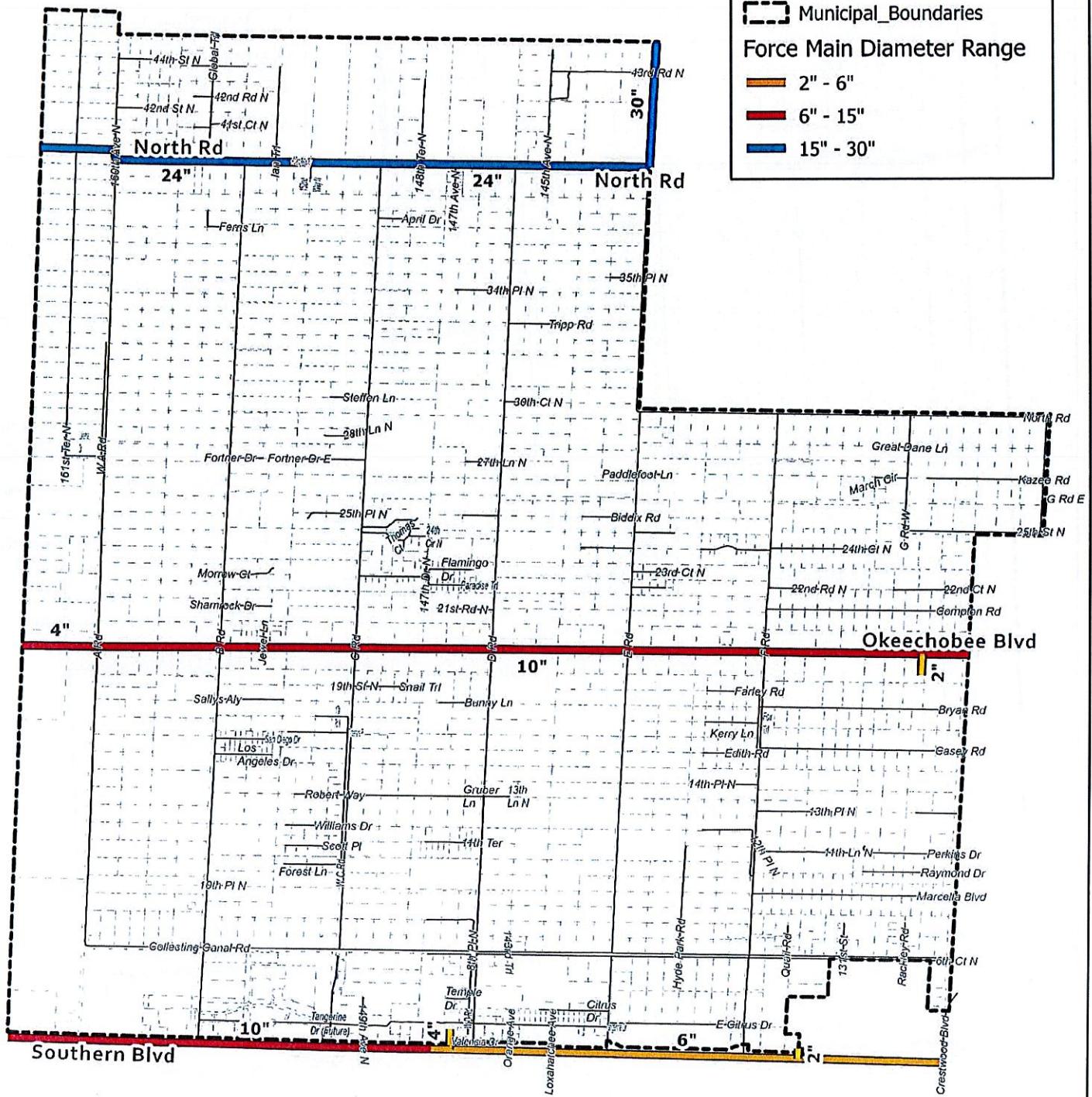
PB Maps and Data LLC



**LOXAHATCHEE
GROVES
FLORIDA**

MAP INF-2

Sewer Mains



Source: 2023 Town of Loxahatchee
Municipal Boundaries, Roads FLU;
County Property Appraiser Parcels



0 0.5 1 Miles



PB Maps and Data LLC

EXHIBIT 5
RURAL COMMUNITY SUPPORT DOCUMENTATION

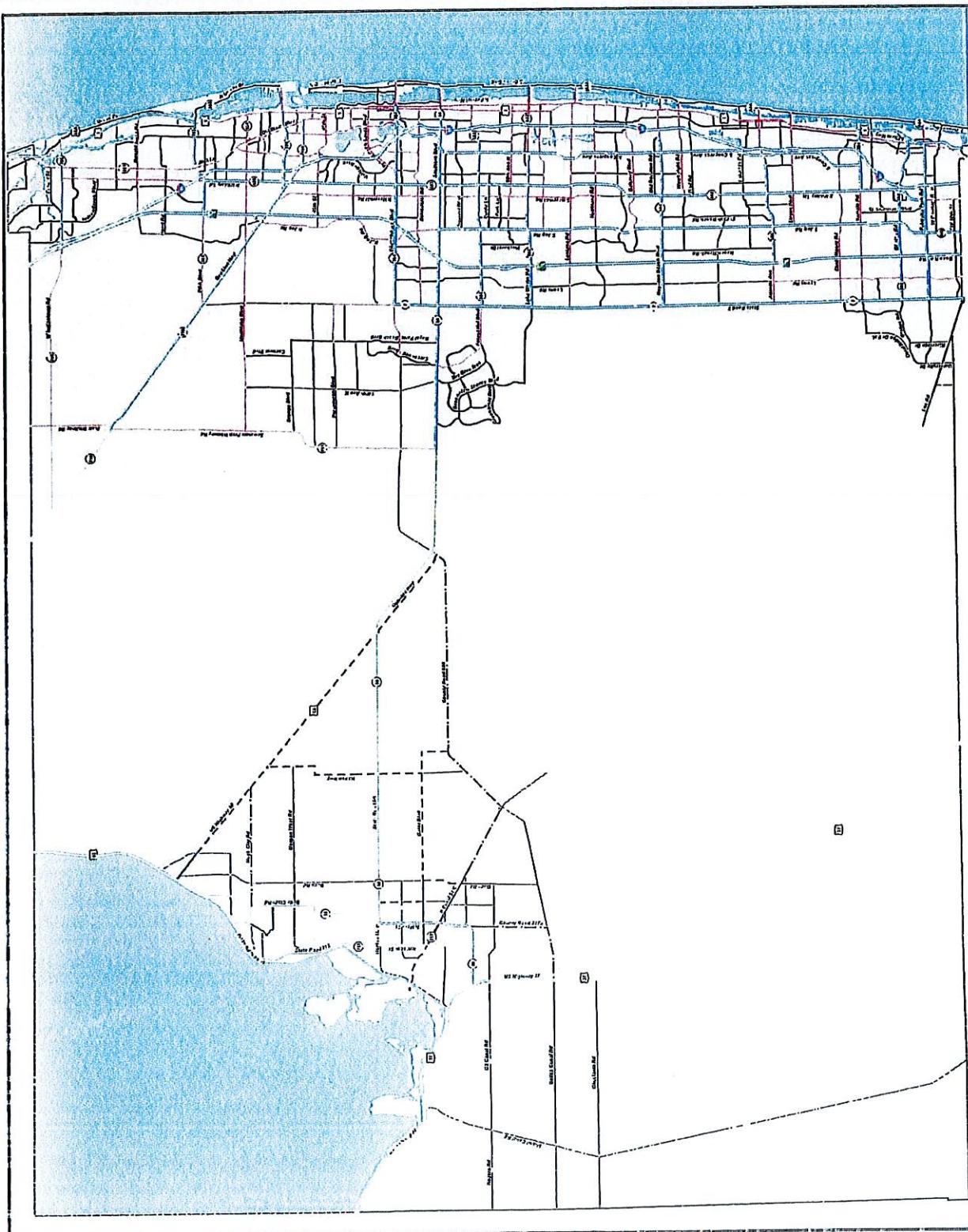
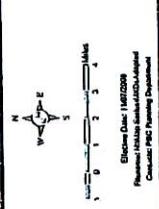
MAP TE 3.1
FUNCTIONAL
CLASSIFICATION OF ROADS

- 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

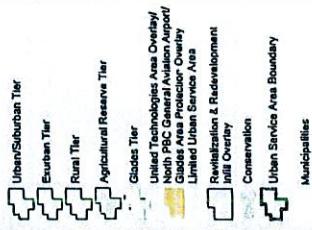
SOURCES
Palm Beach County Planning Division
Engineering & Public Works Dept. Comprehensive Plan
Palm Beach County, Florida, 2008-2010
Palm Beach County, Florida, 2010-2020
Palm Beach County, Florida, 2020-2030
Palm Beach County, Florida, 2030-2040
Palm Beach County, Florida, 2040-2050
Last Amended in Round 10 by Ord. 2004-09



PALM BEACH COUNTY
COMPREHENSIVE PLAN
MAP SERIES



MAP LU 1-1
MANAGED GROWTH
TIER SYSTEM



Administrative Notes:

The official boundaries of each LU/SA are described in the Service Area Map, LU 2-1. The boundaries of the Airline, Indian Trail Green, Trading Center and Air Reserve LU/SAs are depicted on the map for informational purposes only.

The official boundaries of the conservation areas are described in the Greenway Map, LU 4-1. The boundaries of the conservation areas are depicted on the map for informational purposes only.

SOURCES:
PBC Planning Department
PBC Environmental Management Department
Broward County Planning Department
Broward County Natural Resources Department
Broward County Parks and Recreation Department
Last Amended in March 2014, No. Ord. 2013-046

PALM BEACH COUNTY
COMPREHENSIVE PLAN
MAP SERIES



MARTIN COUNTY

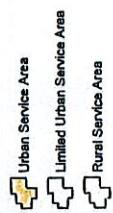
BROWARD COUNTY

MAP COUNTRY



Miles
0 1 2 3 4
North
South
East
West

MAP LU 2.1
SERVICE AREAS



LU2A Areas
A LU2A is incorporated from Urban Use Element Plan 2-2a
LU2A Area
This Rural Service Area includes all Rural Service Areas in the County
and larger towns in Urban Service Areas in the County
Urban Service Areas
SOURCES: PDC Planning Division
Land Information Bureau 2014, as of Dec. 2012 data



PALM BEACH COUNTY
COMPREHENSIVE PLAN
MAP SERIES

