

ORDINANCE NO. 2025-06

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING THE ZONING DESIGNATION OF APPROXIMATELY 47+/- ACRES OF PROPERTY GENERALLY LOCATED EAST OF C ROAD AND NORTH OF SOUTHERN BOULEVARD, FROM “AGRICULTURAL RESIDENTIAL” TO “RURAL RV RESORT”; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the contract purchaser (“Applicant”) for approximately 47 acres of property east of C Road and north of Southern Boulevard (“Subject Site”), as shown in Exhibit A, attached hereto and incorporated herein by reference, submitted an application to amend the Subject Site’s zoning designation; and

WHEREAS, Applicant seeks to amend the zoning designation of the Subject Site from “Agricultural Residential” to “Rural RV Resort”; and

WHEREAS, the Subject Site is currently vacant; and

WHEREAS, the Subject Site is adjacent to the Groves at Town Center master planned development, which is located on the west side of C Road; and

WHEREAS, the Subject Site is adjacent to existing residential properties to the east and south; and

WHEREAS, the proposed rezoning is a companion ordinance relating to other development applications including a comprehensive plan text and map amendment, text amendment to the Unified Land Development Code, and a site plan for the Subject Site; and

WHEREAS, the rezoning application is proposed in anticipation of a future Recreation Vehicle Resort project on the Subject Site; and

WHEREAS, the Town Council, as the governing body of the Town of Loxahatchee Groves, Florida (“Town”), pursuant to the authority vested in Chapters 163 and 166, Florida Statutes, is authorized and empowered to consider applications related to zoning and land development orders; and

WHEREAS, the notice and hearing requirements for adoption of this ordinance have been satisfied; and

WHEREAS, the Planning and Zoning Board sitting as the Local Planning Agency has conducted a public hearing of the rezoning application on _____, 2025, and recommended _____; and

WHEREAS, the Town Council has determined that the enactment of this ordinance is for a proper municipal purpose and in the best interests of the residents of the Town.

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

Section 1. Recitals. The foregoing recitals are hereby ratified and confirmed as being true and correct and are incorporated herein by this reference.

Section 2. Rezoning. The Town of Loxahatchee Groves Zoning Map is hereby amended to rezone and change the map designation of the Subject Site shown in Exhibit A, attached hereto and incorporated herein by reference, from “Agricultural Residential” to “Rural RV Resort.”

Section 3. Conflict. All ordinances or parts of ordinances, resolutions or parts of resolutions in conflict herewith be, and the same are hereby repealed to the extent of such conflict.

Section 4. Severability. If any clause, section, or other part or application of this ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 5. Effective Date. The effective date of this plan amendment shall be the same as the effective date of Ordinance 2025-05.

Council Member _____ offered the foregoing ordinance. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follows:

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ON FIRST READING, THIS ____ DAY OF _____, 2025.

VOTE

ANITA KANE, MAYOR _____

MARGARET HERZOG, VICE MAYOR _____

PHILLIS MANIGLIA, COUNCIL MEMBER _____

LISA EL-RAMEY, COUNCIL MEMBER _____

PAUL COLEMAN II, COUNCIL MEMBER _____

Council Member _____ offered the foregoing ordinance. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follows:

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN LOXAHATCHEE GROVES, ON SECOND READING AND PUBLIC HEARING, THIS ____ DAY OF _____, 2025.

ATTEST:

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

Valerie Oakes, Town Clerk

Voted:
Mayor Anita Kane, Seat 3

APPROVED AS TO LEGAL FORM:

Voted:
Vice Mayor Margaret Herzog, Seat 5

Office of the Town Attorney

Voted:
Councilmember Phillis Maniglia, Seat 1

Voted:
Councilmember Lisa El-Ramey, Seat 2

Voted:
Councilmember Paul Coleman II, Seat 4

EXHIBIT A – LOCATION MAP

