

**ORDINANCE NO. 2025-04**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING THE FUTURE LAND USE MAP DESIGNATION OF APPROXIMATELY 47 +/- ACRES OF PROPERTY GENERALLY LOCATED EAST OF C ROAD AND NORTH OF SOUTHERN BOULEVARD, FROM “RURAL RESIDENTIAL (5)” TO “RURAL RECREATION”; 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 Town of Loxahatchee Groves (“Town”) adopted Comprehensive Plan, Future Land Use Map designation of the Subject Site from “Rural Residential” to “Rural Recreation”; and

**WHEREAS**, the Subject Site is currently vacant; and

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

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

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

**WHEREAS**, the Future Land Use Map amendment 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, pursuant to the authority vested in Chapters 163 and 166, Florida Statutes, is authorized and empowered to amend the adopted comprehensive plan Future Land Use Map; 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 proposed Future Land Use Map amendment 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. Amendment.** The Town of Loxahatchee Groves hereby amends the Town’s adopted Comprehensive Plan, Future Land Use Map designation of the Subject Site from “Rural Residential” to “Rural Recreation.”

**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 ordinance shall be the later of the effective date of Ordinance 2025-03, or if timely challenged, on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance.

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**

