

ORDINANCE NO. 2025-03

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING THE TEXT OF THE ADOPTED COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT, TO ESTABLISH A NEW LAND USE CATEGORY “RURAL RECREATION” INCLUDING ADDING THE LAND USE CATEGORY TO THE FUTURE LAND USE TABLE AND ESTABLISHING LAND USE STANDARDS FOR THE RURAL RECREATION LAND USE CATEGORY; PROVIDING FOR TRANSMITTAL, 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 text of the Town of Loxahatchee Groves (“Town”) adopted Comprehensive Plan, Future Land Use Element; and

WHEREAS, the proposed comprehensive plan text amendment establishes a new Future Land Use Category entitled “Rural Recreation”; and

WHEREAS, the amendment includes intensity, density, and permitted use standards along with additional development limitations specific to the land use category as set forth in Exhibit B, attached hereto and incorporated herein by reference; and

WHEREAS, the proposed comprehensive plan text amendment is a companion ordinance relating to other development applications including a comprehensive plan map 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 comprehensive plan text 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 Element; 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 comprehensive plan text 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 Future Land Use Element of the Town's adopted Comprehensive Plan to read as shown in Exhibit B, attached hereto and incorporated herein by reference.

Section 3. Transmittal. Within ten (10) working days of the transmittal hearing, the Town Manager or her designee shall submit the complete comprehensive plan text amendment, 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. Adoption. Within ten (10) working days of the adoption hearing, the Town Manager or her designee shall submit the complete comprehensive plan text amendment 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. 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 6. 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 7. Effective Date. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective.

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

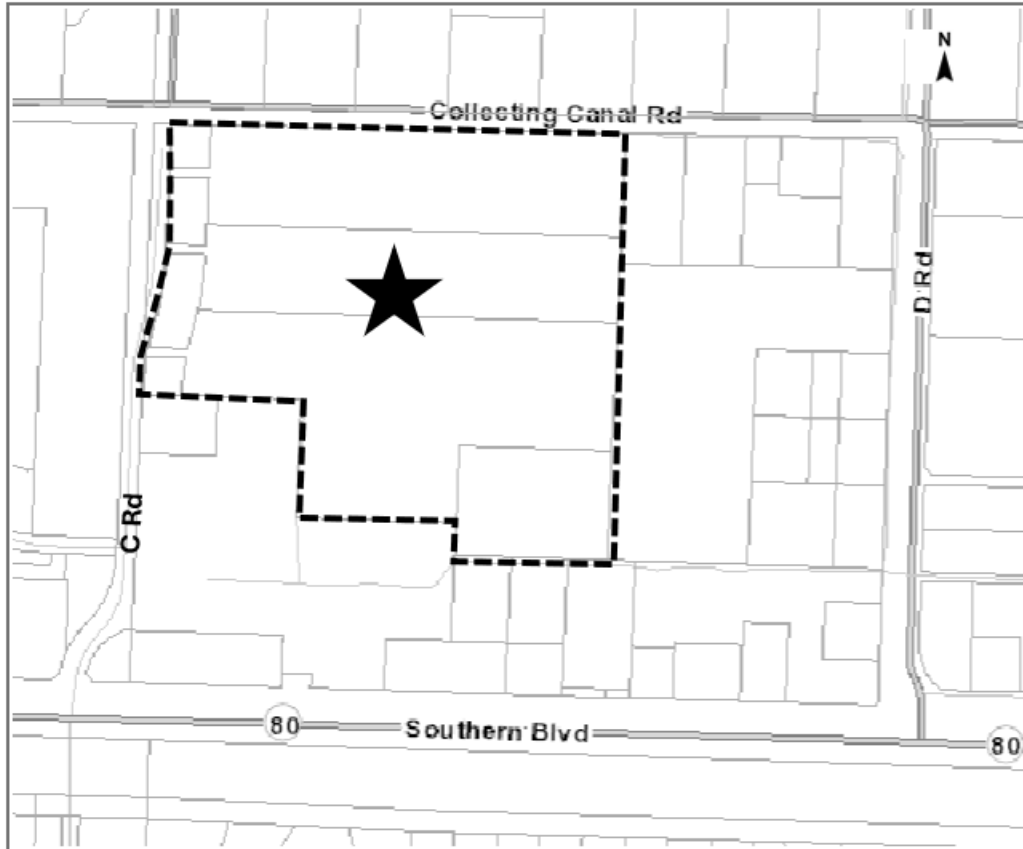


EXHIBIT B – PROPOSED TEXT AMENDMENT

Proposed Comprehensive Plan Text & Map Amendment

The following provides the proposed changes to the text of the Future Land Use Element of the Comprehensive Plan in ~~strikeout~~ and underline format.

Table FLU - 1 Future Land Uses

Land Use Category	Zoning District(s)	Density	Intensity	Uses
<u>Rural Recreation</u>	<u>Rural RV Resort (RRVR)</u>	<u>8 RVs/ acre</u>	<u>0.08 FAR for permanent structures</u>	<u>Recreational Vehicle Resort and accessory uses, including but not limited to one year round caretaker quarter and park owned units, which are deemed appropriate and consistent with the function of the use.</u>

1.1.16 Policy:

The Rural Recreation (RREC) land use designation may be assigned to a parcel which is intended to be zoned and developed as a recreational vehicle resort, and will promote the Town's Greenways and Multi-Use Trails Objectives and Policies of the Recreation and Open Space Element. In order to be approved by the Town for an RREC designation, a parcel of land shall meet the following criteria:

- a) Minimum parcel size: 40 gross acres prior to any dedications for public use to the Town;
 - b) Road Frontage and Primary Access: A minimum of 620 linear feet on C Road;
 - c) Proximity: No lands designated as Rural Recreation shall be located within 3 miles of another property designated as Rural Recreation; and
 - d) Development Intensity: The maximum development potential shall be consistent with Table FLU – 1. Density/Intensity shall be based on gross acres prior to any dedications for public use to the Town. However, based upon the infrastructure impact assessments performed during the approval process, or voluntarily by an applicant, development potential may be limited by the Town Council.
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