

RESOLUTION NO. 2025-33

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, GRANTING SITE PLAN APPROVAL FOR APPROXIMATELY 47+/- ACRES OF PROPERTY GENERALLY LOCATED EAST OF C ROAD AND NORTH OF SOUTHERN BOULEVARD, TO BE DEVELOPED AS A RECREATIONAL VEHICLE RESORT INCLUDING A MAXIMUM OF 272 RV SITES, 16 PARK OWNED UNIT SITES, AND ASSOCIATED SUPPORT FACILITIES, STRUCTURES, AND USES INCLUDING BUT NOT LIMITED TO TWO (2) CLUBHOUSES, A WELCOME CENTER, Paddock BUILDING, ACTIVITY CENTER, CABANA AND BATHHOUSE BUILDING, AND MAINTENANCE BUILDING; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, a Site Plan Application has been submitted to the Town of Loxahatchee Groves (the “Town”) by 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, seeking site plan approval to develop an RV resort (the “Development”) on the Subject Site; 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 Site Plan application is related to other development applications including a comprehensive plan text and map amendment, text amendment to the Unified Land Development Code, and rezoning of the Subject Site; and

WHEREAS, the Town Council, as the governing body of the Town, pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes, is authorized and empowered to consider applications relating to site plans for development on property within the Town; and

WHEREAS, the Town Council, pursuant to Article 155 (Site Plans) of the Town’s Unified Land Development Code is authorized and empowered to consider, approve, approve with conditions or deny site plan applications; and

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

WHEREAS, the Town Planning and Zoning Board has conducted a public hearing of the Site Plan Application on _____, 2025, and recommended _____; and

WHEREAS, the aforementioned Site Plan Application was presented to the Town Council at a quasi-judicial public hearing conducted on _____, 2025; and

WHEREAS, the Town Council has considered the evidence and testimony presented by the Applicant and other interested parties and the recommendations of Town staff and Town Planning and Zoning Board; and

WHEREAS, The Town Council finds this resolution serves a valid public purpose.

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

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

Section 2. The Site Plan Application is hereby approved, subject to compliance with all of the following conditions to be satisfied by the Applicant, including its successors and assigns:

1. [draft conditions in progress to be finalized prior to Town Council public hearing]

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. If any clause, section, other part or application of this resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this resolution.

Section 5. This resolution shall become effective upon the effective date of Ordinance 2025-06.

Council Member _____ offered the foregoing resolution. 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, THIS ____ DAY OF _____ 2025.

ATTEST:

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

Valerie Oakes, Town Clerk

Mayor Anita Kane, Seat 3

Voted:

APPROVED AS TO LEGAL FORM:

Office of the Town Attorney

Voted:
Vice Mayor Margaret Herzog, Seat 5

Voted:
Councilmember Phillis Maniglia, Seat 1

Voted:
Councilmember Lisa El-Ramey, Seat 2

Voted:
Councilmember Paul Coleman II, Seat 4

EXHIBIT A –LOCATION MAP

