

ORDINANCE NO. 2025-07

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AMENDING SECTION 20-040 “HEIGHT” OF ARTICLE 20 “RESIDENTIAL ZONING DISTRICTS,” SECTION 25-045 “HEIGHT” OF ARTICLE 25 “COMMERCIAL ZONING DISTRICTS,” SECTION 30-050 “HEIGHT” OF ARTICLE 30 “INSTITUTIONAL AND PUBLIC FACILITIES ZONING DISTRICTS,” SECTION 35-040 “HEIGHT” OF ARTICLE 35 “PARKS AND RECREATION ZONING DISTRICT,” AND SECTION 40-045 “HEIGHT” OF ARTICLE 40 “CONSERVATION DISTRICT,” WITHIN PART II “ZONING DISTRICTS” OF THE UNIFIED LAND DEVELOPMENT CODE, TO PROVIDE ADDITIONAL STANDARDS FOR THE MEASUREMENT OF HEIGHT; PROVIDING FOR CONFLICT, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the Town Council, as the governing body of the Town of Loxahatchee Groves, Florida (“Town”), pursuant to the authority vested in Chapter 166, Florida Statutes, is authorized and empowered to adopt land development regulations within the Town; and

WHEREAS, the Town of Loxahatchee Groves desires to maintain a low intensity, rural development pattern; and

WHEREAS, the Town desires to regulate the perceived scale and mass of development in a manner that is consistent with the Town’s rural character; and

WHEREAS, the permitted height of development is a major factor in the character and quality of the community; and

WHEREAS, the Town desires to regulate the height of development by both number of stories and height as measured by feet; 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. The foregoing recitals are hereby ratified and confirmed as being true and correct and are incorporated herein by this reference.

Section 2. Section 20-040 “Height” of Article 20 “Residential Zoning Districts” of Part II “Zoning Districts” of the Unified Land Development Code is hereby amended to read as follows (words ~~stricken~~ are deletions; words underlined are additions):

Section 20-040. - Height.

No ~~buildings~~ building or structure, or part thereof, in the Agriculture Residential (AR) zoning district shall be erected or maintained to a height exceeding 35 feet or two stories, whichever is lower, in the Agriculture Residential (AR) zoning district except for those specifically excepted from height limitations ~~are~~ as identified in Section 15-010~~5~~, “Exceptions from height limitations.”

Section 3. Section 25-045 “Height” of Article 25 “Commercial Zoning Districts” of Part II “Zoning Districts” of the Unified Land Development Code is hereby amended to read as follows (words ~~stricken~~ are deletions; words underlined are additions):

Section 25-045. - Height.

No ~~buildings~~ building or structure, or part thereof, shall be erected or maintained to a height exceeding 35 feet or two stories, whichever is lower, unless the following apply.

(A) *Exception from height limitation.* Buildings and structures specifically excepted from height limitations are identified in Section 15-010, “Exceptions from height limitations.”

Section 4. Section 30-050 “Height” of Article 30 “Institutional and Public Facilities Zoning Districts” of Part II “Zoning Districts” of the Unified Land Development Code is hereby amended to read as follows (words ~~stricken~~ are deletions; words underlined are additions):

Section 30-050. - Height.

No ~~buildings~~ building or structure, or part thereof, shall be erected or maintained to a height exceeding 35 feet or two stories, whichever is lower, unless the following apply.

(A) *Exception from height limitation.* Buildings and structures specifically excepted from height limitations are identified in Section 15-010, “Exceptions from height limitations.”

Section 5. Section 35-040 “Height” of Article 35 “Parks and Recreation Zoning District” of Part II “Zoning Districts” of the Unified Land Development Code is hereby amended to read as follows (words ~~stricken~~ are deletions; words underlined are additions):

Section 35-040. - Height.

No ~~buildings~~ building or structure, or part thereof, shall be erected or maintained to a height exceeding 25 feet or two stories, whichever is lower, unless the following apply.

(A) *Exception from height limitation.* Buildings and structures specifically excepted from height limitations are identified in Section 15-010, “Exceptions from height limitations.”

Section 6. Section 40-045 “Height” of Article 40 “Conservation Zoning District” of Part II “Zoning Districts” of the Unified Land Development Code is hereby amended to read as follows (words ~~stricken~~ are deletions; words underlined are additions):

Section 40-045. - Height.

No ~~buildings~~ building or structure, or part thereof, shall be erected or maintained to a height exceeding 25 feet or two stories, whichever is lower.

Section 7. 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 8. 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 9. Codification. It is the intention of the Town Council of the Town of Loxahatchee Groves that the provisions of this Ordinance shall become and be made a part of the Unified Land Development Code of the Town of Loxahatchee Groves, Florida, that the Sections of this ordinance may be renumbered, re-lettered, and the word "Ordinance" may be changed to "Section", "Article" or such other word or phrase in order to accomplish such intention.

Section 10. Effective Date. This Ordinance shall become effective upon adoption.

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