

5A..3.1 Policy:

Maintain cooperative relationships with agencies, groups, individuals and organizations currently providing leisure programs to the residents.

5A..3.2 Policy:

Pursue appropriate joint public and private ventures to obtain lands and/or financing necessary to provide recreation areas, including equestrian multi-use trails facilities and programs. (MOVED TO 5.B.1.11

5A.4 *Objective:*

Require the provision of open space in redevelopment and new development.

5A.4.1 Policy:

The provision of open space such as natural areas, vistas, land buffers, or multi-use trails, shall be required in residential and non-residential development as per the Unified Land Development Code (ULDC).

5A..4.2 Policy:

The Town emphasizes that open space is needed in order to create vista, to provide shade, and to create and enhance the rural image and flavor of the Town.

5A.4.3 Policy:

Parks and recreation facilities to serve new development shall be in place or under actual construction no later than 1 year after issuance by the local government of a certificate of occupancy or its functional equivalent. However, the acreage for such facilities shall be dedicated or be acquired by the Town prior to issuance of a certificate of occupancy or its functional equivalent, or funds in the amount of the developer's fair share shall be committed no later than the local government's approval to commence construction.

GOAL 5B: GREENWAS AND MULTI-USE EQUESTRIAN TRAILS

The Town of ~~Loxahatchee Groves~~ will strive to provide a town-wide greenway and equestrian multi-use trail system, designed to accommodate the movement of pedestrians, cyclists and equestrians, and greenways, which preserves the town's rural lifestyle.

5B.1 *Objective:*

The Town of ~~Loxahatchee Groves~~ shall develop a greenway and equestrian multi-use trail system to meet the needs and interests of the residents of Loxahatchee Groves.

5B.1.1 Policy:

The Town shall create a map of existing greenway and ~~equestrian riding~~ multi-use trails.

5B.1.2 Policy:

The Town, in addition to recommendations of the ~~Roadways, Equestrian Multi-Use~~ Trails and Greenways (RETAG) (MUTAG) Advisory Committee, shall identify new connections to existing trails, which if acquired would greatly enhance pedestrian, bicycle, and equestrian circulation throughout the Town.

5B.1.3 Policy:

The existing Roadways, Equestrian Trails and Greenways Plan shall be updated every five (5) years to insure consistency with current Town policy.

5B.1.4 Policy:

Annually, the RETAG (MUTAG) Advisory Committee shall assess and recommend to the Town Council whether the greenway and equestrian multi-use trail system is sufficient to meet the needs of the residents, and recommend needed improvements.

5B.1.5 Policy:

The greenway and equestrian multi-use trails system, wherever feasible, shall provide linkages between residential homes, parks, recreational facilities, open spaces, and commercial facilities throughout the Town.

5B.1.6 Policy:

All vehicular parking for land uses which are adjacent to the greenway and equestrian multi-use trail system should provide the parking on a side away from the trail.

5B.1.7 Policy:

The greenway and equestrian multi-use trail system shall be consistent with design documents adopted by the Town and based upon RETAG (MUTAG) Advisory Committee recommendations, ~~in coordination with Loxahatchee Groves Water Control District.~~

5B.1.8 Policy:

The Town shall use landscaping and signs to visually identify street crossings and multi-use trail access points. Safe and controlled greenway and equestrian multi-use trail crossings shall be constructed.

5B.1.9 Policy:

The Town shall coordinate the construction of proposed multi-use trails with the LGWCD whenever they fall within the ~~LGWCD Town~~ rights-of-way. Doing so shall ensure that sufficient right-of-way is preserved to construct and maintain the Town's multi-use trails.

5B.1.10 Policy:

The Town shall coordinate the provision of greenway and equestrian multi-use trail connections among adjoining or abutting properties during the site plan review process.

5B.1.11 Policy:

Pursue appropriate joint public and private ventures to obtain lands and/or financing necessary to provide recreation areas, including equestrian multi-use trails facilities and programs.

5B.2 Objective:

The Town of ~~Loxahatchee Groves~~' greenway and equestrian multi-use trail system shall be financially feasible.

alternatives to institutionalization. Further, ~~no appropriate residential neighborhoods shall be closed to such facilities.~~

6.3.2 Policy:

The Town shall monitor the development and distribution of ~~daycare foster care and group homes~~ child care, adult care, congregate living facilities and Community Residential Homes to ensure that adequate sites and infrastructures are provided, while over-concentration (i.e., ~~to be defined by implementing Policy 6.3.1~~) in any residential appropriately zoned area is avoided.

6.3.3 Policy:

~~"Foster Care Facility" and "Group Home Facility"~~ Community Residential Home shall be defined as a residential unit, otherwise meeting the requirements of the Chapter 419, Florida Statutes and the Town Zoning Code, where a family living environment is provided for individuals not related by blood or legally to the householder.

6.3.4 Policy:

The total number of residents within a Community Residential Home ~~foster care or group home facility~~, including permanent residents and foster care or group home residents shall not exceed 1.01 persons per room, excluding bathrooms, kitchens utility rooms, and garages.

6.3.5 Policy:

The Town shall permit Daycare facilities, for up to five persons, within a single-family residence, as ~~required~~ regulated by, Chapter 402, Florida Statutes.

6.4 *Objective:*

The private sector delivery process shall continue to be relied upon as the means for providing 100% of the housing necessary to accommodate Town residents. The need to formulate alternative housing implementation programs shall be reassessed at the time of each required Evaluation and Appraisal Report (EAR).

6.4.1 Policy:

Due to high land values and low permitted densities, very-low, low and moderate income housing efforts shall be oriented primarily toward: (1) maintaining the existing housing stock in standard condition; (2) continuing to permit individual ~~manufactured housing and mobile homes~~ modular or factory built homes per ULDC Section 20-015 and existing manufactured homes per ULDC Sections 20-010 (I) and (J); and (3) investigating innovative housing alternatives such as ~~single-room occupancy, accessory dwelling units, and congregate living.~~

**INTERGOVERNMENTAL COORDINATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES**

GOAL 7: INTERGOVERNMENTAL COORDINATION

To provide accessible, effective, and frequent intergovernmental coordination opportunities to achieve consistency among all government agencies that implement plans and programs which affect the Town of Loxahatchee Groves through development activities; preservation of the quality of life and efficient use of resources.

7.1 *Objective:*

~~Continue and improve initiated semi-annual contact through~~ *Attend formal and informal meetings with Palm Beach County officials, School Board of Palm Beach County, adjacent municipalities, and other regional and local agencies providing services or regulatory control over the use of land within Loxahatchee Groves.*

7.1.1 *Policy:*

~~Loxahatchee Groves~~ The Town shall maintain an active program of monitoring and communication with operating under the provisions of the Local Government Comprehensive Planning and Land Development Act, Chapter 163 F.S., and distribute amendments to its Comprehensive Plan adopted by the entities described in Objective 7.1.

7.1.2 *Policy: Reserved*

~~The Town shall continue informal methods to increase the effectiveness of the existing coordination mechanisms of intergovernmental coordination which shall include but not be limited to the official identification of primary responsibility for coordination.~~

7.1.3 *Policy:*

The Town shall initiate periodic meetings between its Town Manager and Council and their counterparts in surrounding communities to discuss each municipality's plans for growth management and upcoming developments which could affect any of those municipalities.

7.1.4 *Policy:*

~~The Town's Comprehensive Plan~~ Town will consider **and** be consistent, where feasible and practical, with the Treasure Coast Regional Policy Planning Council Regional Policy Plan, Palm Beach County Comprehensive Plan, the Comprehensive Plans of adjacent local governments, and applicable regional water supply plans when amending the Comprehensive Plan.

**CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES, AND POLICIES (Rev. Ord. 2013-08)**

GOAL 8: CAPITAL IMPROVEMENTS

The Town shall ensure adequate and timely public facilities and infrastructure capacity to accommodate existing and future residents and businesses maximizing the use and value of existing facilities, and effectively managing future growth consistent with the level-of-service standards established in the Comprehensive Plan.

8.1 Objective:

Maximize fiscal resources available to the Town for public facility improvements necessary to accommodate existing development, redevelopment, and planned future growth, and to replace obsolete or deteriorated facilities.

8.1.1 Policy:

Ensure capital revenues and/or secured developer commitments are in place to maintain all public facilities at acceptable level of service standards prior to the issuance of new development orders.

~~The Town shall follow the following timing requirements to ensure that adequate public facilities are available to meet level of service standards with the impact of development.~~

- ~~(a) Sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the Town shall determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the Town of a certificate of occupancy or its functional equivalent.~~
- ~~(b) Parks and recreation facilities to serve new development shall be in place or under actual construction no later than 1 year after issuance by the local government of a certificate of occupancy or its functional equivalent. However, the acreage for such facilities shall be dedicated or be acquired by the Town prior to issuance of a certificate of occupancy or its functional equivalent, or funds in the amount of the developer's fair share shall be committed no later than the local government's approval to commence construction.~~
- ~~(c) Transportation facilities needed to serve new development shall be in place or under actual construction within 3 years after the Town approves a building permit that results in traffic generation.~~

PROPERTY RIGHTS ELEMENT
GOALS, OBJECTIVES, AND POLICIES

Property Rights

The Property Rights Element is required to be included in the comprehensive plan per requirements of state planning law and rule criteria. Specifically, Chapter 163.3177(6) (i) 1, Florida Statutes, establishes the Property Rights Element requirement.

Chapter 163.3177(6)2(i)(1), Florida Statutes establishes that each local government must adopt a property rights element in its Comprehensive Plan by the earlier of the date of its adoption of its next proposed plan amendment that is submitted after July 1, 2021, or the date of the next scheduled evaluation and appraisal of its comprehensive plan.

GOAL 9: PROPERTY RIGHTS

The Town shall respect judicially acknowledged and constitutionally protected private property rights.

9.1 Objective:

The Town shall ensure that private property rights are considered in local decision making.

9.1.1 Policy:

The following rights shall be considered in local decision making.

(a) The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights;

(b) The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any of any other person, subject to state law and local ordinances; (NOTE: This corresponds to the F.S. word for word)

(c) The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property; and,

(d) The right of a property owner to dispose of his or her property through sale or gift.