

TOWN OF LOXAHATCHEE GROVES

155 F Road Loxahatchee Groves, FL 33470



MEMO

TO: TOWN COUNCIL

FROM: [Complete Cities Planning Group, Town Planning Consultant]

THROUGH: FRANCINE L. RAMAGLIA, CPA, AICP, ICMA-CM, TOWN MANAGER

DATE: SEPTEMBER 18, 2024

SUBJECT: QUARTERLY REPORT – JUNE TO SEPTEMBER

A. Development Applications: The following applications have been submitted and are currently in the Development Review process:

- **444/556 B Road LUPA** – A land use plan amendment application to amend the future land use from Rural Residential (1 du/5 ac) to Commercial Low-Office.
- **Piquet Sports** – Various land development applications in process to address long-standing non-compliance issues identified on the property.
- **The Paddock RV Resort** – Various land development applications to permit an RV resort along C Road, north of Southern Boulevard. Application was reviewed at the September DRM meeting with Town staff.
- **Brightview Site Plan Amendment** – Application submitted as result of a code enforcement case. Modifications on site require review and approval by the Town Planning and Zoning Board and Town Council.

B. Public Hearings: The following applications have been processed for public hearings before the Planning and Zoning Board and Town Council:

- **Groves at Town Center and Hotel** - A comprehensive plan text amendment to revise the Special Policy located in the adopted Comprehensive Plan; a Master Plan Amendment; and two site plans for a proposed Hotel and Public Park. A Planning and Zoning Board meeting was held and the applications was recommended for denial. The applicant is revising the proposed plans and seeks a future public hearing before the Planning and Zoning Board and Town Council.

- C. Pre-Application Meetings:** The following pre-application items are anticipated to be submitted for review through the Development Review Meeting process, in the upcoming quarter:
- Not applicable at this time.
- D. Town Initiated Items:** The following Town-initiated items were drafted and reviewed by the Town Council:
- Debris management ordinance – An ordinance to amend the definition of Essential Services to reflect Debris Management as an Essential Service and to allow the use by Special Exception in the RR-5 zoning district. This ordinance failed due to concerns regarding impacts to the Town and maintenance of potential sites.
 - RV ordinance – An ordinance to amend the existing RV ordinance(s) to reflect current Town needs and known challenges. This ordinance passed and is effective October 1, 2024.
- E. Permitting:** Continued coordination with the Building Department to establish an efficient permit review process and integrate zoning review with the FDA process. Continue to provide building permit review staffing.