

TOWN OF LOXAHATCHEE GROVES

155 F Road Loxahatchee Groves, FL 33470



AGENDA MEMO

TO: Mayor and Council Members

FROM: Jim Fleischmann, Town Planning Consultant

VIA: Francine Ramaglia, Town Manager

DATE: July 2, 2024

SUBJECT: Resolution No. 2024-45, Adopting the Data and Analysis supporting the 2024 EAR-based Amendments to the Comprehensive Plan; and

Ordinance No. 2024-01, Adopting the Comprehensive Plan EAR 2024 Goals, Objectives, and Policies.

Background:

Pursuant to Chapter 163, Florida Statutes, the Town has conducted an extensive evaluation and appraisal review (EAR) and update of its Comprehensive Plan. The process started with a content notification letter to the State Land Planning Agency (Florida Department of Economic Opportunity - FDEO) in June of 2021. FDEO acknowledged the Notification in July of 2021.

The Town Council commenced a detailed element-by-element review of the current Comprehensive Plan in December of 2022. Following its 7-month review, the Town's Local Planning Agency (LPA) conducted its required review during September and October of 2023 and recommended approval of the EAR amendments.

The Town Council, at its meeting of February 6, 2024, and following an advertised public hearing on the matter, voted to approve Ordinance 2024-01 on first reading and authorize staff to transmit the proposed amendment to the State Land Planning Agency (Now Florida Department of Commerce - FDC) by a 5-0 vote.

The proposed EAR-based amendments were submitted to the FDC and other required reviewing agencies on February 12, 2024. Although the Town received comments from several agencies, there were no objections to the proposed amendments. The following agencies submitted comments: FDC; Treasure Coast Regional Planning Council (TCRPC); South Florida Water

Management District (SFWMD); Florida Department of Transportation (FDOT) District 4; and the Palm Beach County School District.

A final Council Workshop to discuss the contents of the EAR comprehensive plan amendments document (Comprehensive Plan Evaluation and Appraisal Amendments 2024 Goals, Objectives and Policies) was held on June 18, 2024. Minor text amendments by the Council and amendments recommended by review agencies were discussed and included in the final document. In addition, staff revised the supporting data and analysis to include references to the comments submitted by reviewing agencies.

The second public hearing to consider adoption of Ordinance 2024-01 will be held on July 2, 2024.

Resolution 2024-45 to approve the Comprehensive Plan Evaluation and Appraisal Amendments 2024 Data and Analysis document will be considered at the same meeting.

EAR Documents

The following documents are attached for consideration by the Town Council. The documents provide a complete history of the Evaluation and Appraisal Report (EAR) review and Approval Process:

1. Resolution 2024-45, including the Comprehensive Plan Evaluation and Appraisal Amendments 2024 Data and Analysis.
2. Ordinance 2024-01, including the Comprehensive Plan Evaluation and Appraisal Amendments 2024 Goals, Objectives and Policies.

Council Action

Based on its review, the Town Council may approve, approve with revisions, or deny Resolution 2024-45 and Ordinance 2024-01 on second reading.

Ordinance 2024-01 directs staff to submit the Comprehensive Plan Evaluation and Appraisal Amendments 2024 Goals, Objectives and Policies, along with the Comprehensive Plan Evaluation and Appraisal Amendments 2024 Data and Analysis, to all reviewing agencies and to any other unit of local government or state agency that filed a comment in response to the initial transmittal.

Recommendations:

Staff recommends approval of : (1) Resolution 2024-45 ; and (2) Ordinance 2024-01 on second reading.