

# 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:** April 15, 2025

**SUBJECT:** QUARTERLY REPORT – January 2025 – April 2025

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**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. Last submission by applicant was in the spring 2024.
- **Piquet Sports** – Various land development applications in process to address long-standing non-compliance issues identified on the property - including map and text amendment to comprehensive plan, text amendment to land development code, rezoning, and site plan. Preliminary coordination with applicant to review draft materials. Formal submission anticipated Summer 2025.
- **The Paddock RV Resort** – Various land development applications to permit an RV resort along C Road, north of Southern Boulevard. Application is in final review stages and will be presented at an upcoming PZB and Council meetings.
- **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. Application has not been resubmitted for review.
- **Panda Express Site Plan** – Application for site plan approval in Groves at Town Center. First round of review. Application submitted March 2025.

**B. Public Hearings:** The following applications were 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. Planning and Zoning Board meetings were held in July and August 2024. A Council meeting was held in December to consider the comprehensive plan text amendment. The ordinance passed on first reading and was transmitted to the State as required. Subsequent second readings and approval of the site plan were conducted in February 2025.

**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:

- Kids Cancer Foundation – site plan approval for 14148 Okeechobee.
- Automotive Site along Southern Blvd – site plan approval. PCN: 41-41-43-17-01-808-0070
- Medical Plaza – modifications to parking and signage proposed in anticipation of national tenant. 13475 Southern Blvd.
- *NOTE: Continue to receive several inquiries to locate commercial recreation and commercial uses south of Collecting Canal Blvd. (various parcels).*

**D. Town Initiated Items:** The following Town-initiated items were drafted for future review by the Town Council:

- Revisions to commercial zoning districts.
- Building height ordinance.

**E. Permitting:** Continue to provide site development and building permit review staffing.