



155 F Road Loxahatchee Groves, FL 33470

QUARTERLY REPORT: April – June 2024

Town Planning Consultant, Complete Cities Planning Group

- 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. Exact applications required pending continued coordination with Town.
- 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 is anticipated in August 2024 with a first reading before the Council in September 2024 (including Text Amendment and Master Plan Amendment). The application requires transmittal of the text amendment to the state with an anticipated second reading in November 2024 (including quasi-items).
- 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:
- **The Paddock** - An RV resort-style project including community amenities, generally located east of C Road and south of Collecting Canal.
- 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 will be heard by the Town Council in the third quarter.



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- E. **Pre-Application Meetings:** Continued support on managing pre-application meetings with applicants.
- F. **Permitting:** Continued coordination with the Building Department to establish an efficient permit review process and integrate zoning review with the FDA process.