

# TOWN OF LOXAHATCHEE GROVES

155 F Road Loxahatchee Groves, FL 33470



## AGENDA MEMO

**TO:** Town of Loxahatchee Groves Town Council

**FROM:** Planning and Zoning Department

**DATE:** May 7, 2024

**SUBJECT:** Consideration of Ordinance No. 2024-04 on First Reading Amending the Unified Land Development Code Section 10-015, “Definitions”, and Section 20-015, “Residential Zoning Districts”.

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### Background:

The Town of Loxahatchee Groves allows Essential Services in certain zoning districts as a permitted use, or special exception use. Essential Services is currently defined as,

“The erection, construction, alteration or maintenance by public utilities or governmental agencies, of underground or overhead sanitary sewer, communication, gas, electrical, steam or water transmission or distribution systems, and drainage facilities, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, transformer substations and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare.”

It was brought to the Town’s attention that a site at 248 C. Road had been pre-approved as a Debris Management Site by the Florida Department of Environmental Protection. This property is approximately 16 acres in size and is generally located north of Southern Boulevard, south of Collecting Canal Road and east of C Road. The debris management site would be operated by Ashbritt and serve the Town and surrounding areas after a natural disaster.

To accommodate this proposed use, the Town is proposing to clarify the definition of Essential Services to include reference to debris management. Essential Services, Debris Management would be added as a Special Exception (Category B) use within the AR zoning district. In addition, Debris Management uses in the AR category would be subject to minimum site design standards. The operations, design, and closeout of the use are subject to state and federal regulations.

**Recommendations:**

Staff recommends approval of the proposed *Ordinance No. 2024-04*.