

TOWN OF LOXAHATCHEE GROVES

155 F Road Loxahatchee Groves, FL 33470



AGENDA MEMO

TO: Town Council, Town of Loxahatchee Groves

FROM: Francine L. Ramaglia, CPA, AICP, ICMA-CM, Town Manager

DATE: April 1, 2025

SUBJECT: Discussion of Proposed Ordinance Updates to the Unified Land Development Code

Background:

This ordinance includes housekeeping updates to clarify, clean up, and modernize the Town's development rules (ULDC). These changes clarify regulations and provide for better organization and improved consistency of enforcement of the ULDC. A number of these provisions have been discussed previously and modifications directed by Council. The primary revisions for discussion are summarized as follows:

Voting Rules: Simple majority needed to amend the ULDC. This change is significant but necessary in order to move forward and update the code to meet the needs of the community. Necessitating a super majority gives undue power to the minority and can result in an ordinance that lacks consistency or clarity, because of the compromises necessary for its passage. Furthermore, the supermajority requirement presumes the existing ULDC provisions are more perfect than they actually are.

Code Interpretation & Enforcement: Clarifies Town Manager is interpreter of the Code. This is implicit in the current code, yet we believe it should be clearly stated.

Updated Definitions: Revises definition of self-storage facilities to ensure indoor-only access and no residential use.

Outdoor Storage Rules: Clarifies that storage of recreational vehicles is regulated by Article 92, so all RV regulations are in one place in the ULDC.

Outdated Sections Removed: Deletes section relating to non-conformity determinations which was internally inconsistent and misplaced the Town Council's role in the process. Eliminated historical legacy provisions.

Self-Storage Standards: Updates and clarifies regulations relating self-storage buildings and operations.

Road Standards: Clearly identifies what roadways are local roads.

Access Easements to landlocked parcels: Clarifies requirements and provides a requirement for turnaround of sufficient dimension to accommodate large vehicles such as fire and garbage trucks.

Street standards: Updates local roadway design standards.

Notice Requirements: Clarifies that applicants are responsible for mailing costs incurred by the Town in providing notice of hearings and who may be able to present evidence at a hearing. This does not limit the right of the public to comment on applications during a public hearing.

Vested Rights: Modifies the application requirements and process for property owners can apply for and appeal vested rights determinations.

These updates are suggested to make the code easier to read, implement and enforce; to remove unnecessary and/or outdate provisions; improve consistency with recent rules; and to facilitate application of the code fairly, timely and accurately.

Recommendation:

Staff recommends approval of **Ordinance No. 2025-__** as presented.