

TO: Mayor and Councilmembers

FROM: Jim Fleischmann, Town Planning Consultant

DATE: April 24, 2023

SUBJECT: Pre-Council Workshop Update of Comprehensive Plan Elements

Background

Current Goals, Objectives & Policies for the individual elements of the Town's Comp Plan were distributed in a 3-ring binder at the November 15, 2022 Council meeting. The binder can be used as the basis to track revisions made by the Council during 2023 workshops.

The following information is provided for Council's review:

1. Summary of Council action/direction at the January 9 - March 27, 2023 Workshops.
2. Proposed Introduction Element.
3. Proposed Future Land Use Map and Transportation Maps.
4. Revised schedule of Comp Plan Amendment activities (attached).

Recommendation:

A. Staff seeks direction related to the attached inventory of revisions made by Council during its January – March Comprehensive Plan review workshops.

B. Staff seeks direction from Council on the following Comprehensive Plan-related issues:

1. Agri-Tourism
2. Annexation
3. Potential New Commercial Designations: Rural Service Commercial; Rural Commercial; Commercial Recreation; and Equestrian.

SUMMARY OF COUNCIL COMP PLAN REVISIONS TO DATE (April 24, 2023)

Summary of Council Revisions/Direction at the January 9, 2023 Workshop:

A. Conservation Element

1. Add the Division of Forestry (Open Burning Controls) to Policy 4.1.3.
2. Add a reference to the SFWMD 10-Year Water Supply Plan Update to Policy 4.2.2.
3. Move Policy 4.2.6 to the Infrastructure Element
4. Add procurement of water conservation publications from the SFWMD for distribution/posting on the Town website for Town residents to Policy 4.2.9.
5. Direct the Town Attorney to prepare an alternative to LGWCD for use in Policy 4.2.12 and all other references in the Plan.
6. Policy 4.3.1 – Obtain sources from state agencies and post on Town website.
7. Staff to check Town ordinances to see if Policy 4.3.5 is being implemented in the ULDC.
8. Change the reference in Policy 4.3.7 (and all other Plan elements) from occupational license to BTR.
9. Add 4. Preservation of Indigenous Wildlife and 5. Preservation of Wetlands to Policy 4.4.1
10. Policy 4.6.1 – Delete “Within one year of adoption of the Comprehensive Plan” and add “adopt landscaping and tree protection standards.”
11. Revise Policy 4.6.6 to read: With all new development, the Town shall regulate Category 1 invasive exotic vegetation as defined in the list maintained by the Town.”
12. Add the following to Policy 4.8.2: “. . . as specified in the FDA and Site Plan development permit applications.”

B. Recreation and Open Space Element

1. Policy 5A.1.4 – Staff obtain a copy of the County Park Master Plan, as amended in 1991.
2. Policy 5B.3.2 - replace “pursue” with “Support.”

Summary of Council Revisions/Direction at the January 23, 2023 Workshop:

A. Housing Element

1. Policy 6.1.1: Update to continue and combine items 1 – 6 into building code and other appropriate ULDC sections.

2. Policy 6.1.2: Update to continue.
3. Policy 6.1.3 Provide Council with list of structures on the Florida Master Site File
4. Objective 6.2: Revise to read:

Adequate and affordable housing, consistent with the current rural character of the Town, shall be provided for existing residents and anticipated population growth, including modular and existing manufactured homes. ~~housing to accommodate any defined specialized needs of very low, low and moderate income households, elderly households, EH handicapped or displaced residents, and farmworkers; Also, provisions shall be made for foster care housing and manufactured or mobile homes.~~

5. Policy 6.2.4: Delete Policy
6. Policy 6.2.5: – Revise to allow existing and replacement manufactured homes to remain subject to ULDC requirements.
7. Policies 6.2.6, 6.2.7, and 6.2.8: Delete Policies.
8. Objective 6.3 and Policies 6.3.1, 6.3.2, 6.3.3, 6.3.4, and 6.3.5: Delete policies.
9. Policy 6.4.1: Revise to read:

Due to high land values and low permitted densities, very-low, low and moderate income housing efforts shall be oriented primarily toward: (1) maintaining the existing housing stock in standard condition; (2) continuing to permit individual ~~manufactured housing and mobile modular~~ modular homes, and (3) investigating innovative housing alternatives such as ~~single room occupancy, accessory dwelling units, and congregate living.~~ single room occupancy, accessory dwelling units, and congregate living.

10. Policy 6.4.2: Revise to read:

Provide information and technical assistance to the private sector to maintain a housing production capacity sufficient to meet projected needs. ~~Further, expedite development reviews for those applications that include very low, low or moderate income housing.~~

11. Policy 6.4.4: Delete Policy

B. Intergovernmental Coordination Element

1. Objective 7.1: Revise to read:

~~Continue and improve initiated semi-annual contact through~~ Attend formal and informal meetings with Palm Beach County officials, School Board of Palm Beach County, adjacent municipalities, and other regional and local agencies providing services or regulatory control over the use of land within Loxahatchee Groves.

2. Policy 7.1.2: Delete

3. Policy 7.1.4: Revise to read:

The Town's ~~Comprehensive Plan~~ will consider ~~be consistent, where feasible and practical, with the Treasure Coast Regional Policy Planning Council Regional Policy Plan, Palm Beach County Comprehensive Plan, the Comprehensive Plans of adjacent local governments, and applicable regional water supply plans~~ when amending its Comprehensive Plan.

4. Policy 7.1.7: Revise to read:

Cooperatively pursue the resolution of development and growth management issues having impacts that transcend the Town's current political jurisdiction ~~including issues of federal, regional, and state significance with the appropriate agencies.~~ Issues to be addressed include, but are not limited to, the following:

- a) Accessibility to parks in neighboring municipalities
- b) Roadway improvements and formulation of master plans with other entities and agencies that would offer regarding traffic control on Okeechobee Boulevard
- c) Stronger enforcement of speed limits and traffic safety measures ~~or lowering speed limits on alphabet roads~~
- d) Stormwater runoff and water quality
- e) Alternate water supply plans
- f) Hazardous waste exposure
- g) Siting of facilities with County-wide significance

5. Policy 7.2.2: Revise to read:

The Town shall utilize the following ~~process~~ procedures, as appropriate, when considering the location and extension of public facilities ~~that are subject to concurrency and when siting facilities with countywide significance, including locally unwanted land uses that are established within a formal agreement between local, county and state governments and agencies:~~

- ~~1. The site plan procedure~~ Site Plan approval, which considers the future impact of a proposed site plan development on the facilities and services provided by Loxahatchee Groves ~~and those of adjacent local governments, if any; or other governmental entities;~~
2. The goals, objectives and policies contained within the comprehensive plans of adjacent local governments, when reviewing proposed site-specific map amendments to the Future Land Use map.

3. Establishment of joint planning processes or joint planning areas with local governments, the School District of Palm Beach County, other governmental units providing services but not having regulatory authority over the use of land, the region, and the state.

6. Objective 7.3 and Policy 7.3.1: Delete

7. Policy 7.4.1: Delete

Summary of Council Revisions/Direction at the January 30, 2023 Workshop:

A. Infrastructure Element

1. Objective 3A.1: Revise to read:

To optimize the utilization of water resources through provision of stormwater management for the Town which reduces damage and inconvenience from flooding, promotes aquifer recharge, minimizes degradation of water quality in surface and groundwater and protects the functions of wetlands. ~~in urban areas.~~

2. Policy 3A.1.2.a - i: Request review by Public Works Department and, if necessary, the Town's Engineer to determine in requirements are current..

3. Policy 3A.1.14: Revise to read:

The Town of Loxahatchee Groves shall investigate the need to acquire a National

Pollution Discharge Elimination System - Municipal Separate Storm Sewer System

(NPDES-MS4) and the implementation of the permit conditions including monitoring of

outfalls and improving stormwater management practices ~~by December 2009.~~

4. Policy 3A.1.15: Delete Policy.

5. Policy 3C.2.4: Revise to read:

An assessment of the impacts of the construction and operation of new or expansion of existing water treatment plants and support services on adjacent natural resources shall be prepared during site review by Palm Beach County during preparation of its 10-Year Water Supply Facilities Work Plan updates.

6. Policy 3C.3.6: Revise to read:

The Town shall coordinate with Palm Beach County and the South Florida Water Management District to continue to protect ground and surface waters through its permitting of water withdrawals for irrigation and human consumption.

B. Transportation Element

1. Directed Staff to obtain and forward to Council the following: (1) the current roadway classification of Okeechobee Boulevard, including its CRALLS

classification; (2) recent historical traffic counts on Okeechobee Boulevard; (3) count maximums by LOS category; and (4) justification for “Rural Collector” classification for Okeechobee Boulevard.

2. Objective 2.3: Staff propose revised wording. Rename the RETAG to Multi-Use Trails and Greenways Advisory Committee.
3. Revise Policy 2.3.5 to read:
The greenway and equestrian trails system, wherever feasible, shall provide connectivity connections between among residential properties, homes, parks, recreational facilities, open spaces, and commercial facilities throughout the Town.
4. Revise Policy 2.3.7 to read:
The Town, ~~in cooperation with LGWCD and the RETAG,~~ shall develop minimum design standards for greenway and equestrian trails for inclusion in its Land Development Regulations. ~~The Town shall coordinate the application of its minimum design standards with the LGWCD whenever a proposed greenway or equestrian trail falls within an LGWCD right of way.~~
~~Further, the RETAG shall work cooperatively with the Loxahatchee Groves Water Control District to develop trail design documents.~~
5. Policy 2.4.1: Council to consider future revision of the Policy which is worded as follows:
The Town shall determine which trails should be considered for public ownership.
6. Policy 2.5.1: Revise to read:
The Town shall encourage connectivity within the Town among all new development and redevelopment projects so as to minimize impacts on the roadway network.
7. Policy : – Revise to read:
The Town shall coordinate the transportation system with land uses through implementation of, but not limited to, the following programs, activities or actions:
 1. Transportation facilities and services shall be planned and located in a manner which minimizes the potential impacts on adjacent land uses with consideration given specially to existing residential areas.
 2. ~~Intermodal facilities shall be located so as to maximize the efficiency of the transportation system.~~
 3. ~~All opportunities to provide adequate bus shelters will be explored.~~
8. Objectives 2.6 to 2.9 to be considered at the next workshop meeting.

Summary of Council Revisions/Direction at the February 12, 2023 Workshop:

A. Transportation Element (starting at Objective 2.6)

1. Move Objective 1.1.A from Future Land Use to Transportation 2.5.3 and 2.7, as appropriate. Express desire to be classified a Rural Minor Collector. Include traffic

calming devices as roundabouts, traffic signals and/or stop signs.

2. Add Policy 2.6.4 to prohibit connectivity between Town unincorporated area. Cite existing ordinance.
3. Revise Policy 2.7.8 to read:

The Town will strive to reduce greenhouse gas emissions by reducing traffic congestion and air pollution. The Town will promote alternative forms of transportation by solidifying a greenways/equestrian trail plan and cooperating with Palm Beach County for new and improved transit. ~~The Town will also plan internal roadways and cross access between parcels that will allow for more efficient travel.~~

B. Capital Improvements Element

1. Move Policy 9.1.1 (a) to the Infrastructure Element if necessary
2. Revise Policy 9.1.3 to read:

Ensure that new development bears a proportionate cost for public facility improvements by utilizing a variety of mechanisms ~~to assess and collect impact fees,~~ dedications and/or contributions from private development.

3. Revise Policy 9.1.4 to read:

~~Aggressively seek all~~ Seek realistic grant opportunities to fund projects in the Five-Year Schedule of Capital Improvements.

4. Revise Policy 9.1.6 to read:

Each review of the Capital Improvements Element shall include a review of the assumptions, projections, needs, and consideration for appropriate and timely renewal of existing facilities according to the following criteria:

- 1) Emergency and post-disaster mitigation.
- ~~2) Deficiency determination by a Concurrency Management System.~~
- 3) Public involvement in Capital Improvement Program and Budget.
- 4) Existing land development and Town plans.
- 5) Plans of local, county, state agencies including the Town and Loxahatchee Groves Water Control District.
- 6) Accommodation of new development and redevelopment.
- 7) Financial feasibility.

5. Revise Objective 9.2 to read:

Provide the necessary capital improvements to replace worn-out or obsolete public facilities, correct service deficiencies and accommodate planned future growth ~~consistent with the adopted level of service standards.~~

6. Revise Policy 9.2.1 to read:

Prepare and adopt a Five-Year Capital Improvement Program (CIP) as part of the Town's annual budgeting process. Amend the Five-Year Schedule of Capital Improvements on an annual CIP updates basis.

7. Delete Policies 9.2.16 - 9.2.18, including all references to public school concurrency.

8. Revise Objective 9.6 to read:

The Five-Year Schedule of Capital Improvements shall be reviewed by the FAAC on an annual basis as part of the Town budget process. Any revisions and/or amendments to the Five-Year Schedule of Capital Improvements shall be made by the Town Council at that time. Annual updates to ~~Tables 9-1 to 9-3 of the Five Year Schedule of Capital Improvements~~ shall be made by Town Council Ordinance and not subject to the comprehensive plan amendment process.

9. Delete Objective 9.7 and Tables 9-1 to 9-3.

Summary of Council Revisions/Direction at the March 13, 2023 Workshop:

C. Future Land Use Element (commencing at Policy 1.2.4)

- 1 Revise Policy 1.2.4 to read:

The Town shall consider extension of Tangerine Drive from B Road ~~the equivalent of 161st Terrace~~ to E Road.

- 2 Revise Policy 1.5.1 to read:

~~The Town shall allow~~ Future public schools may be allowed as a permitted use subject to special exception approval by the Town Council in the Institutional and Public Facilities (INST) future land use category on Southern Boulevard. In any event, Special Policy 1.15.4 of the Future Land Use Element shall be interpreted as the Palm Beach State College property remaining a lawful use and not transformed to a nonconforming use by virtue of any amendment to the permitted uses in the Rural Residential 5 (RR 5) Land Use Category or the Town's Unified Land Development Code (ULDC).

3. Revise Policy 1.6.1 to read:

The Town shall ~~prepare~~ maintain a Comprehensive Emergency Management Plan to ensure that actions needed to protect the public health and safety shall receive first priority in emergency permitting decisions. ~~by March 2009.~~

4. Revise Policy 1.6.4 to read:

The Town shall prepare a post-disaster redevelopment plan, ~~by December 2010.~~

5. Delete Policy 1.7.3 and replace it with Policy 1.14.2, as follows:

Policy ~~1.14.2:~~ 1.7.3

At the time of each required Evaluation and Appraisal Report, evaluate the need to designate any housing structures as locally historically significant and in need of special consideration under the provisions and criteria cited in the Standard Housing Code.

6. Further discussion is necessary on Policy 1.11.4

Owners of non-conforming lots of record that were legally established prior to the date of incorporation may construct one single family home on their lot.

7. Further discussion is necessary on Objective 1.14

The Town shall encourage the redevelopment and renewal of blighted areas in order to ensure stability of the community as needed.

8. Delete Policy 1.14.2 and replace Policy 1.7.3 (See item #5, above).

9. Delete Special Policy 1.15.7

10. Delete Special Policy 1.15.8

INTRODUCTION ELEMENT

Underlined text is an addition to the Current Comprehensive Plan.

Included within the Evaluation and Appraisal Report update of the Loxahatchee Groves Comprehensive Plan, the Town has opted to create a separate Goals, Objectives and Policies document entitled: “ 2023 Town of Loxahatchee Groves Comprehensive Plan Goals, Objectives and Policies”.

The following 2023 Town of Loxahatchee Groves Comprehensive Plan Goals, Objectives and Policies (GOPs) document consists of goals, objectives and policies for each of the Comprehensive Plan Elements extracted from the 2009 Town of Loxahatchee Groves Comprehensive Plan, as amended (2009 Plan), and updated, where necessary, from the results of the 2023 Town of Loxahatchee Groves Evaluation and Appraisal Report. GOP updates, to the 2009 Plan included herein, are presented in underline and strikethrough format so that the revisions can be easily tracked. The GOPs are adopted by Ordinance, per Florida Statutes requirements.

GENERAL REQUIREMENTS

Chapter 163.3161-163.3197, Florida Statutes (Community Planning Act) establishes requirements for the format and content of the Comprehensive Plan.

Chapter 163.3164(4), Florida Statutes defines comprehensive plan as “. . . a plan that meets the requirements of Sections 163.3177 and 163.3178”. Section 163.3177 lists required conditions, studies, surveys and elements of the Comprehensive Plan. Further, the following two provisions of Chapter 163, Florida Statutes are emphasized by the State:

1. Loxahatchee Groves is charged with setting levels of service for public facilities in the Comprehensive Plan in accordance with which development must occur and permits will be issued; and
2. Public facilities and services needed to support development in Loxahatchee Groves shall be available concurrent with the impacts of such development.

DATA AND ANALYSIS REQUIREMENTS

All goals, objectives, policies, standards, findings and conclusions within the Town’s Comprehensive Plan shall be based upon relevant and appropriate data. The Town is not required to collect original data; however, it is encouraged to utilize any original data necessary to update or refine the Comprehensive Plan data base, as long as methodologies are professionally accepted.

Data used shall be the best available, unless the Town desires original data or special studies. Where data augmentation, updates, or special studies or surveys are deemed necessary, appropriate methodologies shall be clearly described or referenced and shall meet professionally accepted standards for such methodologies.

The Comprehensive Plan shall be based population estimates and projections. Population estimates and projections shall be either those provided by the U.S. Bureau of the Census, University of Florida, Bureau of Economic and Business Research, or those generated by the Palm Beach County Planning Division (Population Model projections), or the Town.

PROCEDURAL REQUIREMENTS

The Town's comprehensive plan shall be adopted and amended pursuant to the procedural requirements of Sections 163.3184 and 163.3187, Florida Statutes.

GOALS OBJECTIVES AND POLICIES

The following sections of this document shall comprise the goals, objectives and policies component of the Melbourne Beach Comprehensive Plan:

<u>Element</u>	<u>Chapter</u>
<u>Future Land Use</u>	<u>1</u>
<u>Transportation</u>	<u>2</u>
<u>Infrastructure</u>	<u>3</u>
<u>Conservation</u>	<u>4</u>
<u>Recreation/Open Space</u>	<u>5</u>
<u>Housing</u>	<u>6</u>
<u>Intergovernmental Coordination</u>	<u>7</u>
<u>Public School Concurrency</u>	<u>8</u>
<u>Property Rights</u>	<u>9</u>

When the Town begins the adoption or amendment process, it is required by State law that appropriate public hearings be held. Procedures presented in Chapter 163, Part II, Florida Statutes are closely followed and adhered to at that time. As particular issues or matters of an expressed community concern arise, the Local Planning Agency (LPA) may hold additional public meetings or hearings, to address such concerns. Copies of public meeting legal notices are published pursuant to Chapter 166.04 (3) (a), Florida Statutes.

The Town shall review, and revise as necessary, the Five-Year Schedule of Capital Improvements, pursuant to Objective 9.6 of the Capital Improvements Element each year.

MAPS SHOWING FUTURE CONDITIONS

Maps showing future conditions and/or illustrating Comprehensive Plan directives, as necessary, are included within each Element..

ADOPTION ORDINANCE

The 2023 Town of Loxahatchee Groves Comprehensive Plan Goals, Objectives and Policies document adoption ordinance is included herein by reference. Copies of ordinances and legal notices, published pursuant to Chapter 163, Florida Statutes are on file with the Town Clerk.

SUPPORT DOCUMENTATION

Support documentation that forms the basis for the Comprehensive Plan, as well as future amendments and updates shall be included within each successive amendment and/or EAR-based comprehensive plan update.

PLANNING PERIOD

The Town's comprehensive plan must include a planning period for at least a ten-year period. On this basis, the 2022 – 2035 period is utilized in the 2023 Loxahatchee Groves Comprehensive Plan Goals, Objectives and Policies document.

POPULATION PROJECTIONS

The 2020 Census population of Loxahatchee Groves was established at 3,355 residents.. Future Town population generated by the Palm Beach County Planning Division Population Model is projected at 4,322 residents by 2035

MONITORING AND EVALUAION

The role of monitoring and evaluation is vital to the effectiveness of any planning program and particularly for the Capital Improvements Element. This is largely because the Town's revenue and expenditure streams are subject to fluctuations every year. In order to maintain the effectiveness and relevance of the Capital Improvements Schedule, the Capital Improvements Element requires a continuous program for monitoring and evaluation.

The annual review will be the responsibility of the Town Council. The Town Manager will serve as principal advisor at all formal deliberations related to capital improvement monitoring and evaluation. The Town Council will direct the Town Manager to take appropriate action based upon its findings.

COMMUNITY CHARACTER GOAL

The community character goal is the overall goal toward which all other goals, objectives and policies are directed. Ultimately, the development of plans, enforcement of regulations, and operations of the Town are directed toward this end.

Throughout its pre and post-incorporation periods, the Town has undertaken several exercises oriented to defining the Town's character and vision. Four of the principal efforts are summarized below. These can be used as a starting point to prepare a Community Character Goal for the 2023 Town of Loxahatchee Groves Comprehensive Plan Goals, Objectives and Policies (GOPs) document

1. Loxahatchee Groves Neighborhood Plan

While still an unincorporated community, residents of Loxahatchee Groves formed the Loxahatchee Groves Neighborhood Planning Committee and sought the assistance of the Palm Beach County Planning Division to develop a neighborhood plan. Community meetings were held to discuss issues facing the community, positive attributes of the community, vision of the future, and neighborhood plan goals.

The community set forth goals they want the Plan to achieve including maintaining the existing quality of life through:

- Preserving the natural environment and rural atmosphere for residents
- Providing a balance between property owners' interests and land use
- Encourage consistency of architectural design and use of native plant buffers
- Promote responsible code enforcement and prevent obnoxious noise
- Promote recreational opportunities
- Settle land use conflicts
- Maintain low-impact non-residential and residential land uses on Okeechobee Boulevard and State Road 80 (Southern Boulevard)

2. Strategic Plan

The Town underwent a thorough Strategic Planning and Visioning process with extensive public participation in the Spring of 2008 to provide guidance for the Comprehensive Plan. The goal was to "embrace our founder's vision while laying the path for tomorrow."

During public participation sessions, residents were polled on various concepts including the natural environment, land uses, transportation, architectural and urban design, and town management. Consensus-building techniques were used to determine the Town's Strategic Plan.

The vision for the future of the community as stated in the Strategic Plan is as follows:

"Loxahatchee Groves will protect its natural environment and rural character in the midst of an urbanizing region. The Town will continue to be a rural residential and agricultural community that has great respect for lifestyle choices balanced with historical community needs. This is reflected in a cost effective, minimal government structure that strives to protect the environment and our quality of traditional lifestyles."

3. Rural Vista Guidelines (Guidelines for Loxahatchee Groves' Non-residential Projects)

A group of volunteers from The Loxahatchee Groves Landowners Association compiled the Rural Vista Guidelines, a set of design guidelines for non-residential development. The guidelines require that projects should reflect the rural character and have a Colonial, Victorian, Farmhouse, Rustic or Bungalow style to retain the agricultural and residential nature of the Groves.

4. 2019 Strategic Visioning Workshop

The notes below summarize the results of Participant and Council discussions held at the September 2019 workshop.

Participants were asked “What else could we do to foster or protect the Town’s identity, or brand?” A number of ideas were offered, mostly centered around a couple of themes:

- Emphasizing the rural quality of the Town
- Promoting agritourism and farm-to-table services
- Adding equestrian amenities
- Strengthening the code

Key Council member takeaways included the ideas that future development should be directed towards projects that reflect the rural nature of the community, that there was an appetite for locally-oriented services (particularly around agriculture), and that now was the time to start resolving some of these long-standing issues. However, infrastructure-- Roads, Canals, & Drainage-- rose to the top as the number one priority.

- Create a grid to define priority roads
- Establish a long-range financial forecast to determine available funding
- Develop and deploy a maintenance program based on funding

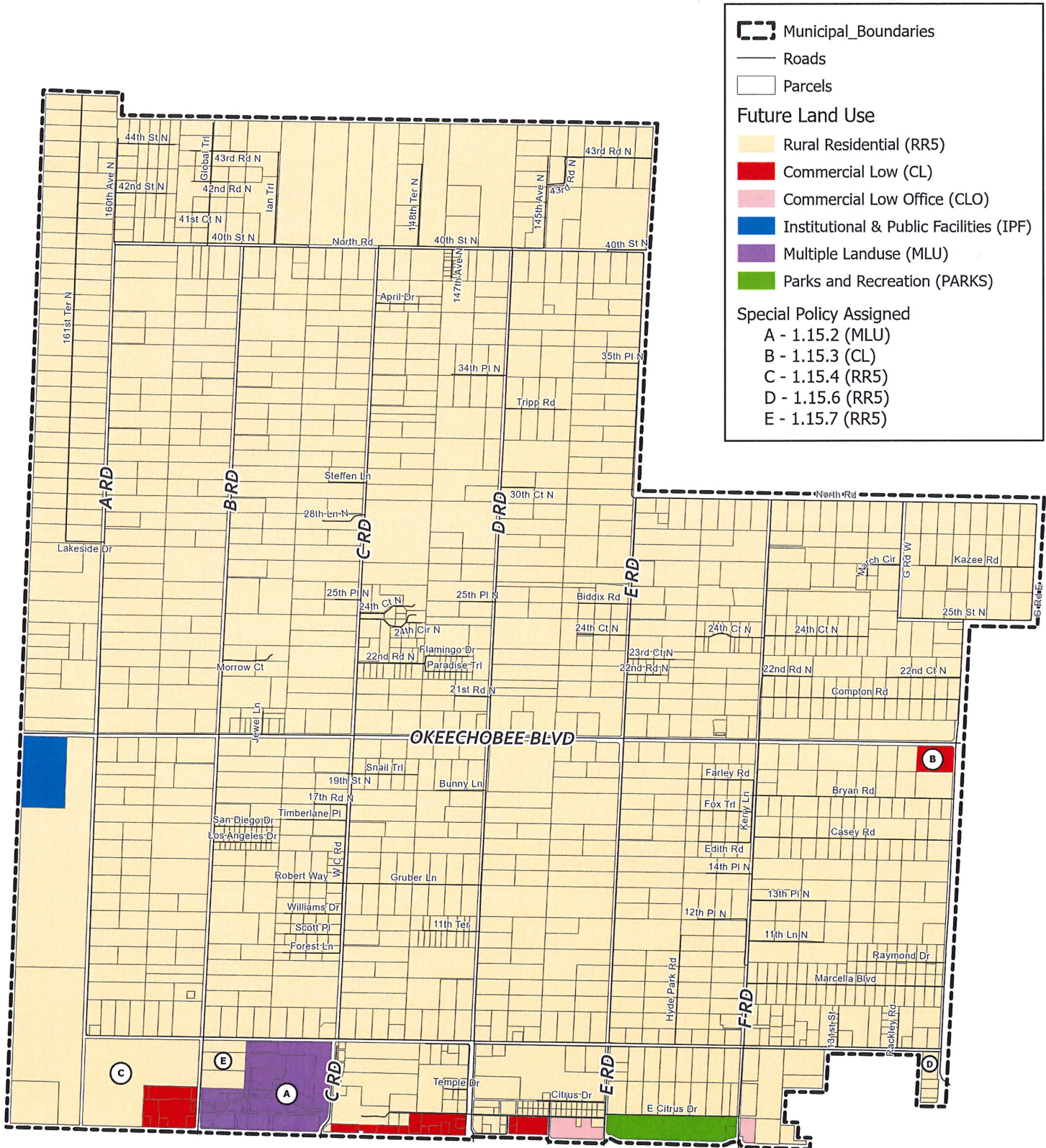
REVISED EAR-BASED AMENDMENTS SCHEDULE (6)

Commencing April 24, 2023

Month	Date	Comp Plan Element(s)	Task
January	9	Conservation and Recreation/Open Space	1. Discussion and Staff Direction
January	23	Housing and Intergovernmental Coordination	1. Review of January 9th 2. Discussion and Staff Direction
January	30	Infrastructure and Transportation (part)	1. Review of January 23rd 2. Discussion and Staff Direction
February	13	Transportation (balance), Capital Improvements and Property Rights	1. Review of January 30th 2. Discussion and Staff Direction
February	28	Future Land Use #1	1. Review of February 13th 2. Discussion and Staff Direction
March	13	Future Land Use #2,	1. Review of February 28th 2. Discussion and Staff Direction
March	27	Introduction Element Plan graphics and Additional Planning Issues	1. Review of March 13th 2. Discussion and Staff Direction
April	24	Summary and discussion of previous and additional revisions	1. Review of March 27th 2. Discussion and Staff Direction
To be determined(TBD)	TBD	Council Workshop #1 All Elements	1. Review of TBD 2. Discussion and Staff Direction
To be determined(TBD)	TBD	Council Workshop #2 All Elements	1. Review of TBD 2. Discussion and Staff Direction
To be determined(TBD)	TBD	Public Hearing - All Elements	Local Planning Agency Hearing and recommendation to Council
To be determined(TBD)	TBD	Public Hearing - All Elements	Second Local Planning Agency Public Hearing – If necessary
To be determined(TBD)	TBD	Public Hearing - All Elements – Revised Comprehensive Plan	Council Public Hearing and Consideration of Adoption Ordinance on First Reading
To be determined(TBD)	TBD	All Elements – Revised Comprehensive Plan	Transmittal to FDEO and Other Agencies for Review and Comment
To be determined(TBD)	TBD	All Elements – Revised Comprehensive Plan	Council Public Hearing and Consideration of Adoption Ordinance on Second Reading
To be determined(TBD)	TBD	All Elements – Revised Comprehensive Plan	Submittal of Adopted Plan to FDEO



2030 Future Land Use Map



Legend

- Municipal_Boundaries
- Roads
- Parcels

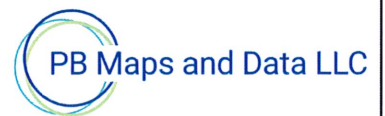
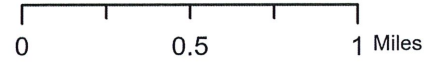
Future Land Use

- Rural Residential (RR5)
- Commercial Low (CL)
- Commercial Low Office (CLO)
- Institutional & Public Facilities (IPF)
- Multiple Landuse (MLU)
- Parks and Recreation (PARKS)

Special Policy Assigned

- A - 1.15.2 (MLU)
- B - 1.15.3 (CL)
- C - 1.15.4 (RR5)
- D - 1.15.6 (RR5)
- E - 1.15.7 (RR5)

Source: 2022 Town of Loxahatchee Municipal Boundaries, Roads FLU; County Property Appraiser Parcels





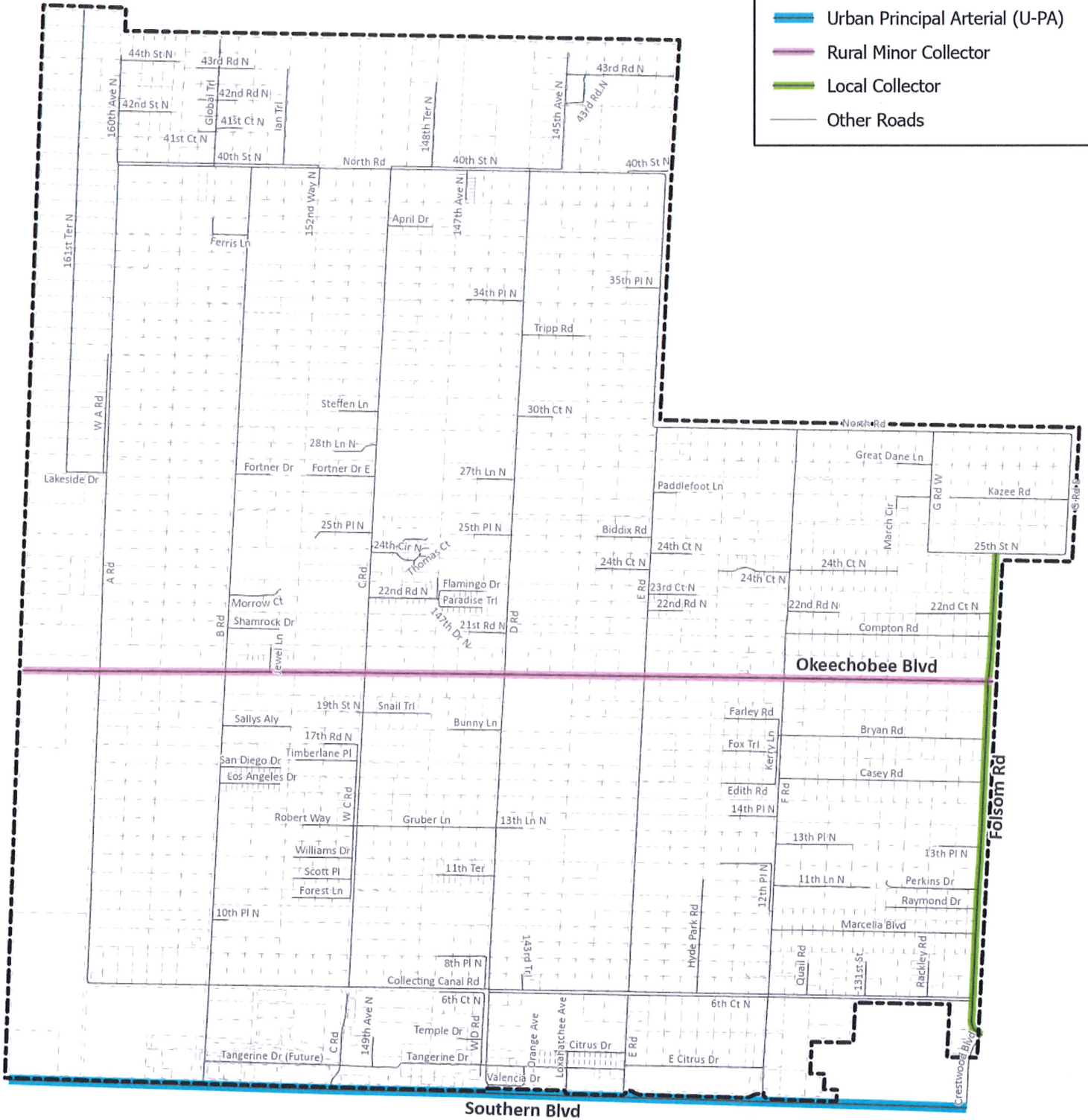
Major Roads Functional Classification Map

Municipal Boundaries

Parcels

Functional Classification

- Urban Principal Arterial (U-PA)
- Rural Minor Collector
- Local Collector
- Other Roads





Local Roads Classification Map

- Municipal Boundaries
- Parcels
- Level of Service**
 - Level 1 - Access to both Okeechobee and Southern Blvds
 - Level 2 - Access to either Okeechobee or Southern Blvds
 - Level 3 - Connector Public Access
 - Level 4 - Public Access
 - Level 5 - Private Access
- Palm Beach County Roadway
- FL Dept. of Transportation Roadway
- Future (Tangerine Dr.)
- Other

NOTE: This portion of 40th St N (located north of North Road) is for berm maintenance access and is NOT a roadway.

