

This is an updated presentation on Item 1

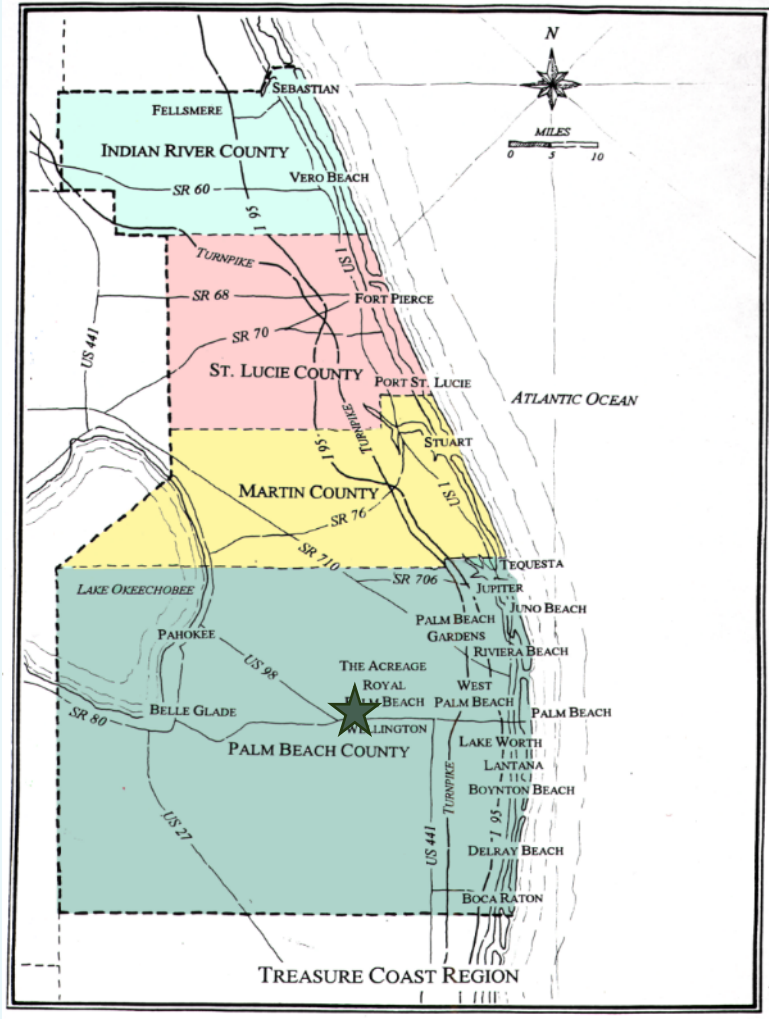


Town of Loxahatchee Groves Southern Boulevard Corridor Study

Community Planning Technical Assistance Grant
FloridaCommerce (State of Florida)

June 2, 2026

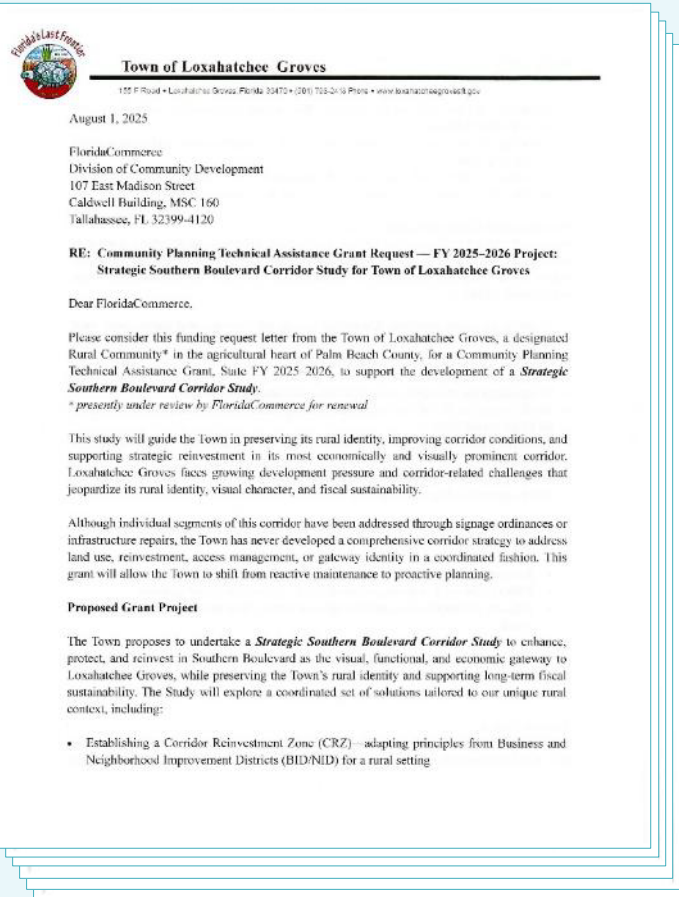
Who Are Regional Planning Councils?



- 4 Counties – 52 Municipalities
- 2.1 million people
- 105 miles of Atlantic Coastline
- 3,589 square miles
- 294 local elected officials
- 5 state senators
- 13 state house members
- Economic Development, Emergency Preparedness, Transportation Planning, Urban Design Studio



Town Request to FloridaCommerce



“...strategic tools needed to address rising infrastructure costs, safety challenges, and reinvestment needs while reinforcing the Town’s commitment to preserving its rural character.”

The Technical Assistance Grant required analysis of the following:

- Public Input
- Traffic & Infrastructure
- Public Safety & Drainage
- Equestrian–Pedestrian Safety & Gateway Identity
- Fiscal & Zoning Strategies



Why are we here?



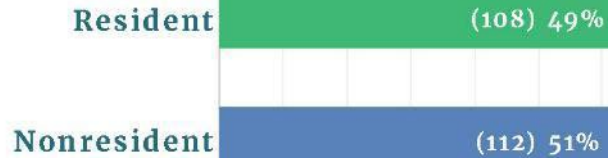
The community has concerns about loosing the Town's identity.

- Development has diluted the Town with generic architecture & landscaping
- Infrastructure is aging and facing new challenges
- Resulting in a general degradation of the quality of life in Loxahatchee Groves.

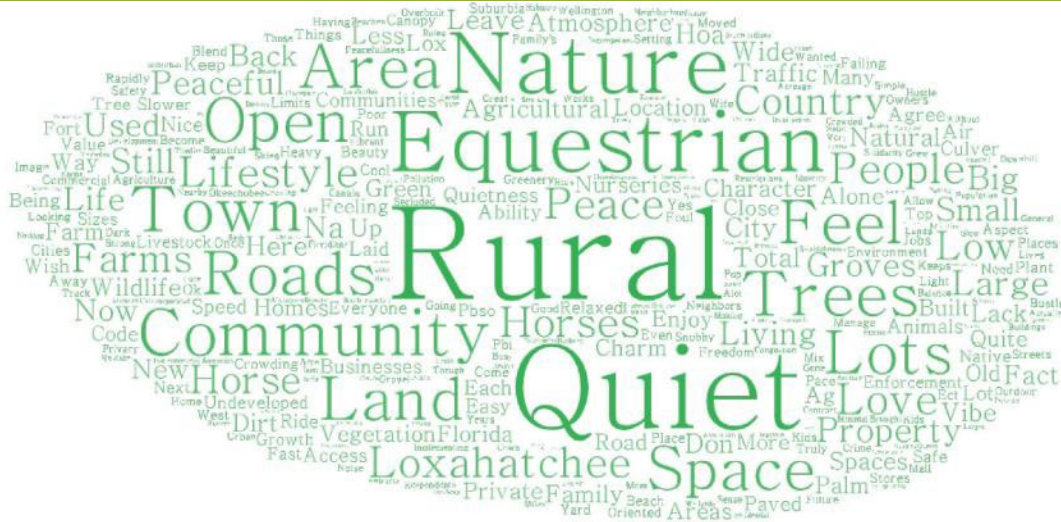


Online Community Survey

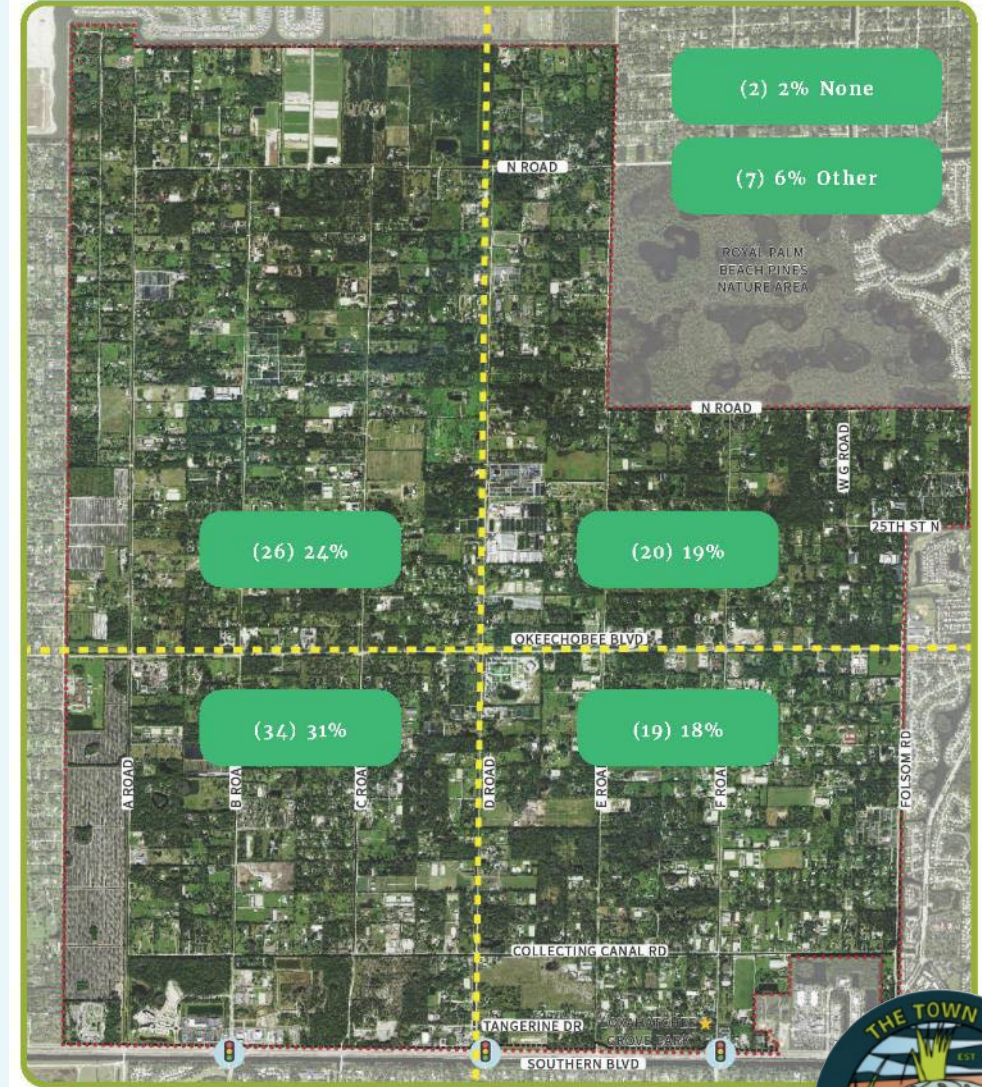
2. Do you live in the Town of Loxahatchee Groves?



7. What are the things you like the most about Loxahatchee Groves?



4. If you live in the Town of Loxahatchee Groves, select the area that best describes your location. Please use the image for reference.



Propose Recommendations

The community has concerns about losing the Town's identity. Recommended actions:

- Hold the Line: Follow the Comprehensive Plan and provide more consistency within Zoning
- Codify Standards: Adopted improved architectural & landscape standards
- Announce the Town Identity: Announce the Town values and character at every opportunity
- Invest in Infrastructure: Think long term & pursue grants strategically



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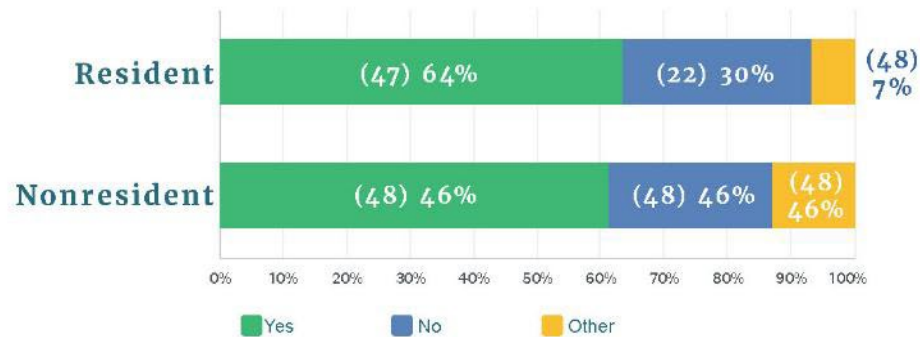


Hold the Line Comprehensive Plan: Future Land Use

Future Land Use in the Study Area



9. Should commercial uses be limited to south of Tangerine Drive?



The Town has two very important policies to set its Future.

- Policy 1.2 From East Cirtus Drive
- Commercial Low and Commercial Low Office FLU



Hold the Line

Future Definitions of the “Southern Blvd Corridor”

Future Land Use in the Study Area



Hold the Line State Statutes

20. The 2023 legislative session enacted the “Live Local Act,” which enables the development of affordable housing on commercial properties, provided the new development meets certain affordability standards.

The 2025 legislative session enacted SB 180, which limited municipalities from modifying their zoning code or comprehensive plan to be more restrictive until 2027 or for three years after a declared emergency.

Are you familiar with these pieces of legislation?



Incorporation has allowed for homerule:

- Live Local Act & YIGBY Update
- SB 686 Agricultural Enclaves

Be mindful, consistent and clear in compliance:

- HB 399
- SB 290

Be prepared, its only 16 months away:

- SB 180 – October 1, 2027



Propose Recommendations

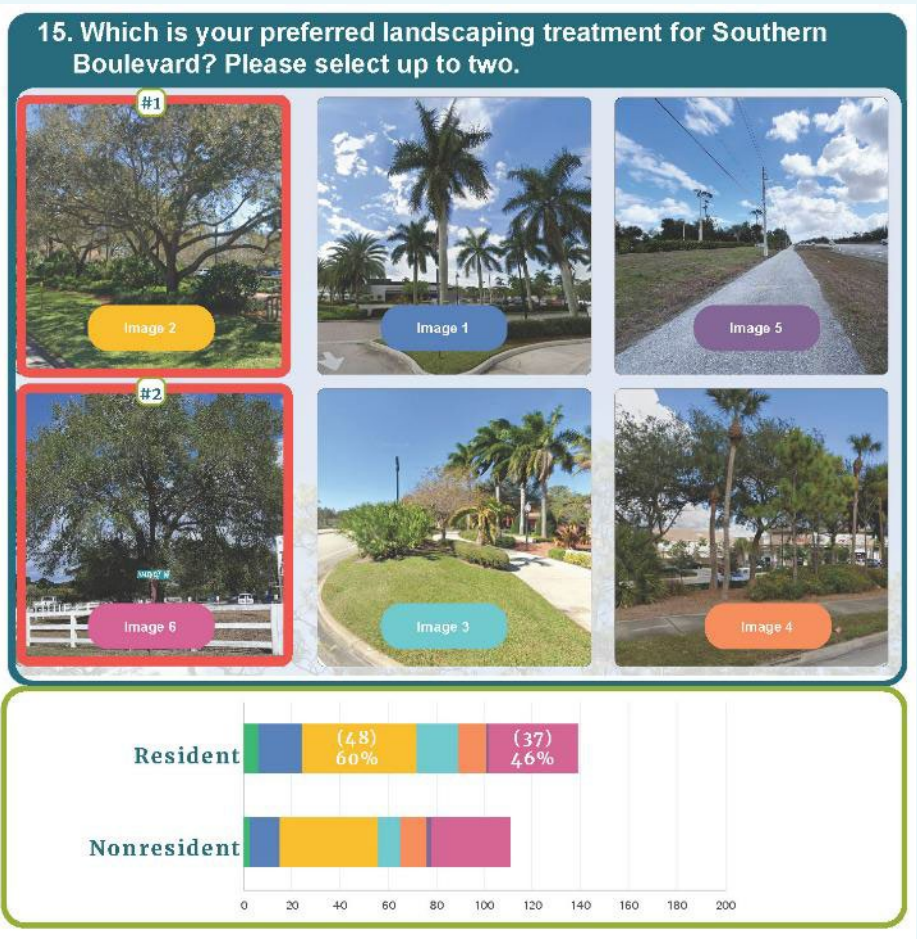
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Codify Standards

Landscape Standards



Codify Standards

Architectural Standards



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Announce the Town Identity Gateways

Existing Signage

Existing Gateways



Existing



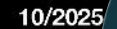
Concept



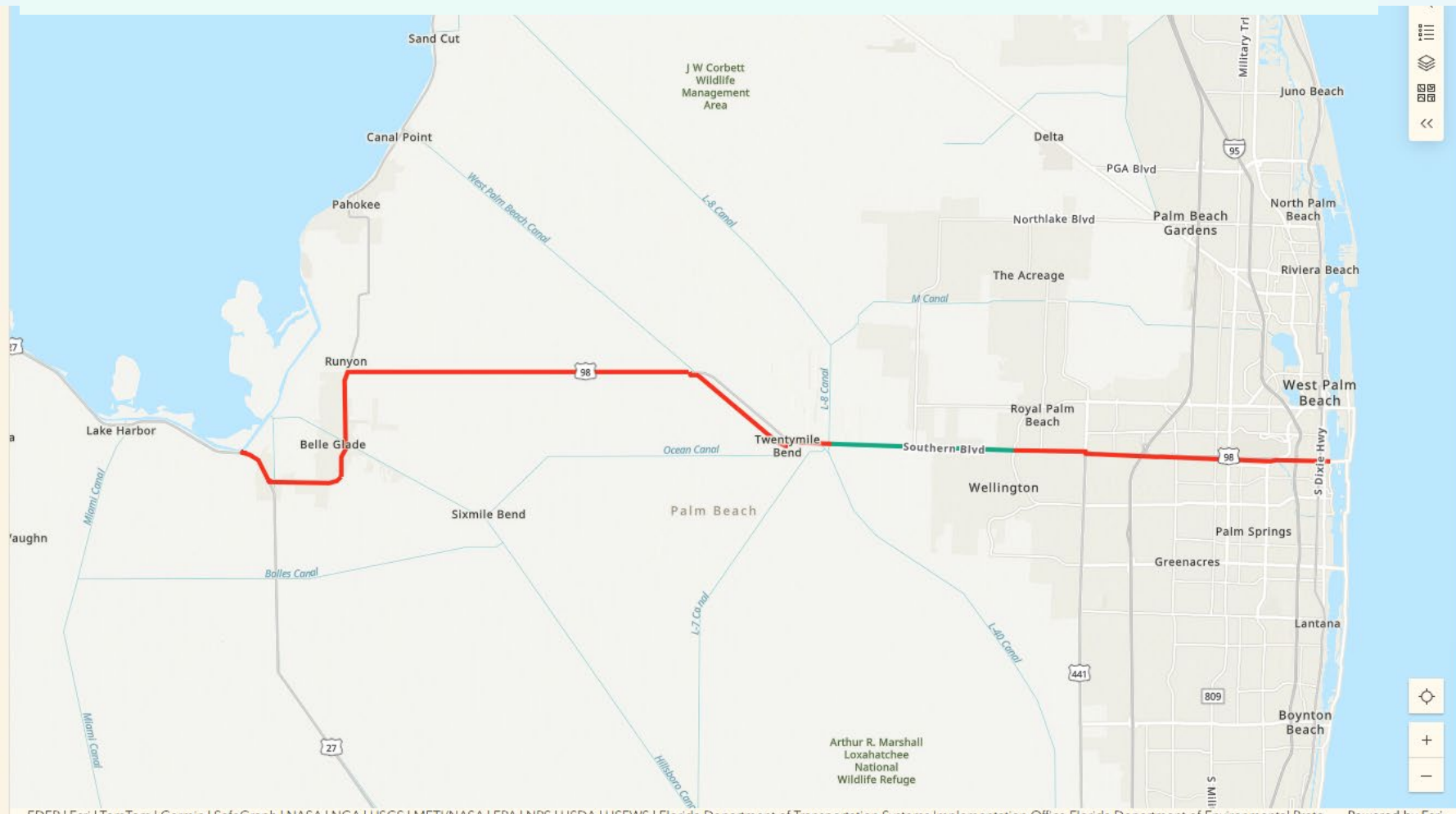
Announce the Town Identity Trails

8. How often do you use the following transportation modes in Loxahatchee Groves?

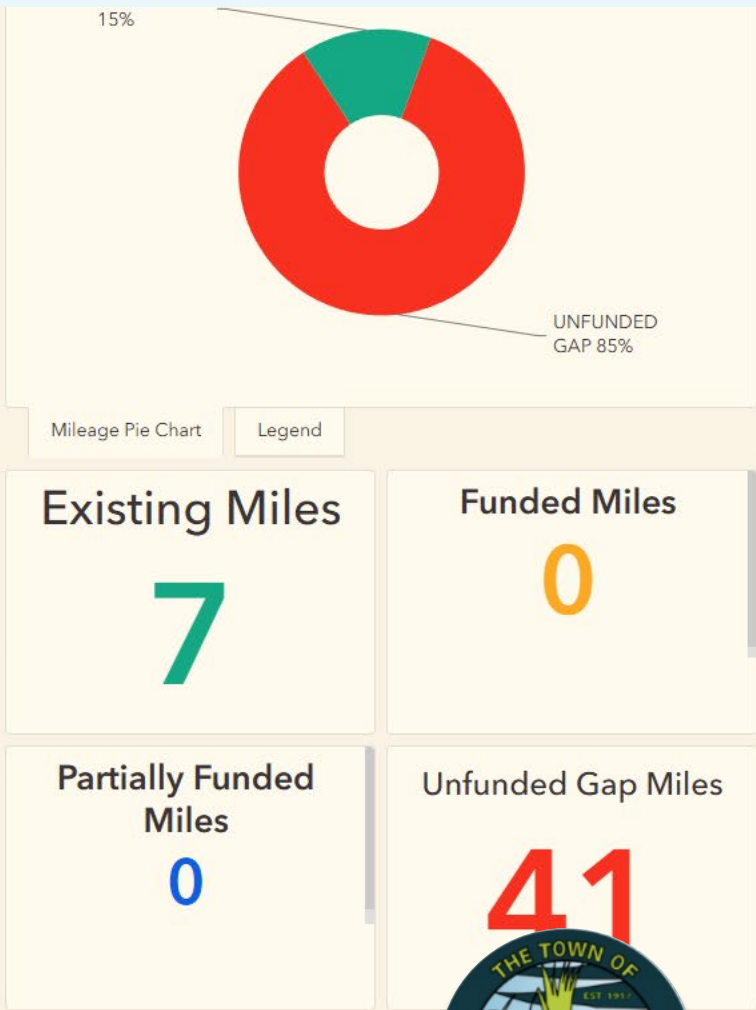




Announce the Town Identity Trails



FDEP | Esri | TomTom | Garmin | SafeGraph | NASA | NGA | USGS | METI/NASA | EPA | NPS | USDA | USFWS | Florida Department of Transportation Systems Implementation Office Florida Department of Environmental Protection | Powered by Esri

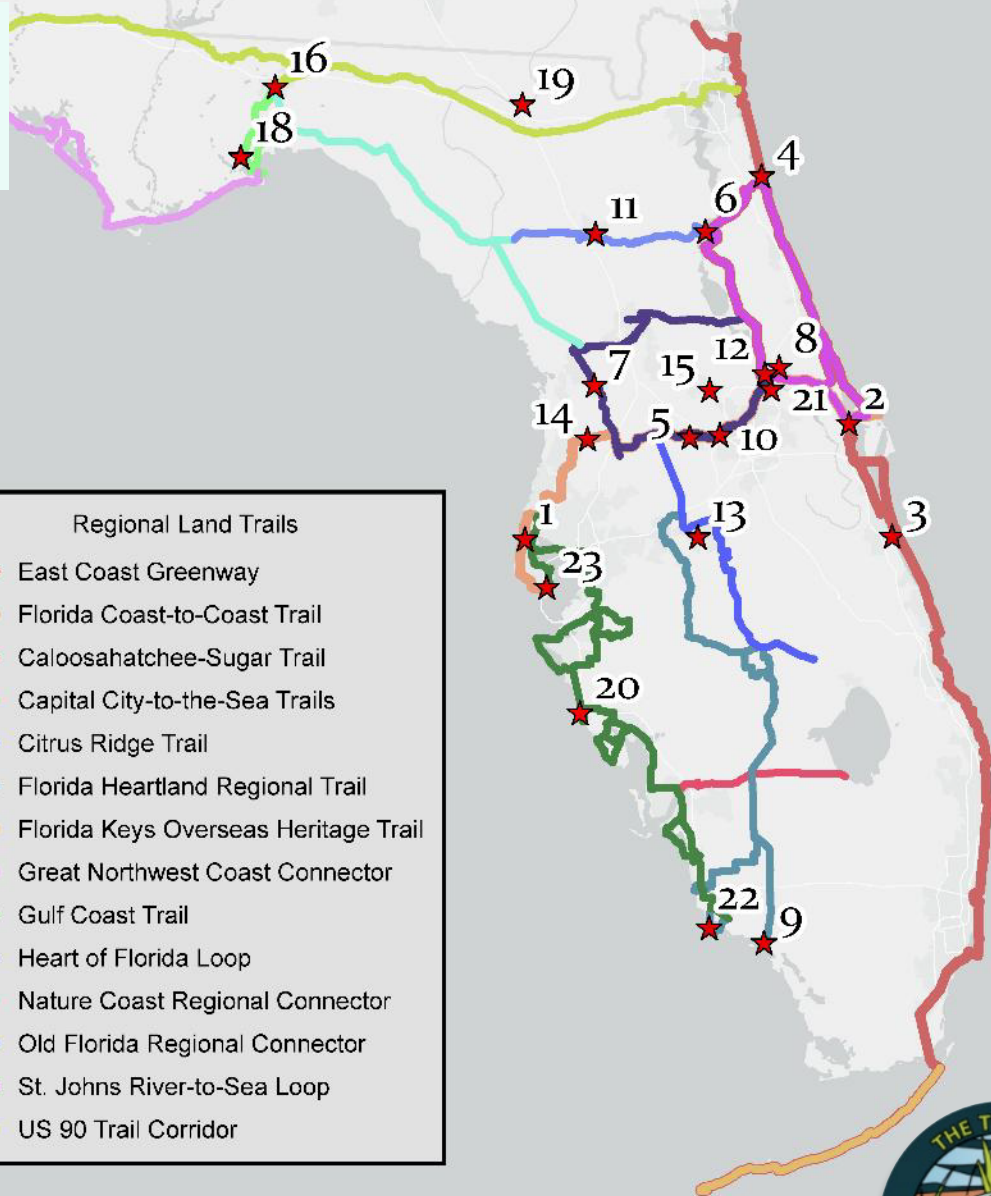


Announce the Town Identity Trail Towns



★ Brooksville	14
★ Clermont	5
★ DeBary	12
★ Deltona	8
★ Dunedin	1
★ Everglades City	9
★ Gainesville - Depot Park	11
★ Inverness	7
★ Malabar	3
★ Marco Island	22
★ Milton	17
★ Mount Dora	15
★ Palatka	6
★ Sanford	21
★ Sopchoppy	18
★ St. Petersburg - Greater Arts District	23
★ Tallahassee - Capital Cascades	16
★ Titusville	2
★ Venice	20
★ Vilano Beach	4
★ White Springs	19
★ Winter Garden	10
★ Winter Haven	13

Regional Land Trails	
	East Coast Greenway
	Florida Coast-to-Coast Trail
	Caloosahatchee-Sugar Trail
	Capital City-to-the-Sea Trails
	Citrus Ridge Trail
	Florida Heartland Regional Trail
	Florida Keys Overseas Heritage Trail
	Great Northwest Coast Connector
	Gulf Coast Trail
	Heart of Florida Loop
	Nature Coast Regional Connector
	Old Florida Regional Connector
	St. Johns River-to-Sea Loop
	US 90 Trail Corridor





Existing

Concept



Propose Recommendations

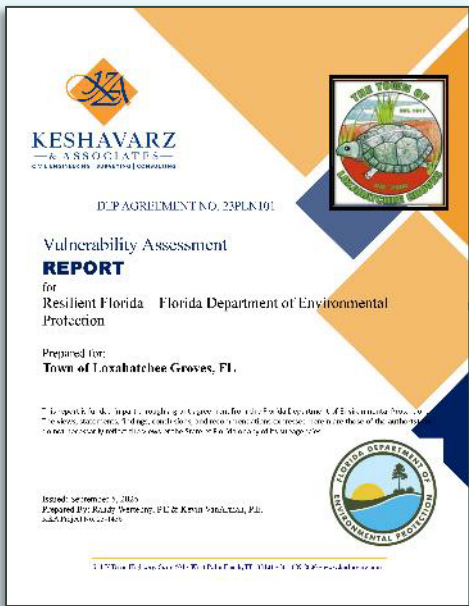
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Invest in Infrastructure Grants

- Ensure there is a nexus to goals and implementation
- Be prepared to have matching funds available for when grant opportunities are available



Name	Description	Projects
Resilient Florida Program Resources	The 2026 Resilient Florida application portal will be open for submittal from July 1, 2026 – September 1, 2026. Implementation projects, which are available only after eligible entities have conducted a Vulnerability Assessment, evaluation, report or other similar documentation demonstrating the risk of flooding or sea level rise to critical assets or the project area or if a project adapts a critical asset to risks identified in the Statewide Flood and Sea Level Rise Vulnerability Assessment. Loxahatchee Groves was awarded a grant to complete their Vulnerability Assessment. • Planning grant awarded for \$350,000, 23PLN101 – Comprehensive Vulnerability Assessment. • The draft was submitted in 2025 Implementation projects are divided into the following categories: • Coastal Flood Control (Grey) • Drinking Water Infrastructure • Emergency Facilities • Land Acquisition and Conservation • Living Shoreline and Erosion Control • Natural and Cultural Resources • Natural System Restoration • Stormwater Infrastructure • Transportation and Evacuation • Wastewater Infrastructure	• <i>Water Management Needs & Improvements: Conveyance Capacity on page 56</i> • <i>Water Management Needs & Improvements: Storage Capacity on page 54</i> • <i>Water Management Needs & Improvements: Critical Assets on page 55</i> • <i>Collecting Canal on page 83</i>



Invest in Infrastructure Business or Neighborhood Improvement District

- A business district should only include parcels that may become commercial
- Funds must be spent within that business or neighborhood district and benefit that area
- District would need to have clear goals and a governing body with representation from the property owners within that district
- Established through voter referendum and may be re-established after 10 years



Invest in Infrastructure

Loxahatchee Groves Water Control District

- Analyze Loxahatchee Groves Water Control District assessment methodologies.
- Consider a study various assessment methodologies including the quantity of impervious area.



Project Landing Page



Visit the project landing page on the Loxahatchee Groves website.

Project landing page:
<https://www.loxahatcheegrovesfl.gov/1601/The-Southern-Boulevard-Corridor>



Project Schedule

- ✓ February 3 Town Council Approval of Scope of Work
- ✓ March 28 Workshop #1
- ✓ March 30 Workshop #2 & Launch of Online Public Survey
- ✓ May 1 Online Survey Closed
- June 2 Work in Progress with Town Council
- June 16 Draft Southern Boulevard Corridor Study Received & Reviewed



Thank You!

Jessica Seymour, RA, LEED AP
Principal Program Coordinator

Treasure Coast
Regional Planning Council
772.221.4060
jseymour@tcrpc.org





This is supplement to the agenda

**TOWN OF LOXAHATCHEE GROVES
TOWN COUNCIL MEETING
AGENDA ITEM MEMORANDUM**

TO: Town Council of the Town of Loxahatchee Groves

FROM: Valerie Oakes, Acting Town Manager

DATE: June 2, 2026

SUBJECT: *Proposed Resolution No. 2026-45* Appointment of Ashley Bruce to the Roadway, Equestrian Trails and Greenway Committee

Legal Sufficiency: ☒ Reviewed

☐ Not Reviewed

☒ Approved

☐ Not Approved

Background:

In accordance with the Town Code and applicable resolutions, Vice Mayor Manish Sood has submitted the nomination of Ashley Bruce for appointment to the Roadway, Equestrian Trails and Greenway Committee.

The Code Compliance division has confirmed that Ms. Bruce does not have any open code cases/violations.

Recommendation:

Staff recommends approval of *Proposed Resolution No. 2026-45* which appoints Ms. Bruce to the RETGAC for a term concurrent with Councilmember Sood's term.

TOWN OF LOXAHATCHEE GROVES

RESOLUTION NO. 2026-45

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, APPOINTING ASHLEY BRUCE TO THE ROADWAY, EQUESTRIAN TRAILS AND GREENWAY ADVISORY COMMITTEE; PROVIDING FOR SEVERABILITY, CONFLICT, AND AN EFFECTIVE DATE.

WHEREAS, it is the desire of the Town Council to appoint a member of the Roadway, Equestrian Trails, and Greenway Advisory Committee (RETGAC), in accordance with Article VII “Town Advisory Boards” of Chapter 2 “Administration” of the Town’s Code of Ordinances; and Resolution No. 2020-02, which provides the latest iteration of the creation of RETGAC.

NOW, THEREFORE, be it resolved by the Town Council of the Town of Loxahatchee Groves, Florida, as follows:

Section 1. That the foregoing “WHEREAS” clauses are confirmed and ratified as being true and correct and are hereby made a specific part of this Resolution.

Section 2. The Town Council hereby appoints the following person to serve as voting member of the Town’s Roadway, Equestrian Trials and Greenway Advisory Committee for an unspecified term concurrent with the appointing Councilmember’s term but no longer than the term of the appointing Councilmember:

Manish Sood, Vice Mayor

Ashley Bruce

Section 3. Severability. If any clause, section, or other part or application of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated, and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 4. Conflicts. All Resolutions or parts of Resolutions in conflict herewith are to the extent of such conflicts hereby repealed.

Section 5. Effective Date. This Resolution shall take effective immediately upon its adoption.

Councilmember _____ offered the foregoing resolution. Councilmember _____ seconded the motion, and upon being put to a vote, the Resolution is hereby:

ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THIS ____ DAY OF _____ 2026.

ATTEST:

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

Kenthia White, Acting Town Clerk

Voted: Aye
Mayor Lisa El-Ramey, Seat 2

APPROVED AS TO LEGAL FORM:

Voted: Aye
Vice Mayor Manish Sood, Seat 5

Office of the Town Attorney

Voted: Aye
Councilmember William “Joe” Stephens, Seat 1

Voted: Aye
Councilmember Anita Kane, Seat 3

Voted: Aye
Councilmember Paul Coleman II, Seat 4

RECREATIONAL VEHICLES

ORD: 2026-01

**Revise the existing
RV Ordinance
adopted by the
Town Council in
Sept. 2024**

**Repeal Article 92 of
the Unified Land
Development Code**

Town Council March 17, 2026 meeting

The Town Council discussed the RV Program and provided Staff with notes to amend the existing program.



**Ordinance 2026-01
includes the notes from
the Town Council
Workshop and
additional suggestions
from Staff**

What Is Proposed

- Requires principal residential dwelling unit and must be homesteaded
- Limits occupancy of the RV to 6 months from the date the RV is placed on the property
- Reduces the number of RV permitted from 1-4 to 1-2 depending on size of property
- Allows only 1 additional RV if property bona fide agricultural use
- Requires RV to be in presentable condition
- Requires only one permit if occupied (no site permit) and limits filing fee to no more than \$50
- Eliminates Affidavit for unoccupied RVs

Adoption Process

This is first reading of the Ordinance.

The Town Council can:

1. Request to be brought back if additional changes are required
2. Send to the Planning and Zoning Board for comments
3. Move it to 2nd reading of the Ordinance
4. Take no further action

Thank You

Caryn Gardner-Young
Town of Loxahatchee Groves
Town Council Meeting
June 2, 2026