TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

LPA / PLANNING ZONING BOARD COMMITTEE MEETING

AGENDA

AUGUST 29, 2024 – 6:00 PM

Committee Members

William Ford (Seat 1) Brett Raflowitz (Seat 2)
Todd McLendon (Seat 3) Jacquelyn Clifton (Seat 4)
Lisa El-Ramey (Seat 5)

Administration

Town Manager, Francine L. Ramaglia
Town Attorney, Tanya Earley
Town Clerk, Valerie Oakes
Town's Planning Consultant, Jim Fleishmann
Town's Planning Consultant, Kaitlyn Forbes

Civility: Being "civil" is not a restraint on the First Amendment right to speak out, but it is more than just being polite. Civility is stating your opinions and beliefs, without degrading someone else in the process. Civility requires a person to respect other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for dialogue with others. It is being patient, graceful, and having a strong character. That is why we say "Character Counts" in Town of Loxahatchee. Civility is practiced at all Town meetings.

Special Needs: In accordance with the provisions of the American with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall within three business days prior to any proceeding, contact the Town Clerk's Office, 155 F Road, Loxahatchee Groves, Florida, (561) 793-2418.

Quasi-Judicial Hearings: Some of the matters on the agenda may be "quasi-judicial" in nature. Town Council Members are required to disclose all ex-parte communications regarding these items and are subject to voir dire (a preliminary examination of a witness or a juror by a judge or council) by any affected party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment, without being sworn. Unsworn comment will be given its appropriate weight by the Town Council.

Appeal of Decision: If a person decides to appeal any decision made by the Town Council with respect to any matter considered at this meeting, he or she will need a record of the proceeding, and for that purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes any testimony and evidence upon which the appeal will be based.

Consent Calendar: Those matters included under the Consent Calendar are typically self-explanatory, non controversial, and are not expected to require review or discussion. All items will be enacted by a single motion. If discussion on an item is desired, any Town Council Member, without a motion, may "pull" or remove the item to be considered separately. If any item is quasi-judicial, it may be removed from the Consent Calendar to be heard separately, by a Town Council Member, or by any member of the public desiring it to be heard, without a motion.

BOARD AGENDA ITEMS

CALL TO ORDER

ROLL CALL

ADDITIONS, DELETIONS AND MODIFICATIONS OF AGENDA

PUBLIC COMMENTS

Public Comments for all meetings may be received by email, or in writing to the Town Clerk's Office until NOON day of the meeting. Comments will be "received and filed" to be acknowledged as part of the official public record of the meeting. The meetings are livestreamed and close-captioned for the general public via our website, instructions are posted there.

REGULAR AGENDA

1. Groves at Town Center – Revised documents per July 2024 PZB Meeting

2. 7/22/24 - LPA / Planning Zoning Board Committee Meeting Agenda

COMMITTEE MEMBER COMMENTS:

SET NEXT MEETING DATE:

ADJOURNMENT:

TOWN OF LOXAHATCHEE GROVES

155 F Road Loxahatchee Groves, FL 33470

AGENDA MEMO

TO: **Planning and Zoning Board**

FROM: **Complete Cities, Consultant Planner**

DATE: **August 29, 2024**

SUBJECT: **Groves at Town Center – Revised documents per July 2024 PZB Meeting**

The attached documents were submitted by the applicant to address comments made by the Planning and Zoning Board at the July 22, 2024, meeting. Revised documents include:

- Revised hotel elevations to reduce the proposed building height to 40-feet to the roof deck and 52-feet to the tallest point of the building. A waiver continues to be sought for the building height.
- Revised site plan for the proposed public park to include three (3) new concrete pads with benches for seating near the wetland area. The intent is to provide a viewing area for the wetland for park visitors to utilize. Additional landscape would be provided in these areas, if the benches are desired.
    - The applicant continues to offer the removal of the proposed parking area fence as an alternative design option.
- A proposed directional/wayfinding signage plan to route traffic to the most effective ingress/egress points and adjacent streets. The intent is to address congestion concerns at the B Road and Avocado Rd. intersection by diverting traffic to newer access options such as the roundabout along Southern Blvd.
- Revised comprehensive plan text amendment to special policy 1.15.2 to modify the proposed revision to the commercial development location standards.

Separately, the applicant temporarily revised traffic circulation within the Groves at Town Center to modify Avocado Road to be an ingress-only access point from B Road. As such, out-bound traffic, leaving the Town Center, was routed north to Tangerine Road to make a left- or right-hand movements out of the site. The intent was to determine the effectiveness of limiting the number of automobiles making conflicting maneuvers on either side of B Road at the Avocado Road intersection. Circulation concerns were noted at this intersection based on the volume of traffic on-site and across the street at the Publix plaza. The applicant will be prepared to present its findings from this temporary analysis at the Planning and Zoning Board meeting.

Attachment 1

Proposed Text Amendment to Special Policy 1.15.2

Changes are in strikethrough and underline format.

1.15.2 Special Policy:

(1) Land Use and density/intensity of development on the property delineated as "Special Policy 1.15.2" on the Future Land Use Map, Map # FLU – 1.10, shall be regulated by the application of the Multiple Land Use (MLU) land use category, and the following criteria: Commercial Low (CL) – Maximum of 34.34 acres / 103,000 sq. ft. of retail commercial space and 95 lodging units; Commercial Low Office – Maximum of 16.0 acres / 44,000 sq. ft. of professional and medical office commercial space; and Institutional – Minimum of 40.0 acres / Public Park (Town Commons). Development intensity of lodging uses to be regulated by combination of number of rooms, building height, and lot coverage rather than FAR.

(2) A 300 foot wide buffer shall be incorporated in the master plan along that portion of the MLU adjacent to the Collecting Canal.

(3) For the property delineated as "Special Policy 1.15.2" on the Future Land Use Map, Commercial Low and Commercial Low Office uses are restricted to being located on Parcel 1 or Parcel 2 and Commercial Low and Commercial Low Office uses are prohibited on Parcel 3 as depicted on the Conceptual Master Plan dated October 12, 2023.



LEGEND

- EX-1 8" CONCRETE PLANK SIDING COLOR: COOL GRAY 6CP
- EX-2 8" CONCRETE PLANK SIDING COLOR: COOL GRAY 4CP
- EX-3 8" CONCRETE PLANK SIDING COLOR: COOL GRAY 3CP
- EX-4 STANDING SEAM SHEET METAL ROOF SYSTEM COLOR: CLEAR ANODIZED
- EX-5 ACCENT BAND: STUCCO BAND COLOR: P1 1C WHITE
- EX-6 CONCRETE TRIM BOARD: COLOR: P1 1C WHITE

KEYED NOTES

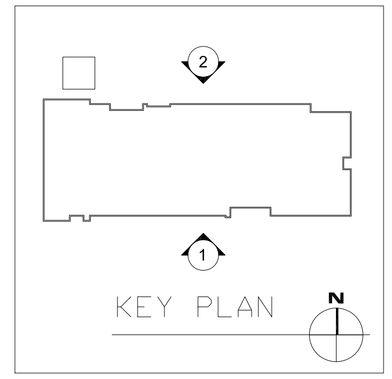
1 CMU EXTERIOR WALLS WITH PAINTED CONCRETE PLANK SIDING SYSTEM.
2 METAL STANDING SEAM ROOF OVER DENSE BD. ON METAL TRUSSES ON POURED CONCRETE ROOF.
3 CONCRETE PLANK SYSTEM FACIA BOARD PAINTED P1 C1 WHITE.
4 ENTRY PORTE COCHERE, CMU CLAD WITH CONCRETE PLANK SYSTEM FINISH TO MATCH BUILDING.
5 METAL TRUSSES WITH STANDING SEAM METAL ROOFING SYSTEM.
6 ALL MECHANICAL EQUIPMENT ON ROOF SCREENED BEHIND SLOPING METAL ROOF.
7 CAST CONCRETE FOUNDATION.
8 ALUMINUM FIXED WINDOW HURRICANE IMPACT RESISTANT, KYNAR COLOR P1 1C. LAMINATED CLEAR GLAZING WITH LOW E. WITH INTEGRAL ALUMINUM LOUVER AT PTAC A/C UNITS.
9 ALUMINUM STOREFRONT SYSTEM, HURRICANE IMPACT RESISTANT, COLOR KYNAR P1 C1 FINISH WITH LAMINATED CLEAR LOW E GLAZING.
10 ALUMINUM FIXED WINDOW HURRICANE IMPACT RESISTANT, KYNAR COLOR P1 1C. LAMINATED CLEAR GLAZING WITH LOW E.
11 ELEVATOR OVERRUN BEHIND METAL STANDING SEAM ROOF.
12 LAUNDRY CHUTE OVERRUN BEHIND STANDING SEAM METAL ROOF.
13 HOME 2 BUILDING SIGN.
14 OVERFLOW SCUPPER -
15 TAMPER RESISTANT, RECESSED HOSE BIBB - MOUNT TOP AT +12" A.F.F
16 -
17 KYNAR FINISH ALUMINUM COPING SYSTEM -COLOR TO MATCH ADJACENT MATERIAL
18 KYNAR FINISH ALUMINUM FACIA -COLOR TO MATCH ADJACENT MATERIAL
19 LIGHT FIXTURE
20 CONCRETE SIDING SYSTEM, TRIM BOARD,
21 ALUMINUM LOUVER - COLOR TO MATCH ADJACENT MATERIAL MATCHING ADJACENT WALL
22 STAIR TOWER TO ROOF.
EXTERIOR HOLLOW METAL DOOR, PAINT TO MATCH ADJACENT SURFACE.
ALUMINUM AUTOMATIC SLIDING DOOR ENTRY.
ALUMINUM GUTTER AND DS, COLOR TO MATCH ADJ. MATERIAL
ACCESSIBLE KEY CARD READER WIRED TO ELECTRIC STRIKE IN DOOR - TOP OF READER AT 48" MAX. HEIGHT

1 SOUTH EXTERIOR ELEVATION
3/32" = 1'-0"





2 NORTH EXTERIOR ELEVATION
3/32" = 1'-0"



Date: 10/12/2023
Project #:GW2023006
Drawn:GFW
ARC. LISC. Reg. #AR0009531

Revisions:

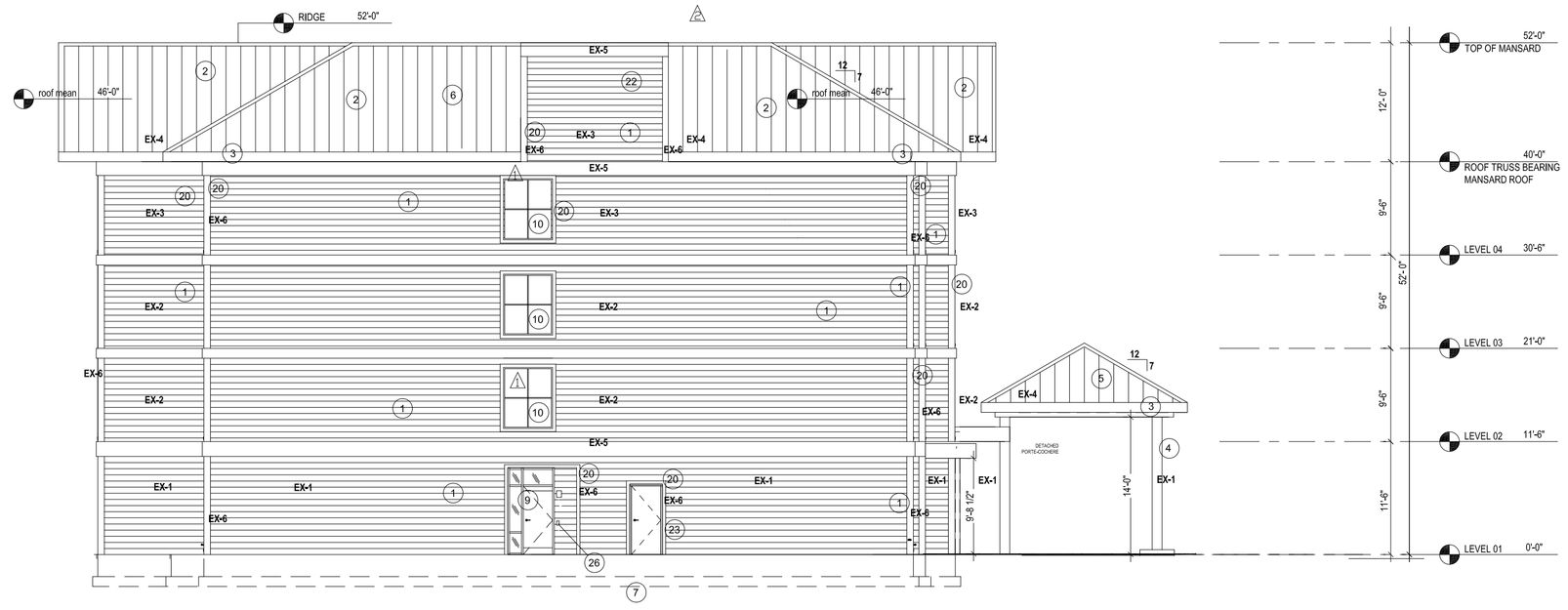
4/16/24
REVISED GUEST ROOMS
ADDED WINDOW MUNTINS
MANSARD MEAN ROOF ELEVATION ADDED

7/25/24
REMOVED TOWERS, LOWERED ROOF 3'.

HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA
George White ARCHITECT
6127 C. DURHAM DRIVE, LAKE WORTH , FLORIDA 33467
561-289-6754

NORTH & SOUTH EXTERIOR ELEVATIONS

A-201



1 EAST EXTERIOR ELEVATION

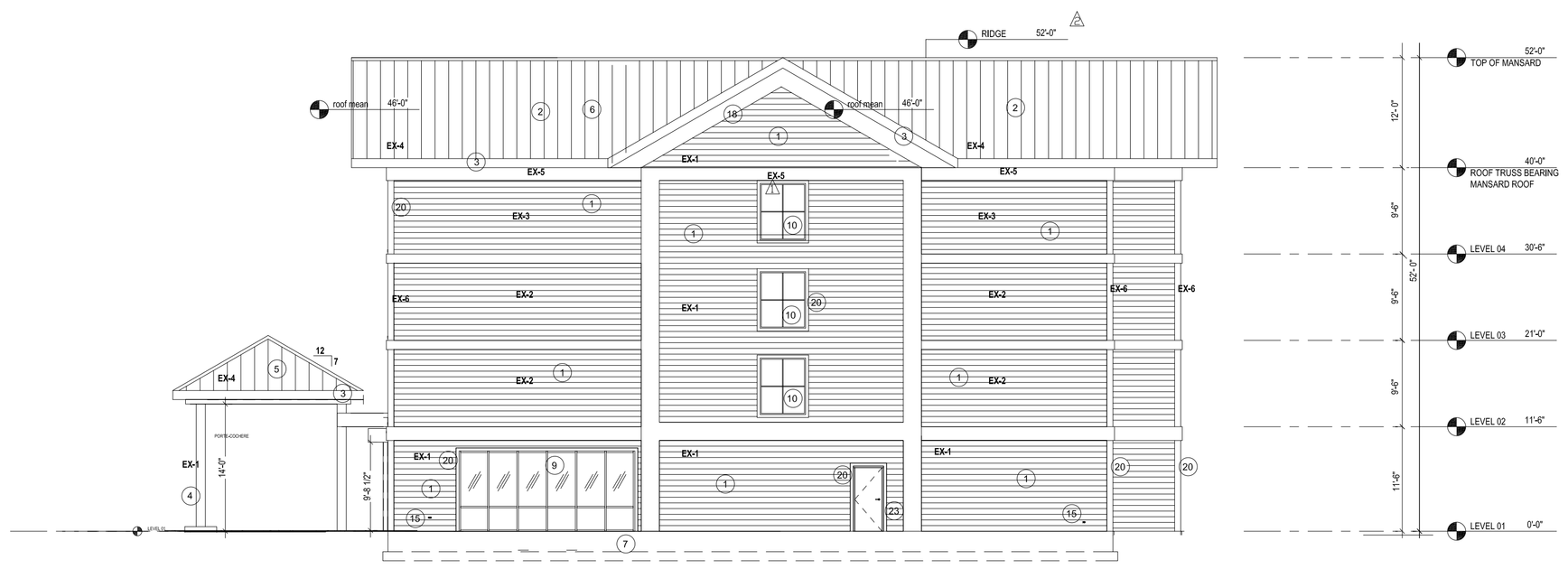
3/32" = 1'-0"

LEGEND

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- **EX-2** 8" CONCRETE PLANK SIDING — COLOR: COOL GRAY 4CP
- **EX-3** 8" CONCRETE PLANK SIDING — COLOR: COOL GRAY 3CP
- **EX-4** STANDING SEAM SHEET METAL ROOF SYSTEM — COLOR: CLEAR ANODIZED
- **EX-5** ACCENT BAND: STUCCO BAND — COLOR: P1 1C WHITE
- **EX-6** CONCRETE TRIM BOARD: COLOR: P1 1C WHITE

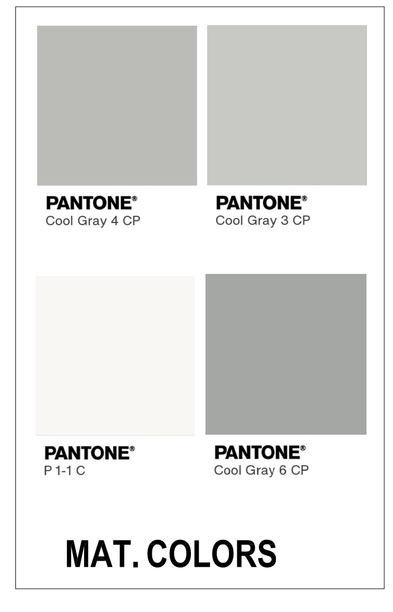
KEYED NOTES

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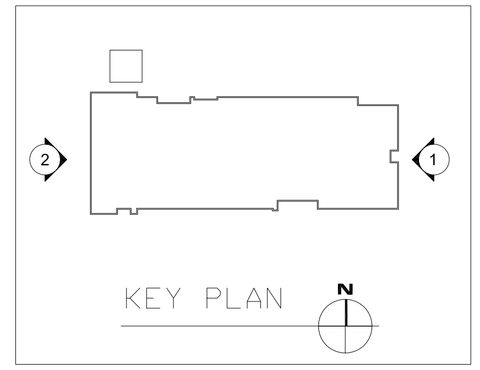


2 WEST EXTERIOR ELEVATION

3/32" = 1'-0"



MAT. COLORS



Date: 10/12/2023
Project #:GW2023006
Drawn:GFW
ARC. LISC. Reg. #AR0009531

Revisions:

4/16/24
REVISED GUEST ROOMS
ADDED WINDOW MUNTINS
MANSARD MEAN ROOF ELEVATION ADDED

7/25/24
REMOVED TOWERS, LOWERED ROOF 3'.

HOME 2 SUITES BY HILTON
561-289-6754

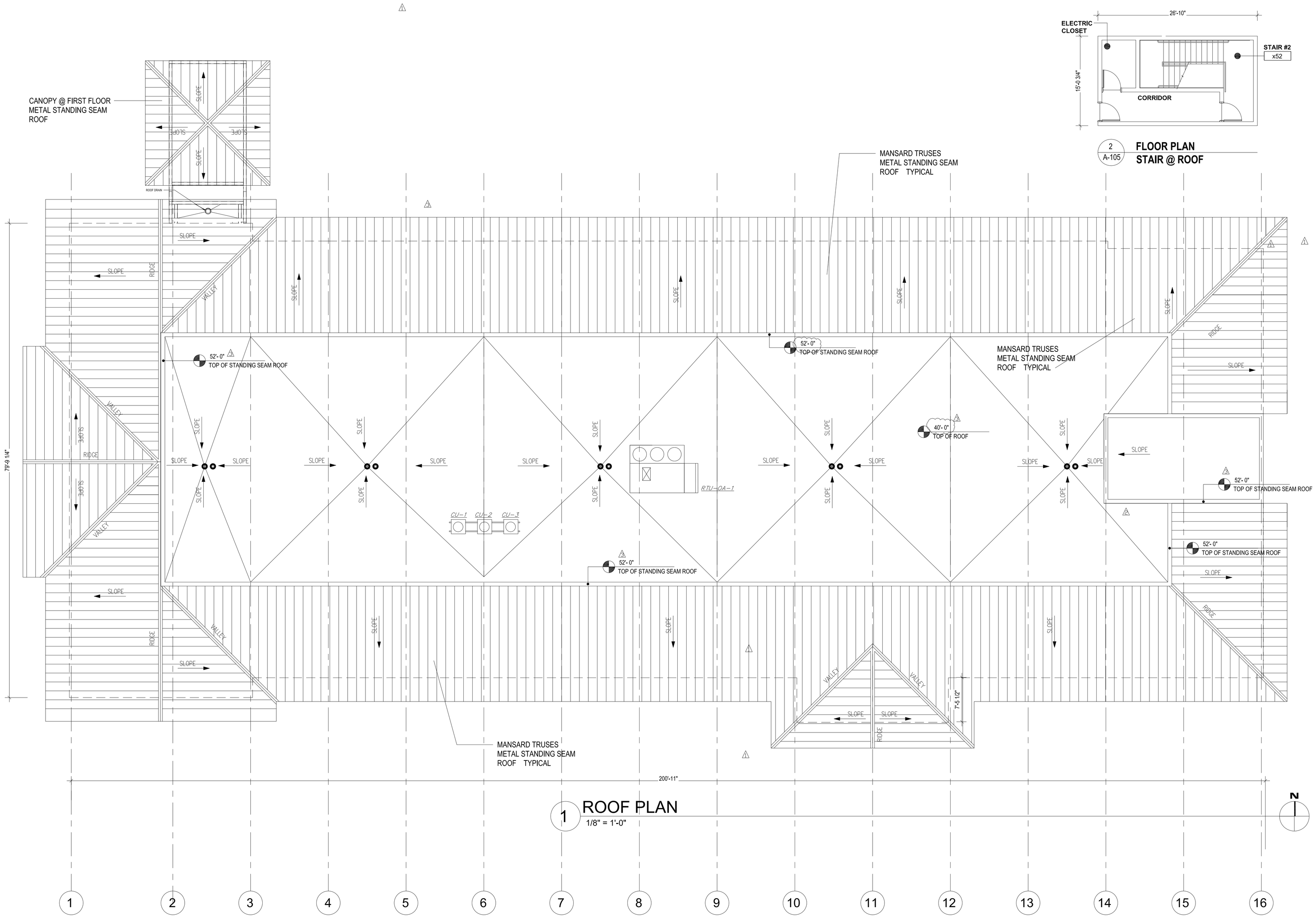
PROJECT 33467

HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA

George White ARCHITECT
6127 C. DURHAM DRIVE, LAKE WORTH , FLORIDA 33467

EAST & WEST EXTERIOR ELEVATIONS

A-202



1 ROOF PLAN
1/8" = 1'-0"

2 A-105 FLOOR PLAN
STAIR @ ROOF

Date: 10/12/2023
Project #:GW2023006
Drawn:GFW
ARC. LISC. Reg.
#AR0009531

Revisions:

1 4/16/24 VOID @ ROOF
REVISED ROOF

2 4/26/24 DRC COMMENTS

3 7/25/24
REMOVED TOWERS, LOWERED
ROOF 3'.

HOME2 SUITES BY HILTON

561-289-6754

HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA

George White ARCHITECT

6127 C. DURHAM DRIVE, LAKE WORTH , FLORIDA 33467

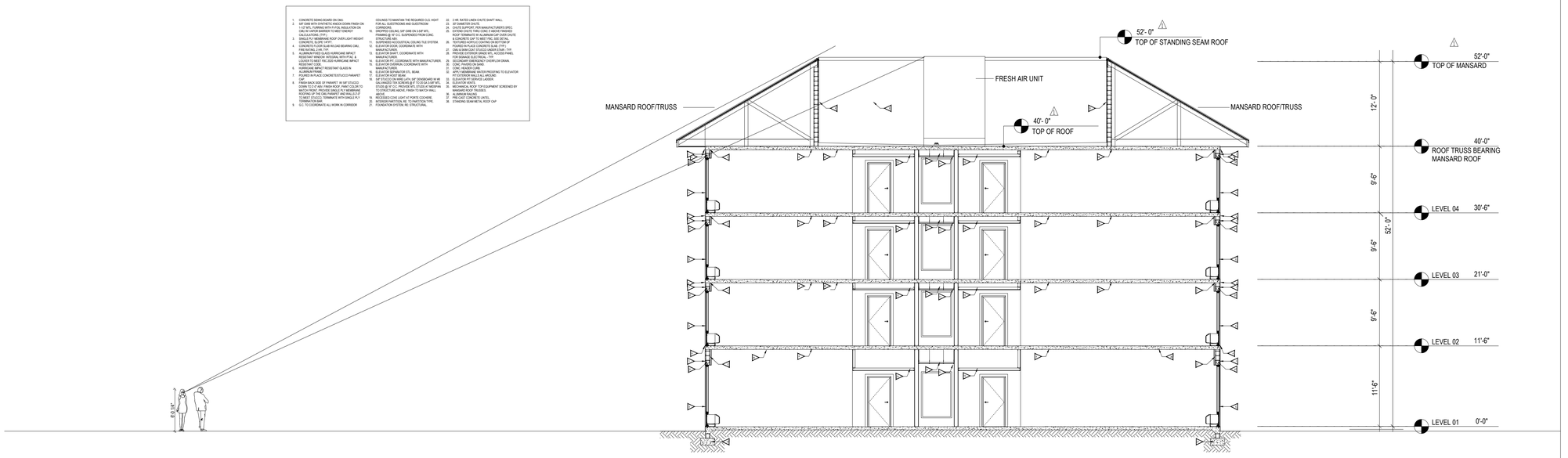
ROOF PLAN

A-105

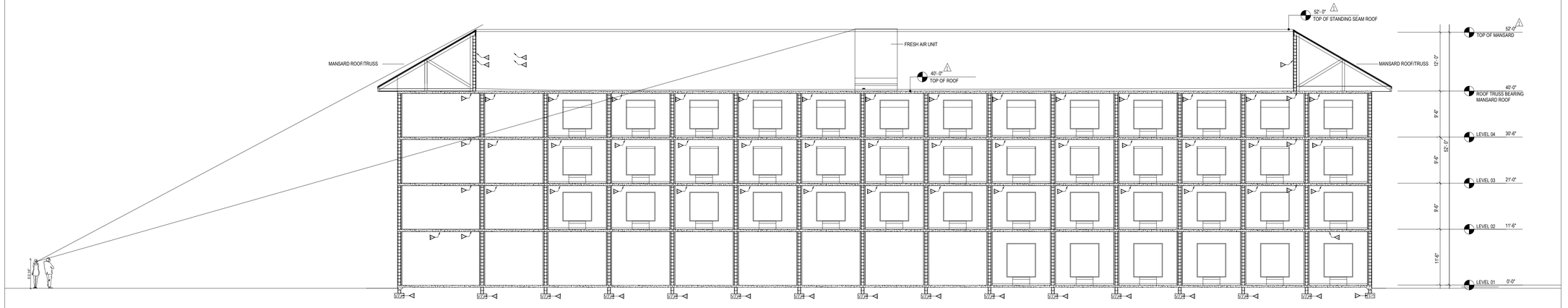
Date: 10/12/2023
Project #:GW2023006
Drawn:GFW
ARC. LISC. Reg. #AR0009531

Revisions:
⚠ 7/25/24
REMOVED TOWERS, LOWERED ROOF 3'.

1. CONCRETE SIDING BOARD ON OSB.
2. CONCRETE TILE ROOFING ON DOWN FINISH ON 1-1/2" MTL. FURRING WITH FOIL INSULATION ON CMU W/ VAPOR BARRIER TO MEET ENERGY CODE. TYP. FOR ALL ROOFS
3. SINGLE PLY MEMBRANE ROOF OVER LIGHT WEIGHT CONCRETE, SLOPE 1/4"PT.
4. ALUMINUM STOREFRONT W/CLR GLASS IN MTL. FIRE RATING, SYM. TYP.
5. ALUMINUM FIXED GLASS HURRICANE IMPACT WINDOWS TO MEET HVHZ (SEE HURRICANE IMPACT LOUVER TO MEET HVHZ (SEE HURRICANE IMPACT RESISTANT CODE.
6. ALUMINUM IMPACT RESISTANT GLASS IN ALUMINUM FRAME.
7. POURED IN PLACE CONCRETE/STUCCO PARAPET WALL.
8. FINISH MACK SIDE OF PARAPET W/ 5/8" STUCCO DOWN TO 2'-0" ABV. FINISH ROOF. PAINT COLOR TO MATCH WALL. PROVIDE MTL. CAP FLASHING ON EXCESS OF THE CMU PARAPET AND BALLS O.C.F TO MEET STUCCO, TERMINATE WITH SINGLE PLY TERMINATION BAR.
9. G.C. TO COORDINATE ALL WORK IN CORRIDOR
10. CEILINGS TO MAINTAIN THE REQUIRED CLG. HGHT. AT ALL CORRIDOR CONDITIONS AND DUCTWORK CORRIDORS.
11. DROPPED CEILING, 5/8" GWB ON 3-5/8" MTL. STUDS @ 16" O.C. SUSPENDED FROM CONC. STRUCTURE MIN.
12. SUSPENDED ACOUSTICAL CEILING TILE SYSTEM. COORDINATE WITH MANUFACTURER.
13. ELEVATOR SHAFT, COORDINATE WITH MANUFACTURER.
14. ELEVATOR PIT, COORDINATE WITH MANUFACTURER.
15. ELEVATOR OVERRUN, COORDINATE WITH MANUFACTURER.
16. ELEVATOR SEPARATOR STL. BEAM.
17. ELEVATOR HOIST BEAM.
18. 5/8" GWB ON 3-5/8" MTL. WP DENSBOARD W/ #6 GALVANIZED TEK SCREWS @ 8" O.C/ 20 GA. 3-5/8" MTL. STUDS @ 16" O.C. PROVIDE MTL STUDS AT MISSPAN CONDITIONS ABOVE. FINISH TO MATCH WALL ABOVE.
19. RECESSED COVE LIGHT AT PORTE COCHERE
20. INTERIOR PARTITION, REF. TO PARTITION TYPE
21. FOUNDATION SYSTEM, RE: STRUCTURAL.
22. 2 HR. RATED LINEN CHUTE SHAFT WALL.
23. CHUTE DOOR, SEE DETAIL
24. CHUTE SUPPORT, PER MANUFACTURER'S SPEC
25. EXTEND CHUTE THRU CONC 3' ABOVE FINISHED ROOF. PROVIDE 4" CONC. CURB AROUND CHUTE & CONCRETE CAP TO MEET FSC. SEE DETAIL
26. TEXTURED ACRYLIC COATING ON BOTTOM OF CANOPY, COLOR TO MATCH WALL. TYP.
27. CMU & SMK CAST STUCCO UNDER STAIR. TYP.
28. PROVIDE EXTERIOR GRADE MTL. ACCESS PANEL FOR ATTIC ACCESS. SEE DETAIL
29. SECONDARY EMERGENCY OVERFLOW DRAIN.
30. CONC. PAVERS ON SAND.
31. CONC. PAVERS ON PEDS.
32. APP'L MEMBRANE WATER PROOFING TO ELEVATOR PIT EXTERIOR WALLS ALL AROUND.
33. ALUMINUM CAGE LADDER.
34. ELEVATOR GREASE.
35. MECHANICAL ROOF TOP EQUIPMENT SCREENED BY PARAPET WALLS. TYP.
36. ALUMINUM RAILING.
37. PRE-CAST CONCRETE LINTEL.
38. STANDING SEAM METAL ROOF CAP



1 BUILDING SECTION - SIGHT TRIANGLE
1/8" = 1'-0"



1 BUILDING SECTION - SIGHT TRIANGLE
3/32" = 1'-0"

HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA
George White ARCHITECT
6127 C. DURHAM DRIVE, LAKE WORTH , FLORIDA 33467
561-289-6754

BUILDING SECTION - SIGHT TRIANGLE

A221



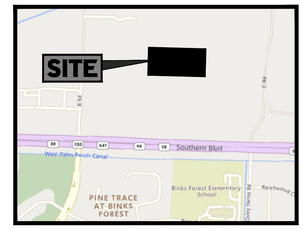
60 30 15 0 60

1"= 60'

LEGEND

PERVIOUS DRIVE AISLE

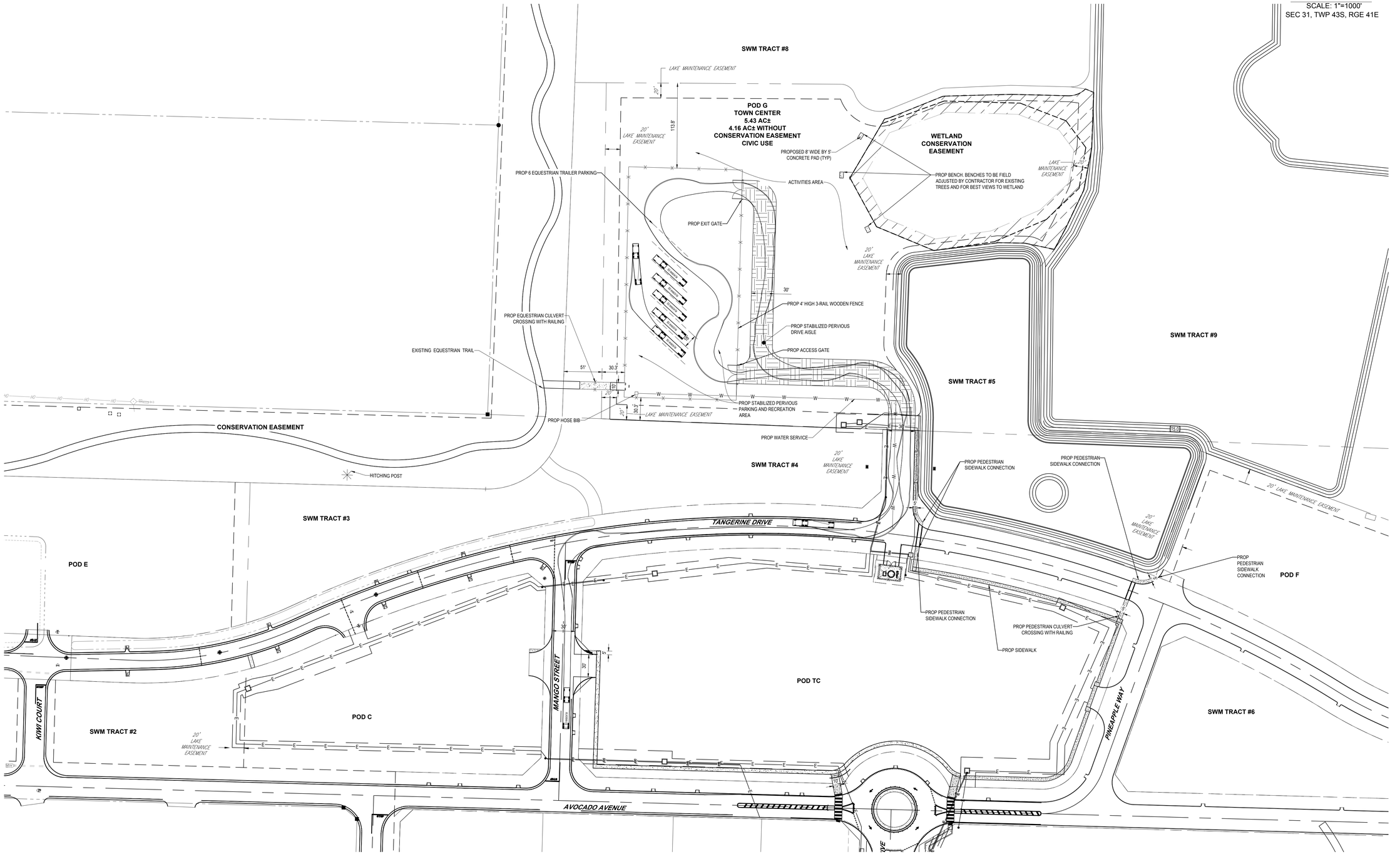
SITE DATA TABLE	
TOTAL AREA (EXCLUDING CONSERVATION EASEMENT)	4.16 AC
IMPERVIOUS AREA	0 AC
PERVIOUS AREA	4.16 AC



LOCATION MAP

SCALE: 1"=1000'

SEC 31, TWP 43S, RGE 41E



THE SIGNATURE, SEALING AND DISTRIBUTION OF THESE PLANS AND SPECIFICATIONS SHALL NOT BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE RIGHTS OF THE ARCHITECT OR ENGINEER UNDER COMMON LAW OR STATUTORY PROVISIONS. ANY REUSE OF THESE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR ENGINEER FOR THE SPECIFIC PROJECT SHALL BE UNLAWFUL AND A VIOLATION OF THE LAW. ANY REUSE OF THESE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR ENGINEER FOR THE SPECIFIC PROJECT SHALL BE UNLAWFUL AND A VIOLATION OF THE LAW. ANY REUSE OF THESE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR ENGINEER FOR THE SPECIFIC PROJECT SHALL BE UNLAWFUL AND A VIOLATION OF THE LAW.

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

Sunshine811

ALWAYS CALL 811

It's fast. It's free. It's the law.

SITE PLAN APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FLC220010
DRAWN BY:	TB
CHECKED BY:	SMM
DATE:	01/07/21
CAD I.D.:	FLC220010.00-SITE-TC-0

PROJECT:

TOWN COMMONS SITE PLAN

FOR

SOLAR SPORTSYSTEM, INC.

LOCATION OF SITE:

N.E. CORNER OF SOUTHERN BLVD. AND B ROAD
TOWN OF LOXAHATCHEE GROVES
PALM BEACH COUNTY, FL
SEC 31, TWP 43S, RGE 41E

BOHLER

1 SE 3RD AVE.
SUITE 2700
MIAMI, FLORIDA 33131
Phone: (786) 681-0800

FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

POD G TOWN COMMONS SITE PLAN

SHEET NUMBER:

EX-2

ORG. DATE - 08/06/2024

11/5/2021 C:\220010\00\CAD\REVISIONS\PODS\POD G-TOWN COMMONS SITE-TC-0---SAVED BY: POD G-TC



1 SOUTH EXTERIOR ELEVATION
3/32" = 1'-0"

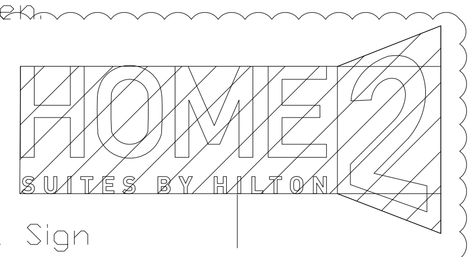


Wall Sign

Proposed wall sign is LED externally illuminated channel letterset & logo with wall mounted fixtures.

This sign is operated by remote power supply.

The sign colors are white, brown and green.



Wall Sign
Rectangle sq. ft. - 33.03
Triangle sq. ft. - 1.26 & 1.29

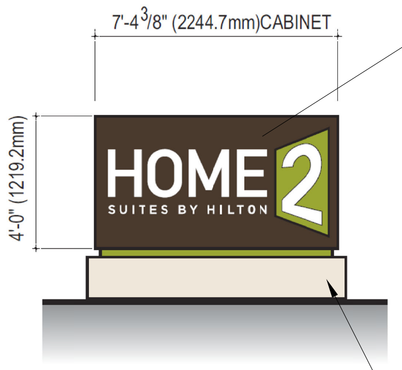
Total sq. ft. - 35.58

Monument Ground Sign

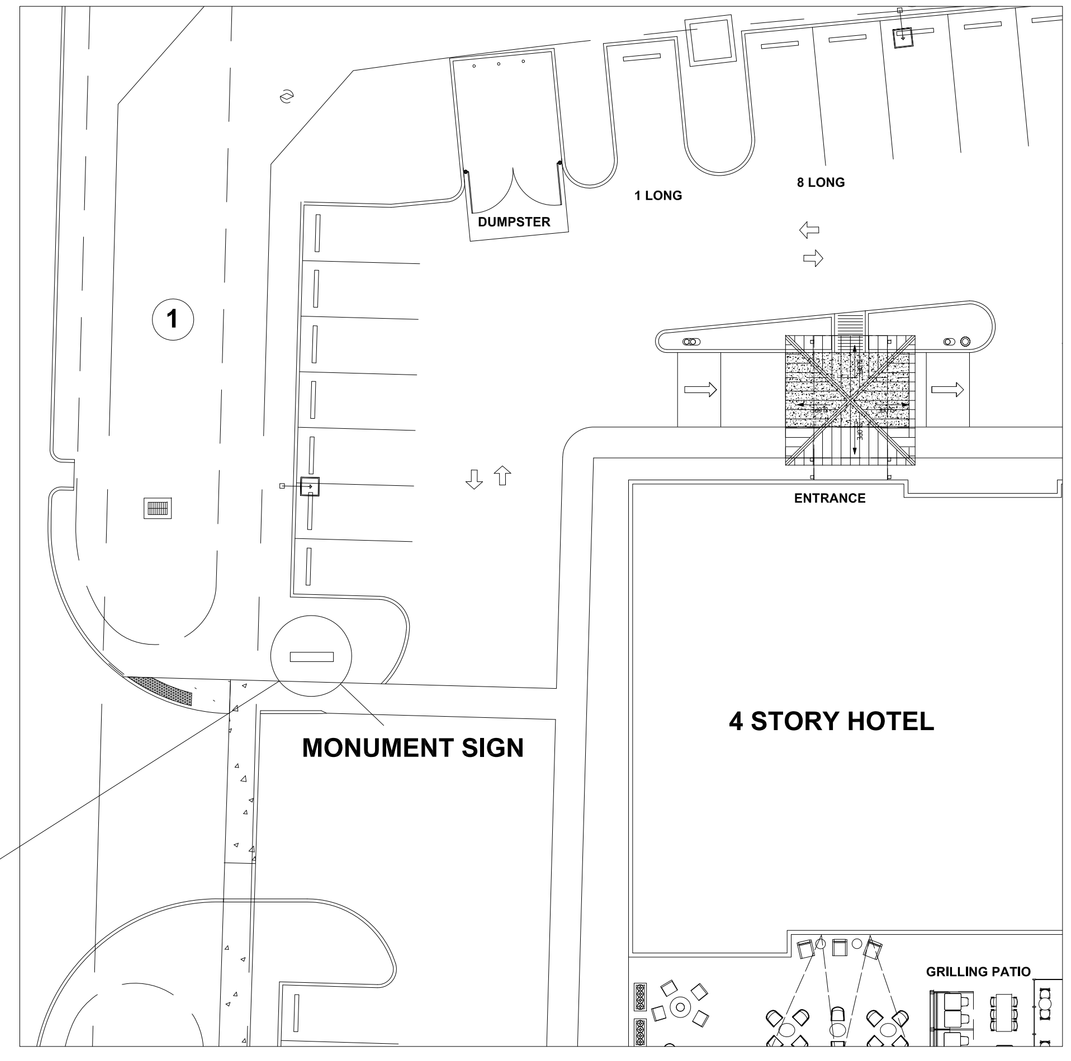
Proposed is a double faced externally illuminated channel letterset & logo with ground light fixtures.

The sign is operated by remote power supply.

The sign colors are brown, green, and white, the base is beige.



D/F MONUMENT SIGN



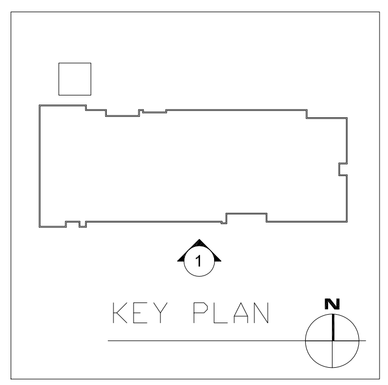
2 PARTIAL SITE PLAN

	HOME 2 LAXOHATCHEE GROVES, FLORIDA	ALLOWED	PROVIDED
A	BUILDING WALL SIGN		
	SIGN FACE AREA (MAXIMUM) building frontage is 200'-8" 200 sq. ft. of sign or 36 sq. ft. wichever is less	36 SQ. FT.	35.58 SQ. FT.
	NUMBER OF SIGNS (MAXIMUM)	1	1
	SIGN DIMENSION	LETTERING DEPTH EIGHT INCHES (MAXIMUM)	EIGHT INCHES
	OTHER RESTRICTIONS A MINIMUM OF TEN PERCENT OF THE BUILDING MUST BE MAINTAINED AS CLEAR WALL AREA ON EITHER END OF THE SIGN 10% of 30'-10" = 3' minimum required	3' minimum required	10'-2"
	ATTACHED/FREE STANDING OR BOTH	ATTACHED	ATTACHED
B	MONUMENT SIGN		
	SIGN FACE AREA (MAXIMUM) 4' x 7.33' = 29.32 sq. ft. x 2 faces = 58.64 sq. ft.	60 SQ. FT.	58.64 SQ. FT.
	NUMBER (MAXIMUM) 1 PER BUILDING	1	1
	SIGN DIMENSIONS	MAXIMUM HEIGHT OF SIX FEET AND MAXIMUM LENGTH OF 12 FEET	HEIGHT - 5'-6" LENGTH - 7'-5"
	ATTACHED/FREESTANDING OR BOTH	FREESTANDING	FREESTANDING

WAIVERS

* Sec. 50-030 - Outdoor Lighting, Open air parking shall be controlled by automatic devices that extinguish the lighting between 11:00 pm & dawn.

Waiver: For Guest security, we are requesting that the open air parking area lighting remain on from dusk to dawn.



Date: 10/12/2023
Project #:GW2023006
Drawn:GFW
ARC. LISC. Reg. #AR0009531

Revisions:
- 4/16/24 revised SIGNs/DATA
- 4/26/24 DRC COMMENTS
- 7/25/24 REMOVED TOWERS, LOWERED ROOF 3'.

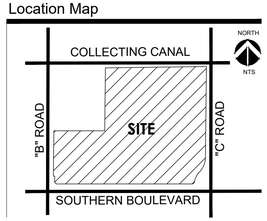
HOME 2 SUITES BY HILTON
561-289-6754
HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA
George White ARCHITECT
6127 C. DURHAM DRIVE, LAKE WORTH, FLORIDA 33467

MASTER SIGNAGE

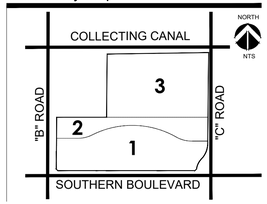
A-008



Location Map



Parcel Key Map



Site Data	SITE AREA (Ac) Comp Plan Policy 1.15.2.(1)	Approved Master Plan	Proposed Master Plan	DEVELOPMENT Use	Max. Development	FAR
Gross Site Area	90.34	89.95	89.95			
ROW Dedication	0	0.383	0			
Net Site Area	90.34	89.95	89.95			
Parcel 1	34.34 Max.	33.97	33.97	Commercial Retail	103,000 sf & 95 Hotel Rooms	0.07
Parcel 2	16.00 Max.	15.17	15.17	Commercial Office	44,000 sf	0.06
Parcel 3		40.81	40.81	Institutional		
Parcel Breakdown						
Parcel 1 Development	34.34 Max.	33.97	33.97	Commercial Retail	103,000 sf	0.07
Pod A		4.75	4.75			
Pod A1				Gas Station	6,119 sf	
Pod A2				AutoZone	7,381 sf	
Pod A3				Grocery	21,730 sf	
Pod B		4.49	4.91			
Pod B1				Culvers	4,479 sf	
Pod B2				Car Wash	4,815 sf	
Pod B3				Commercial		
Pod B4				Dental Office	4,200 sf *	
Pod C		2.57	1.96	Medical	20,200 sf *	
Pod D		9.46	7.22			
Pod TC		4.75	4.60	95 Hotel Rooms & Commercial Retail		
SWM #2			0.61	Retention Pond		
SWM #6			1.45	Retention Pond		
SWM #7			0.83	Retention Pond		
SWM #10			0.53	Retention Pond		
Common Area		7.42	7.11			
Remaining Development					58,476 sf **	
Parcel 2 Development	16.00 Max.	15.16	15.16	Commercial Office	44,000 sf	0.06
Pod E		4.47	2.43			
Pod F		4.10	2.18			
Pod I			0.04			
SWM #3			1.07	Retention Pond		
SWM #4 (portion in Parcel 2)		6.60	1.06	Retention Pond		
SWM #5 (portion in Parcel 2)			1.16	Retention Pond		
SWM #9 (portion in Parcel 2)			0.77	Retention Pond		
Common Area		6.60	6.45			
Remaining Development					19,600 sf **	
Parcel 3 Development	40.00 Min.	40.81	40.81	Institutional		
Pod G (Includes Conservation Easement)		22.22	5.43	Town Commons		
SWM #1			2.86	Retention Pond		
SWM #4 (portion in Parcel 3)			0.48	Retention Pond		
SWM #5 (portion in Parcel 3)			0.99	Retention Pond		
SWM #8			4.70	Retention Pond		
SWM #9			10.62	Retention Pond		
Common Area		18.59	15.73			

NOTES:

1. THIS PLAN IS BASED ON SURVEY INFORMATION BY CAULFIELD & WHEELER DATED AUGUST 12,2019.
2. THE INTENT OF THIS MASTER PLAN IS TO REFLECT DEVELOPMENT PODS PURSUANT TO THE COMPREHENSIVE PLAN DESIGNATIONS. PRIOR TO ANY DEVELOPMENT, EACH POD WILL REQUIRE SITE PLAN APPROVAL BY THE TOWN OF LOXAHATCHEE GROVES.
3. ALL FUTURE DEVELOPMENT WILL BE IN COMPLIANCE WITH THE TOWN OF LOXAHATCHEE GROVES RURAL VISTA GUIDELINES TO BE CONFIRMED AT TIME OF SITE PLAN APPROVAL FOR EACH POD.
4. "COMMON AREA" CONSISTS OF ROADWAY, LANDSCAPE BUFFERS, AND CONSERVATION EASEMENT TRACTS.
5. PARCEL AREA BOUNDARIES ARE FROM PROPERTY LINES, CENTER LINE OF TANGERINE DRIVE AND THE EXTENSION OF THE NORTHWEST PROPERTY LINE TO THE EAST PROPERTY LINE. POD AREA BOUNDARIES EXCLUDE ROAD EASEMENTS, BUFFERS AND OPEN SPACE COMMON AREA. PARCEL AND POD AREAS ARE CONCEPTUAL AND SUBJECT TO BRING CERTIFICATION AND PLATTING.
6. ACCESS LOCATION TO PODS AND ROADWAY DESIGNS ARE CONCEPTUAL AND SUBJECT TO BRING CERTIFICATION AND PLATTING.
* BECAUSE THESE USES ARE MEDICAL AND DENTAL OFFICES, THEY COUNT AGAINST THE PARCEL 2 MAXIMUM
** THE TOTALS REFLECT THAT THE DENTAL OFFICE IN POD B4 AND MEDICAL OFFICE IN POD C COUNT AGAINST ALLOWABLE DEVELOPMENT.

WETLAND W-KAA-1B

WETLAND AREA: 0.82 ACRES = 35,869 SF
WETLAND PERIMETER: 718 FT
PROPOSED BUFFER AREA: 19,755 SF
BUFFER AVERAGE: 19,755 SF / 718 FT = 27.51 FT

FLU: RR-5
ZONE: AR
EX: EQUESTRIAN, SINGLE FAMILY

COLLECTING CANAL
LOXAHATCHEE GROVES

"C" ROAD

SWM #1 - 2.86 AC± WET
CONSERVATION EASEMENT
HEAVILY OVERGROWN PALMETTOS
HITCHING POST
SWM #8 - 4.70 AC± DRY
SWM #4
POD G TOWN CENTER 5.43 AC± 4.16 AC ± WITHOUT CONSERVATION EASEMENT
WETLAND CONSERVATION EASEMENT (ORB 32340, PG1582)
SWM #9 11.39 AC± DRY
PARCEL 3 40.81 AC±
SWM #5 - 2.15 AC± DRY
SWM #4 - 1.54 AC± DRY
PARCEL 2 15.16 AC±
SWM #3 - 1.07 AC± DRY
POD E OFFICE 2.43 AC±
POD F OFFICE 2.18 AC±
POD C COMMERCIAL 1.96 AC±
POD TC LODGING/COMMERCIAL 4.60 AC±
PARCEL 1 33.97 AC±
SWM #6 - 1.45 AC± DRY
SWM #10 - 0.53 AC± DRY
SWM #2 - 0.61 AC± DRY
SWM #7 - 0.83 AC± DRY
POD A COMMERCIAL 4.75 ± AC
POD B COMMERCIAL 4.91 ± AC
POD D COMMERCIAL 7.22 AC±
WAWA
AUTOZONE
ALDI
CARWASH
CULVERS
COMMERCIAL
HEARTLAND DENTAL
Tangerine Dr
"B" ROAD
DIRT ROAD
SOUTHERN BLVD./STATE ROAD 80
Southern Blvd

FLU: RR-5
ZONE: AR
EX: SINGLE-FAMILY

FLU: RR-5
ZONE: AR
EX: SINGLE-FAMILY

FLU: COMMERCIAL LOW
ZONE: CL/PUD
EX: COMMERCIAL

WELLINGTON
FLU: RESIDENTIAL C & INSTITUTIONAL
ZONE: AR
EX: SCHOOL, SINGLE-FAMILY

SIGN FACING SOUTH FOR NORTHBOUND TRAFFIC ON KIWI COURT: **TO B ROAD AND SOUTHERN BOULEVARD TURN LEFT**

SIGN FACING SOUTH FOR NORTHBOUND TRAFFIC EXITING WAWA: **RIGHT TURN ONLY**

SIGN FACING EAST FOR WESTBOUND TRAFFIC ON AVOCADO AVE: **TO B ROAD AND SOUTHERN BOULEVARD TURN RIGHT**

SIGN FACING SOUTH FOR NORTHBOUND TRAFFIC EXITING CAR WASH/CULVER'S PARKING LOT: **TO SOUTHERN BOULEVARD TURN RIGHT**

12' FPL & BST EASEMENT (ORB 960, PG. 473; ORB 5549, PG. 1616; ORB 5611, PG. 629)

120 60 30 0 120
1"= 120'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
TRAFFIC ENGINEERING
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

Sunshine811
ALWAYS CALL 811
It's fast. It's free. It's the law.

SITE PLAN AMENDMENT

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FLB200011
DRAWN BY:	AH
CHECKED BY:	SMM
DATE:	09/29/2023
CAD I.D.:	FLB200011-SPP-NEW-0

PROJECT:

GROVES TOWN CENTER MASTER INFRASTRUCTURE

FOR

SOLAR SPORTSYSTEM, INC.

LOCATION OF SITE:

N.E. CORNER OF SOUTHERN BLVD. AND B ROAD
TOWN OF LOXAHATCHEE GROVES
PALM BEACH COUNTY, FL
SEC 31, TWP 43S, RGE 41E

BOHLER
1 SE 3rd AVENUE
SUITE 2700
MIAMI, FLORIDA 33131
Phone: (786) 681-0800
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

MASTER SITE PLAN

SHEET NUMBER:

EX-1

ORG. DATE - 10/12/2023

C:\PROJECTS\FLB200011\DRAWINGS\SPP\FLB200011-SPP-NEW-0.DWG — 10/12/2023 11:37:17 AM — EASTVEST — EASTVEST-MASTER SITE PLAN

TOWN OF LOXAHATCHEE GROVES

TOWN HALL COUNCIL CHAMBERS

LPA / PLANNING ZONING BOARD COMMITTEE MEETING

AGENDA

JULY 22, 2024 – 6:00 PM

William Ford (Seat 1) **Brett Raflowitz (Seat 2)**
Todd McLendon (Seat 3) **Jacquelyn Clifton (Seat 4)**

Lisa El-Ramey (Seat 5)

Administration
Town Manager, Francine L. Ramaglia
Town Attorney, Tanya Earley
Town Clerk, Valerie Oakes
Town's Planning Consultant, Jim Fleishmann
Town's Planning Consultant, Kaitlyn Forbes

Civility: Being "civil" is not a restraint on the First Amendment right to speak out, but it is more than just being polite. Civility is stating your opinions and beliefs, without degrading someone else in the process. Civility requires a person to respect other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for dialogue with others. It is being patient, graceful, and having a strong character. That is why we say "Character Counts" in Town of Loxahatchee. Civility is practiced at all Town meetings.

Special Needs: In accordance with the provisions of the American with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall within three business days prior to any proceeding, contact the Town Clerk's Office, 155 F Road, Loxahatchee Groves, Florida, (561) 793-2418.

Quasi-Judicial Hearings: Some of the matters on the agenda may be "quasi-judicial" in nature. Town Council Members are required to disclose all ex-parte communications regarding these items and are subject to voir dire (a preliminary examination of a witness or a juror by a judge or council) by any affected party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment, without being sworn. Unsworn comment will be given its appropriate weight by the Town Council.

Appeal of Decision: If a person decides to appeal any decision made by the Town Council with respect to any matter considered at this meeting, he or she will need a record of the proceeding, and for that purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes any testimony and evidence upon which the appeal will be based.

Consent Calendar: Those matters included under the Consent Calendar are typically self-explanatory, non controversial, and are not expected to require review or discussion. All items will be enacted by a single motion. If discussion on an item is desired, any Town Council Member, without a motion, may "pull" or remove the item to be considered separately. If any item is quasi-judicial, it may be removed from the Consent Calendar to be heard separately, by a Town Council Member, or by any member of the public desiring it to be heard, without a motion.

BOARD AGENDA ITEMS

CALL TO ORDER

ROLL CALL

ADDITIONS, DELETIONS AND MODIFICATIONS OF AGENDA

PUBLIC COMMENTS

Public Comments for all meetings may be received by email, or in writing to the Town Clerk's Office until NOON day of the meeting. Comments will be "received and filed" to be acknowledged as part of the official public record of the meeting. The meetings are livestreamed and close-captioned for the general public via our website, instructions are posted there.

REGULAR AGENDA

1. Swearing in of Committee Members

2. Appoint Chair of the Planning and Zoning Board

3. Appoint Vice Chair of the Planning and Zoning Board

4. Presentation on Ethics and the Sunshine Law by Torcivia, Donlon, Goddeau and Associates

5. Minutes for Informational Purposes

    - September 16, 2019 - PZB Minutes
    - July 16, 2020 - PZB Minutes
    - August 20, 2020 - PZB Minutes
    - February 04, 2021 - PZB Minutes
    - April 07, 2021 - PZB Minutes
    - June 17, 2021 - PZB Minutes
    - March 3, 2022 - PZB Minutes
    - August 25, 2022 - PZB Minutes
    - March 23, 2023 - PZB Minutes

6. Comprehensive plan text amendment to: (1) Permit up to 95 lodging units within the subject property (MLU) (2) Eliminate the allocation for a 128-bed congregate living facility (3) Establish an allowance for a public park (4) Establish intensity and density measurement standards for the hotel use, and (5) Exempt the subject site from Policy 1.2.1 of the comprehensive plan which restricts commercial uses to south of East Citrus Drive. *Applicant: Solar Sportsystems, Inc.*

7. Master Plan, PUD amendment to: Establish Pod TC for hotel purposes, establish Pod G for park purposes, and amend existing conditions of approval. *Applicant: Solar Sportsystems, Inc.*

8. Site Plan approval to: establish a four (4) story, 95-room hotel on Pod TC. *Applicant: Solar Sportsystems, Inc and Groves Hospitality LLC.*

9. Site Plan approval to: establish a public park, to be utilized by the Town, on Pod G. *Applicant: Applicant: Solar Sportsystems, Inc. and Loxahatchee Equestrian Partners, LLC*

COMMITTEE MEMBER COMMENTS:

SET NEXT MEETING DATE:

ADJOURNMENT:

Town of Loxahatchee Groves, Florida
Planning and Zoning Board
Agenda Item Report

PREPARED BY: Kaitlyn Forbes **July 17, 2024**

SUBJECT: Comprehensive Plan Text Amendment, Master Plan Amendment, Hotel Site Plan (Pod TC), and Park Site Plan (Pod G).

1. BACKGROUND

History: The 90 +/- acre Groves Town Center PUD, including a Statement of Use, Conceptual Master Plan and Conditions of Approval was approved by the Town Council (Ordinance 2013-010). Revisions to the PUD were most recently approved by the Town Council (Ordinance 2019-08).

Additional revisions to the PUD (i.e. PUD Amendment) must be approved by the Town Council. The Applicant is proposing the following:

1) Comprehensive plan text amendment to: (1) Permit up to 95 lodging units within the subject property (MLU) (2) Eliminate the allocation for a 128-bed congregate living facility (3) Establish an allowance for a public park (4) Establish intensity and density measurement standards for the hotel use, and (5) Exempt the subject site from Policy 1.2.1 of the comprehensive plan which restricts commercial uses to south of East Citrus Drive. *Applicant: Solar Sportsystems, Inc.*

2) Master Plan, PUD amendment to: Establish Pod TC for hotel purposes, establish Pod G for park purposes, and amend existing conditions of approval. *Applicant: Solar Sportsystems, Inc.*

3) Site Plan approval to: establish a four (4) story, 95-room hotel on Pod TC. *Applicant: Solar Sportsystems, Inc and Groves Hospitality LLC.*

4) Site Plan approval to: establish an open space, to be utilized by the Town, on Pod G. *Applicant: Applicant: Solar Sportsystems, Inc. and Loxahatchee Equestrian Partners, LLC*

Problem Statement: The Town Council is to hear and approve, approve with conditions, or deny the comprehensive plan text amendment, master plan amendment, and two site plan applications. N O T E : The proposed PUD Master Plan Amendment is a processed as a rezoning.

Problem Solution: The Town Council will conduct a public hearing to consider a motion to approve, approve with conditions, or deny the Comprehensive Plan Text Amendment, Master Plan PUD Amendment, and two site plan applications.

2. CURRENT ACTIVITY

The Comprehensive Plan Text Amendment was presented at a Planning and Zoning Board (PZB) meeting on July 22, 2024. The PZB recommended approval/denial of the application by a vote of __to___.

The Master Plan PUD Amendment was presented at a Planning and Zoning Board (PZB) meeting on July 22, 2024. The PZB recommended approval/denial of the application by a vote of __to___.

The hotel site plan, located on Pod TC, was presented at a Planning and Zoning Board (PZB) meeting on July 22, 2024. The PZB recommended approval/denial of the application by a vote of __to___.

The park site plan, located on Pod G, was presented at a Planning and Zoning Board (PZB) meeting on July 22, 2024. The PZB recommended approval/denial of the application by a vote of __to___.

3. ATTACHMENTS

1. Groves Town Center Staff Report: Comprehensive Plan Text Amendment, Master Plan Amendment, Hotel Site Plan, Park Site Plan

4. FINANCIAL IMPACT

Work on this project is funded by the Applicant's cost recovery deposit.

5. RECOMMENDED ACTION:

Recommend that the Planning and Zoning Board approve the master plan amendment and two (2) site plan applications [hotel and public park]. The matter of the comprehensive plan text amendment is a legislative (policy) decision and therefore there is no staff recommendation on this item.

TO: **PLANNING AND ZONING BOARD**

***FROM*:** **KAITLYN FORBES, TOWN PLANNING CONSULTANT**

RE: **STAFF REPORT: LOXAHATCHEE EQUESTRIAN PARTNERS LLC/SOLAR SPORTSYSTEMS, INC./GROVES HOSPITALITY LLC, COMPREHENSIVE PLAN TEXT AMENDMENT, MASTER PLAN AMENDMENT, HOTEL SITE PLAN, PUBLIC PARK SITE PLAN.**

***DATE*:** **July 17, 2024**

I. GENERAL INFORMATION

***A. Applicant**:* Solar Sportsystems, Inc., Loxahatchee Equestrian Partners, LLC, and Groves Hospitality, LLC. The applications are being represented by Matthew Barnes, of WGI.

B. Owner: Solar Sportsystems, Inc.

C. Location: The subject property is generally located at the northeast corner of Southern Boulevard and "B" Road, south of Collecting Canal, Loxahatchee Groves, Florida (Ref: Attachment 1, Map 1).

D. Legal Description: The property is legally described as shown in Attachment 2. All of the Groves Town Center PUD Amendment No. 1 Plat as recorded in Plat Book 134, Pages 134 – 138 of the Official Records of Palm Beach County. Together with Pod A of the Groves Town Center PUD Plat as recorded in Plat Book 66, Pages 66 – 70 of the Official Records of Palm Beach County,

E. ***Parcel Size:*** Approx. 90 acres (total Groves at Town Center development site)

***F. Existing Future Land Use (FLU) Designation**:* The Multiple Land Use (MLU) future land use designation was assigned to the property by Future Land Use Amendment 11-1.3 (Ordinance 2011-017).

G. Existing Zoning: The Multiple Land Use, Planned Unit Development (MLU/PUD) zoning designation was assigned to the property by Rezoning REZ 2013-02 (Ordinance 2013-010) and most recently amended by Ordinance 2019-08.

***H. Existing Use**:* The overall Groves at Town Center development includes a mix of non-residential uses and vacant land. The subject sites for the proposed hotel and the public park are vacant.

II. EXISTING AND PROPOSED DEVELOPMENT PROGRAM, REQUESTED COMPREHENSIVE PLAN TEXT AMENDMENT

To accommodate the proposed master plan revisions and site plan approval of both the hotel and public park, the applicant first proposes a text amendment to Special Policy 1.15.2 of the comprehensive plan as shown below and Attachment 3. The primary objective is to substitute a hotel use for the currently approved congregate living use. As noted in Section III below, the applicant states the congregate living use is no longer economically viable. Further, providing a hotel would meet local demands.

Proposed Text Amendment to Special Policy 1.15.2

Changes are in strikethrough and underline format.

1.15.2 Special Policy:

(1) Land Use and density/intensity of development on the property delineated as "Special Policy 1.15.2" on the Future Land Use Map, Map # FLU – 1.10, shall be regulated by the application of the Multiple Land Use (MLU) land use category, and the following criteria: Commercial Low (CL) – Maximum of 34.34 acres / 103,000 sq. ft. of retail commercial space and 95 lodging units; Commercial Low Office – Maximum of 16.0 acres / 44,000 sq. ft. of professional and medical office commercial space; and Institutional – Minimum of 40.0 acres / ~~Maximum of 128 congregate living beds~~Public Park (Town Commons). Development intensity of lodging uses to be regulated by combination of number of rooms, building height, and lot coverage rather than FAR.

(2) A 300 foot wide buffer shall be incorporated in the master plan along that portion of the MLU adjacent to the Collecting Canal.

~~(2)~~(3) The property delineated as "Special Policy 1.15.2" on the Future Land Use Map, Map # FLU – 1.10, is exempt from Policy 1.2.1 of the Future Land Use Element of the Comprehensive Plan, which restricts commercial development to locations south of East Citrus Drive.

III. REQUESTED PUD AMENDMENTS: CONCEPTUAL MASTER PLAN REVISION

Supplementing the text amendment to the comprehensive plan, the applicant is seeking approval to amend the approved master plan that regulates the Groves at Town Center development. In summary, the applicant is seeking to establish Pod TC for a proposed hotel development and to establish Pod G for public park purposes.

The Property is subject to the Groves Town Center Conceptual Master Plan ("Conceptual Master Plan"), which was initially approved on February 17, 2015 and subsequently revised on November 6, 2018 via Ordinance 2018-08 and again amended via Ordinance 2019-08. The current approved Conceptual Master Plan is included as Attachment 4. The proposed amended Conceptual Master Plan is included as Attachment 5.

The applicant notes the impetus for the requested change to the PUD Master Plan is a shared desire by the Applicant and the Town to remove the congregate living facility land use and allow a lodging use and simultaneously move the Town Commons use within the Master Plan to Pod G, which is the Pod that the congregate living facility is currently allowed on. They further note, market conditions have changed since the PUD was first contemplated in 2011 and it no longer economically viable to build a congregate living facility. The applicant states demand for lodging along Southern Blvd in the Town has increased. Furthermore, the applicant indicates the location of the proposed lodging use is better situated in the TC Pod, as opposed to Pod G, which is closer to the existing residential neighborhood on the north side of Collecting Canal Road. As demonstrated on the enclosed map of hotels, the closest hotel to the Town is the Royal Inn Hotel, which is approximately 3.5 miles away to the east. There are only nine hotels west of or adjacent to the Turnpike between Okeechobee Blvd and Lake Worth Road. The applicant describes a strong need for a hotel in the western reaches of the County.

The other aspects of the PUD Conceptual Master Plan that were previously approved are not changing with this proposed PUD amendment. As such, the configuration of the PUD Conceptual Mater Plan in terms of the development pods and roads remains the same as the previously approved Conceptual Master Plan and Plat. The applicant noted the Conceptual Master Plan provides for natural areas, open space and landscape buffers that achieve the Town's Objectives and Policies and provide consistency with the Town's Rural Vista Guidelines. The Conceptual Master Plan maintains a twenty-five (25) foot wide landscape buffer adjacent to Southern Boulevard and it maintains the three hundred (300) foot buffer predominantly along the northern and eastern boundaries of the site and one hundred (100) foot buffer abutting the western and northern boundary. As per the previously approved site plan for the equestrian trail (Resolution 2018-84) a ten (10) foot wide equestrian trail has been constructed within the one hundred (100) foot and three hundred (300) foot buffers.

In conjunction with the amended plan drawing, the applicant also proposes to amend the existing conditions of approval outlined in Ord. 2019-08 as shown in Attachment 5. Generally, the amendments reflect revised approval dates, completed work, and the proposed master plan amendments.

[Remainder intentionally left blank]

IV. SITE PLAN – HOTEL, POD TC

Site Location. The proposed hotel is located on Pod TC as shown in the conceptual master plan. Generally, located north of Southern Boulevard, south of Tangerine Drive, and approximately 1,000 feet east of B Road. Pod TC is proposed to be subdivided as permitted by Sec. 41-010.4.b. The subject site is approximately two (2) acres.

Proposed Use. The applicant proposes a hotel on the subject site, as permitted by Sec. 25-015. The subject site is zoned as a Multi-Land Use Planned Unit Development ('MLU-PUD') and has a commercial-low land use. Per Sec. 41-020.D.2, the subject site is governed by the commercial-low zoning regulations.

Site and Building Design. Generally, the building is located in the middle of the subject site, and exceeds the required setbacks. The 95-room hotel measures 43' feet to the roof deck and includes four (4) stories and approximately 60,000 square feet. Architectural elements extend to 68-feet at the tallest point. The applicant requests a waiver for the building height allowance, which is typically restricted to 35 feet per Sec. 25-045.

The main entrance is provided on the north side of the building and includes a porte cochere for check-ins. A fenced, outdoor amenity area including a pool and sitting areas are located along the southern façade.

Site Access, Circulation, and Parking. A two-way driveway provides access to the site along the western property line. A two-way circulation loop provides access to the main entrance and all parking spaces. A total of 97 parking spaces are required and provided. Parking spaces include a mixture of full-sized spaces (11'x22.5') and reduced sized parking spaces (9' x 19.5'). Reduced sized spaces are part of a waiver request. Loading will be accomplished under the porte coche. As this is not a dedicated, separate loading space, the applicant includes a waiver request.

Full circulation is provided via a temporary driveway that extends across the new, internal lot line. This will allow fire rescue to access the site without backing up. Pedestrian connections are provided along the southern and western property lines via an existing sidewalk. A sidewalk is provided around the base of the building as well.

Mechanical Equipment and Waste Management. Mechanical equipment, except for the pool equipment, will be roof-mounted and screened by a sloped parapet. Pool equipment is in a fully enclosed structure along the southern façade. A dumpster enclosure is located at the northwest corner of the site, within the rear yard as required by Sec. 25-010.F.3. The dumpster enclosure includes a six-foot. masonry wall and opaque swinging doors.

Landscaping. Perimeter landscaping is proposed along the north, south, and west property lines. Interior landscape islands are provided within the parking area , approximately every ten (10) spaces. The plan includes 36 percent pervious area where 30 percent is required.

Outdoor Lighting. Outdoor lighting is provided via 25-foot pole-mounted lamps. Poles are generally located around the perimeter of the parking lot.

Waivers Requested. Waivers from established regulations are permitted via Sec. 41-020.E. Per the established zoning standards, a waiver or waivers may be granted to a proposed PUD upon demonstration of significant contributions to implementing Town planning objectives and maintaining its rural character. The applicant provided a justification statement appended hereto. Waivers requested include the following, and are described by the applicant as noted below:

The first waiver is to exceed the maximum height. The hotel is proposed to be four stories tall. The height of the building as measured to various points is as follows: to the roof deck – 43'; to the mean height of the lower roof elements – 49'-5"; to the ridge of the slope – 55'-2"; to the roof deck of the electrical and entry tower elements – 57'-2"; to the peak of the tallest architectural feature – 68'. The maximum height is 35 feet. Pursuant to the PUD regulations, Developer is seeking a waiver of the maximum height to allow the aforementioned building heights. The hotel building will be situated approximately 1,400 feet (a quarter of a mile) away from the nearest residential property line on the north side of Collecting Canal Road, so the additional height will have no visual effect on any surrounding properties. Furthermore, no signs on the building will face north.

The second waiver is to provide some parking spaces that do not meet the dimensional standards. The proposed project also has 6 parking spaces that meet the Town's standard size of 11' wide by 22.5' long (and 12' x 19' for handicapped accessible spaces) and 91 parking spaces that are 9' wide by 19' long. Therefore, Developer is asking for a waiver of the minimum parking stall dimensions in order to provide a mixture of the Town's larger than normal parking spaces (11' x 22.5') and the smaller (9' x 19') parking spaces.

The third wavier is to provide a drive aisle width in the parking lot of 24' instead of 28'. This relates to the fact that the majority of the parking spaces in the parking lot are smaller than the code required 22.5' long spaces and therefore the drive aisle width can be less wide since some of the parking spaces are 19' long instead of 22.5' long. Also, 24 feet is almost universally the standard drive aisle width for a parking lot with 90-degree parking spaces.

The fourth waiver is to not provide the code-required one loading space that is 12' wide by 45' long. The operations of the hotel will not require that such a large loading space be provided because all deliveries will be made by small box trucks. The porte cochere at the hotel entrance will serve as the defacto loading space for the project.

The fifth waiver is to allow an existing sidewalk in the SW corner of the site to remain as-is, which has a setback of 5 feet and 4 inches to the property line, and to allow parking spaces and driveways near the eastern property line to be setback less than 10 feet from the east property line whereas Sec. 95-100.D of the Code requires a 10-foot setback.

The sixth waiver to allow well-planned outdoor lighting, which meets the intent of the ULDC, between 11:00 p.m. and dawn to help prevent accidents, deter crime and maintain an attractive community environment. The PUD Master Plan ordinance already establishes that applicants within the PUD may apply for this waiver. The hotel, by the nature of it's use, will have customers who will be checking in or coming and going from the hotel after 11 PM and

before dawn and therefore to ensure the parking lot is a secure place there needs to be lighting in the parking lot during the overnight hours.

V. SITE PLAN – PUBLIC PARK, POD G

Site Location. The proposed public park is located in Pod G, as shown in the conceptual master plan. Generally, located north of Tangerine Drive and approximately 1,000 feet east of B Road. The subject site is approximately five (5) acres.

Proposed Use. The applicant proposes a public park on the subject site as permitted by Sec. 30-015. The subject site is zoned as a Multi-Land Use Planned Unit Development ('MLU-PUD') and has an institutional land use. Per Sec. 41-020.D.2, the subject site is governed by the institutional zoning regulations.

Site Access, Circulation, and Parking. Access to the site is granted via a two-way driveway along the southern property line. This stabilized, pervious drive connects to a stabilized parking area. This area can accommodate various vehicles including horse trailers. An equestrian culvert will connect the parking area and park to the existing perimeter trail system.

Site Design. No permanent structures are proposed on the subject site. A 3-rail wooden fence is proposed around the perimeter of the parking area, which is generally located along the western half of the property. The eastern portion of the site remains open for activities and events. A conservation easement is located at the northeast corner of the site.

Waivers Requested. Waivers from established regulations are permitted via Sec. 41-020.E. Per the established zoning standards, a waiver or waivers may be granted to a proposed PUD upon demonstration of significant contributions to implementing Town planning objectives and maintaining its rural character. The applicant provided a justification statement appended hereto as Attachment 7. Waivers requested include the following, as described by the applicant:

The waiver is to exceed the maximum plot size of five acres for an Institutional use per Sec. 30-035. Pod G is 5.43 acres. The Town Commons use is a low impact Institutional use, therefore exceeding the minimum lot size will not cause any issues. Further, if the conservation easement on Pod G that protects the existing wetland is excluded, the size of Pod G comes is reduced to 4.16 acres.

VI. APPROVAL HISTORY

1. Ordinance 2011-017. Established MLU future land use designation for Property and a maximum of 103,000 square feet of commercial low retail, 44,000 square feet of commercial for professional and medical office, and a 128-bed congregate living facility.

2. Ordinance 2013-010. Established MLU/PUD zoning designation for Property and approved a conceptual master plan for 103,000 square feet of commercial low retail,

44,000 square feet of commercial for professional and medical office, and a 128-bed congregate living facility.

3. Ordinance 2018-08. Amended the conceptual master plan approved via Ord. 2013-010 to reconfigure Pod A.

4. Resolution 2018-84. Approved site plan for equestrian trail in the Conservation Tract of the conceptual master plan.

5. Resolution 2019-027. Approved plat for Groves Town Center PUD. Plat recorded in Plat Book 128, Page 66.

6. Resolution 2019-028. Approved Restrictive Covenant and Limited Access and Conservation Easement. Document recorded in Official Records Book 30616, Page 1289.

7. Ordinance 2019 -008. Modified master plan and revised conditions of approval.

VII. PLANNING AND ZONING BOARD (PZD) RECOMMENDATION

TBD.

VIII. STAFF FINDING AND RECOMMENDATION

Recommend that the Planning and Zoning Board approve the master plan amendment and two (2) site plan applications [hotel and public park] subject to conditions of approval noted below.

The proposed comprehensive plan text amendment is a legislative (policy) decision and therefore there is no staff recommendation on this item.

Hotel Site Plan, Conditions of Approval:

Prior to issuance of a land development permit, the applicant shall address the following conditions of approval:

A. CIVIL PLANS: 8 sheets, revised 4-15-24, by EA3 Civil Engineering, Inc.

1. All swales shall be connected to the hotel's stormwater system and utilized prior to discharge to Groves Town Center Master Stormwater system.

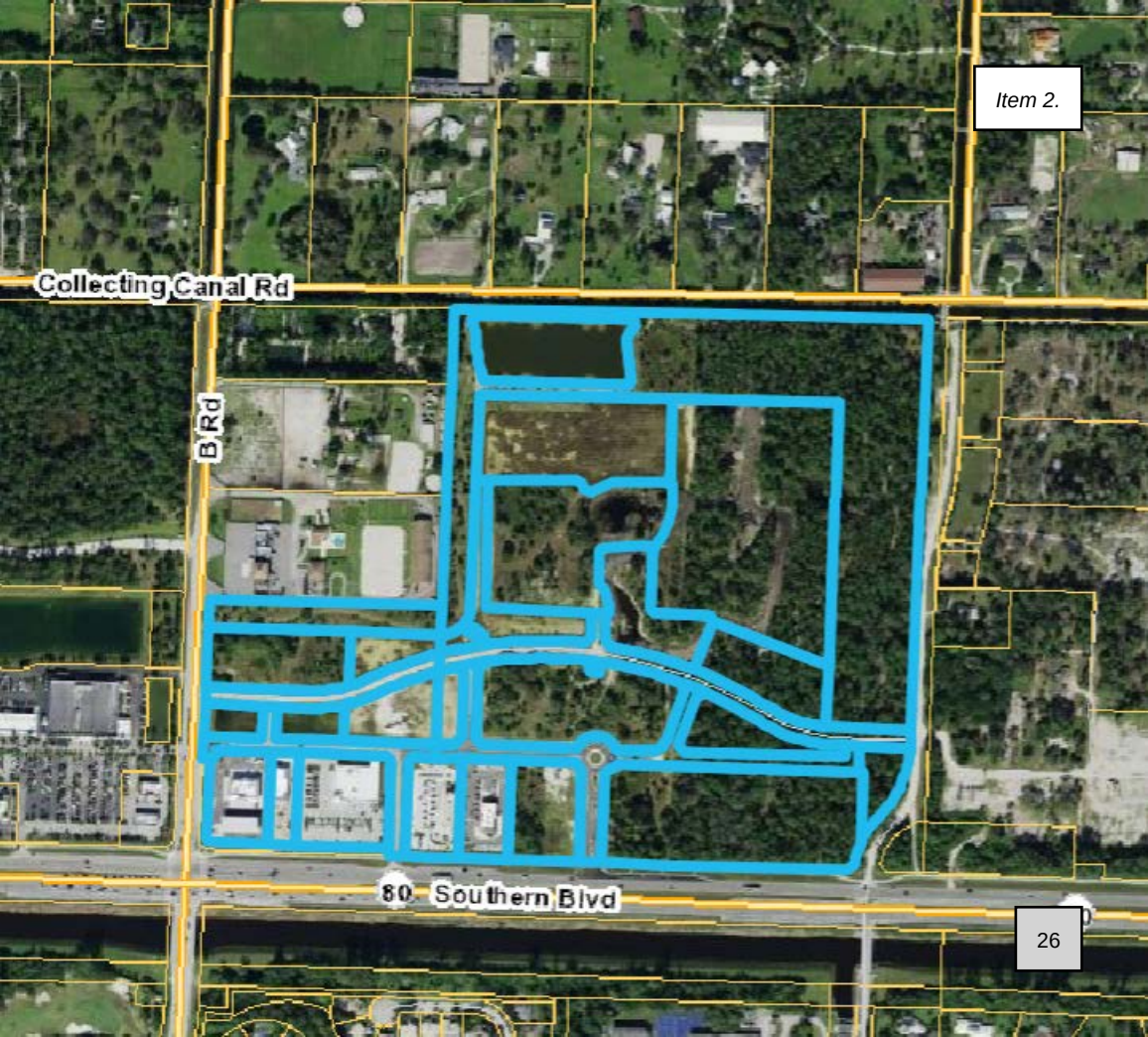
B. DRAINAGE CALCULATIONS: 35 sheets, dated June 2024, by EA3 Civil Engineering, Inc.

1. Coordinate with Bohler regarding the Groves Town Center Master Drainage Calculations to be consistent and match the proposed control structure.

C. OTHER:

1. Provide permits from applicable agencies including, but not limited to, SFWMD, etc.
2. Additional comments may be during Site Development review.

ATTACHMENT 1 – Subject Site Map (Map 1)


Collecting Canal Rd
B Rd
80 Southern Blvd

ATTACHMENT 2 – Legal Description

THE SOUTH 1000 FEET OF TRACT 4, BLOCK “I”, LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 12, PAGE 29; SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) AS ESTABLISHED BY RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORD BOOK 1005, PAGE 577, PUBLIC RECORDS OF PALM BEACH COUNTY. FLORIDA.

TOGETHER WITH:

LOT 5, BLOCK ”I” LOXAHATCHEE GROVES, LYING NORTH OF STATE ROAD 80, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LESS AND EXCEPT THAT PORTION FOR STATE ROAD 80, AS DESCRIBED IN THE ORDER OF TAKING IN O.R. BOOK 5463, PAGE 1126, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

TRACT 6, BLOCK ”I”, OF LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PORTION FOR STATE ROAD 80, AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 5463, PAGE 1126, AND THAT PORTION OF THE RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 1005, PAGE 577, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
AND

THAT PORTION OF TRACT 6, BLOCK ”I” RE-CONVEYED TO GASPAR MORELLO AND ELIZABETH MORELLO, HUSBAND AND WIFE, IN QUIT-CLAIM DEED RECORDED JANUARY 25, 2002, IN OFFICIAL RECORD BOOK 13344, PAGE 953, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE PLATTED EAST LINE OF TRACT 6, BLOCK ”I” ACCORDING TO THE PLAT OF LOXAHATCHEE GROVES, AS RECORDED IN PLAT BOOK 12, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) ACCORDING TO THE FDOT RIGHT-OF-WAY MAP, SECTION 93120-3528, SHEET 5 OF 13, DATED 1986, THENCE, NORTH 88 DEGREES 26 MINUTES 32 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF SOUTHERN BOULEVARD, 66.16 FEET; THENCE, NORTH 39 DEGREES 58 MINUTES 31 SECONDS WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF “C” ROAD, ACCORDING TO THE FDOT RIGHT-OF-WAY MAP, 33.14 FEET, TO A POINT OF CURVATURE; THENCE, NORTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 202.00 FEET AND A CENTRAL ANGLE OF 46 DEGREES 54 MINUTES 52 SECONDS, AN ARC LENGTH OF 165.40 FEET TO THE PLATTED EASTERLY LINE OF TRACT 6, BLOCK “I”; THENCE, SOUTH 02 DEGREES 09 MINUTES 47 SECONDS WEST, ALONG THE PLATTED EAST LINE OF TRACT 6, BLOCK “I”, 158.23 FEET TO THE POINT OF BEGINNING.

ATTACHMENT 3 – Proposed Comprehensive Plan Text Amendment

Attachment 1

Proposed Text Amendment to Special Policy 1.15.2

Changes are in strikethrough and underline format.

1.15.2 Special Policy:

(1) Land Use and density/intensity of development on the property delineated as "Special Policy 1.15.2" on the Future Land Use Map, Map # FLU – 1.10, shall be regulated by the application of the Multiple Land Use (MLU) land use category, and the following criteria: Commercial Low (CL) – Maximum of 34.34 acres / 103,000 sq. ft. of retail commercial space and 95 lodging units; Commercial Low Office – Maximum of 16.0 acres / 44,000 sq. ft. of professional and medical office commercial space; and Institutional – Minimum of 40.0 acres / ~~Maximum of 128 congregate living beds~~Public Park (Town Commons). Development intensity of lodging uses to be regulated by combination of number of rooms, building height, and lot coverage rather than FAR.

(2) A 300 foot wide buffer shall be incorporated in the master plan along that portion of the MLU adjacent to the Collecting Canal.

~~(2)~~(3) The property delineated as "Special Policy 1.15.2" on the Future Land Use Map, Map # FLU – 1.10, is exempt from Policy 1.2.1 of the Future Land Use Element of the Comprehensive Plan, which restricts commercial development to locations south of East Citrus Drive.

ATTACHMENT 4 – Existing Master Plan

Town of Loxahatchee Groves

155 F Road • Loxahatchee Groves. Florida 33470 • (561) 793-2418 Phone • (561) 793-2420

GENERAL DEVELOPMENT APPLICATION

REQUIRED WITH THE FOLLOWING APPLICATIONS:

✓	Site Plan / Land Development Application	✓	Rezoning / PUD Application
✓	Future Land Use Amendment Application Large Scale ✓ Small Scale (less than 10 acres) ☐		Special Exception Application Category A: ☐ Category B: ☐
	Administrative Site Plan Amendment		Plat
	Other		ULDC Text Amendments

I. GENERAL DATA

Project Name:	Groves Town Center PUD
Parcel Control No(s).	• 41-41-43-31-12-001-0010 • 41-41-43-31-12-001-0020 • 41-41-43-31-12-001-0030 • 41-41-43-31-12-012-0031 • 41-41-43-31-12-012-0032 • 41-41-43-31-12-012-0033 • 41-41-43-31-13-001-0010 • 41-41-43-31-13-001-0020 • 41-41-43-31-13-002-0020 • 41-41-43-31-13-002-0010 • 41-41-43-31-13-002-0030 • 41-41-43-31-13-004-0000 • 41-41-43-31-13-019-0020 • 41-41-43-31-13-000-0031 • 41-41-43-31-13-000-0032 • 41-41-43-31-13-020-0000 • 41-41-43-31-13-012-0000 • 41-41-43-31-13-019-0010 • 41-41-43-31-13-005-0000 • 41-41-43-31-13-019-0031 • 41-41-43-31-13-019-0032 • 41-41-43-31-13-009-0000 • 41-41-43-31-13-003-0010 • 41-41-43-31-13-003-0020 • 41-41-43-31-13-019-0010 • 41-41-43-31-13-006-0000 • 41-41-43-31-13-007-0000

	• 41-41-43-31-13-019-0010
Parcel Address:	N/A
Parcel Acreage:	89.953 acres
General Control Number– Assigned by Staff:	

II. SITE DATA

Current Land Use:	**Existing Conditions:** Commercial; Vacant **Approved PUD:** 103,000 SF Commercial Low; 44,000 SF of Commercial Low, Professional Office, and Medical Office; 128-bed Assisted Living Facility
Current FLU:	Multiple Land Use (MLU)
Current Zoning:	Multiple Use Planned Development District (MUPD)
Proposed Land Use:	103,000 SF Commercial Low and 95 lodging units; 44,000 SF of Commercial Low, Professional Office, and Medical Office; only Town Commons use allowed in Institutional Land Use.
Proposed FLU:	No change
Proposed Zoning:	No change
Frontage:	Southern Blvd, “B” Road, “C” Road
Plat, Subdivision, Legal Lot of Record:	Groves Town Center PUD, Plat Book 128, Page 66 Groves Town Center PUD Amendment No 1, Plat Book 132, Page 134

III. OWNER INFORMATION

	Owner A	Owner B
Owner's Name:	Loxahatchee Equestrian Partners, LLC	Solar Sportsystems, Inc.
Owner's Street Address:	5730 Corporate Way, Suite 120	250 Delaware Avenue, Law Dept. 12th Floor
City, State, Zip:	West Palm Beach, Florida 33407	Buffalo, New York 14202
Phone Number:	305.755.5825	305.755.5828
E-Mail Address:	Matthew.Barnes@wginc.com	Matthew.Barnes@wginc.com

V. AGENT INFORMATION

Agent Name:	Matthew Barnes
Organization/Company:	WGI, Inc.
Agent's Street Address:	2035 Vista Parkway
City, State, Zip:	West Palm Beach, FL, 33411
Phone Number:	(561) 687-2220 (561) 713-1687 (direct)
E-Mail Address:	Matthew.Barnes@wginc.com
Relationship to Property:	Agent

VI. REQUIRED ATTACHMENTS:

A	Legal Description, Warranty Deed and Parcel Control Numbers
B	Certified and Sealed Survey Dated Within One Year
C	Statement of Use and Justification
D	Applicant's Ownership Affidavit
E	Agent Consent Form (This form is available on the Town's webpage)
F	Applicant's Notice Affidavit and Property appraiser Information List

VII. ADDITIONAL APPLICATION(S) SUBMITTED:

APPLICATION	SUBMITTED (Yes/No)	DATE RECEIVED
Abandonment		
Annexation		
Comprehensive Plan Amendment (Large Scale)	Yes (text amendment)	
Comprehensive Plan Amendment (Small Scale)		
Conditional Use		
Plat		
Site Plan	Yes (Pod TC for hotel)	
Site Plan Amendment		
Category A Special Exception		
Category B Special Exception		
Category C Special Exception		
Special Exception Amendment		
Special Exception – Planned Development		

Zoning Map Change		
Zoning Text Change		
Variance		
Other: PUD Amendment	Yes	

Office Use Area

This/these application(s) does/do not become valid until signed by an authorized representative of the Town of Loxahatchee Groves and all fees and receipt acknowledged below:

Date: _____ Application Number(s): _____

_____
Planning and Zoning Official

Date Application Received for processing_____ or Returned _____

Attachment A
Legal Description, Warranty Deed and PCN's

The applicant is required to provide a legal description, Warranty Deed and a list of all included parcel control numbers (PCNs).

ATTACHMENT A

LEGAL DESCRIPTION

All of the Groves Town Center PUD Amendment No. 1 Plat as recorded in Plat Book 134, Pages 134 – 138 of the Official Records of Palm Beach County. Together with Pod A of the Groves Town Center PUD Plat as recorded in Plat Book 66, Pages 66 – 70 of the Official Records of Palm Beach County,

CFN 20070363085
OR BK 21979 PG 0431
RECORDED 07/30/2007 10:27:31
Palm Beach County, Florida
AMT 10.00
Doc Stamp 0.70
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0431 - 432; (2pgs)

JACK A. SOREF-COUNTY WC 84

W/C TRI-COUNTY FOR:

RECORD & RETURN TO:

PREPARED BY: ELIZABETH GREATON STEPHANY, Esq.
Greaton and Greaton
P.O. Box 39238
Fort Lauderdale, Florida 33339
Telephone: (954) 561-0313

GRANTOR: WILSON B. GREATON, JR., AS TRUSTEE UNDER THE PROVISIONS OF AN UNRECORDED TRUST U/A/D 8/08/1989

GRANTEE: LOXAHATCHEE EQUESTRIAN PARTNERS, LLC

This is not a certified copy

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 27 day of July, 2007, by WILSON B. GREATON, JR., AS TRUSTEE UNDER THE PROVISIONS OF AN UNRECORDED TRUST U/A/D 8/08/1989, Grantor, to LOXAHATCHEE EQUESTRIAN PARTNERS, LLC, whose post office address is c/o Legal Dept., Delaware North Companies, Inc., 40 Fountain Plaza, Buffalo, NY 14202, Grantee:

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) in hand paid by the Grantee for the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Palm Beach and State of Florida, to-wit:

THE SOUTH 1000 FEET OF TRACT 4, BLOCK I, LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 12, PAGE 29; SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) AS ESTABLISHED BY RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORD BOOK 1005, PAGE 577, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

GRANTOR HEREIN AFFIRMS THAT THE PROPERTY CONVEYED HEREIN IS VACANT LAND AND NOT HIS HOMESTEAD AND THAT HE AND HIS FAMILY RESIDE AT 4510 N.E. 23 AVENUE, FORT LAUDERDALE, FLORIDA 33308.

FOLIO NO. 00-41-43-17-01-804-0030

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Elizabeth Greaton Stephany
ELIZABETH GREATON STEPHANY

Linda Moller
LINDA MOLLER

W B Greaton
WILSON B. GREATON, JR., AS TRUSTEE
UNDER THE PROVISIONS OF AN UNRECORDED
TRUST U/A/D 8/08/1989
P. O. BOX 39238
FORT LAUDERDALE, FL 33339

STATE OF FLORIDA)
:ss.
COUNTY OF BROWARD)

Acknowledged before me this 27 day of July, 20075, by WILSON B. GREATON, JR., AS TRUSTEE UNDER THE PROVISIONS OF AN UNRECORDED TRUST U/A/D 8/08/1989, who is personally known to me.

Linda Moller
LINDA MOLLER, Notary Public
State of Florida at Large

My Commission No. is:
My Commission Expires:

LINDA MOLLER
MY COMMISSION # DD 610368
EXPIRES: December 29, 2010
Bonded Thru Notary Public Underwriters

This is not a certified copy

CFN 20080380819
OR BK 22911 PG 0821
RECORDED 10/17/2008 12:10.44
Palm Beach County, Florida
AMT 10 00
Doc Stamp 0.70
Sharon R. Bock, CLERK & COMPTROLLER
Pg 0821; (1pg)

Prepared by and return to
LAWRENCE M FUCHS

FUCHS AND JONES, P A
590 Royal Palm Beach Blvd
Royal Palm Beach, FL 33411
561-793-0600
File Number 08-158
Will Call No 80

Parcel Identification No **41-41-43-17-01-805-0010**

[Space Above This Line For Recording Data]

This is not an official record

Corrective Warranty Deed

(STATUTORY FORM SECTION 689 02 F S)

This Indenture made effective the **20th** day of **June, 2008** between **SOUTHERN LOXAHATCHEE GROVES, LLC, a Florida limited liability company** whose post office address is **1059 B Road, Loxahatchee, FL 33470** of the County of **Palm Beach**, State of **Florida**, grantor*, and **SOLAR SPORTSYSTEMS, INC , a New York corporation authorized to do business in the State of Florida** whose post office address is **40 Fountain Plaza, Buffalo, NY 14202** of the County of **Erie**, State of **New York**, grantee*

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10 00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Palm Beach County, Florida**, to-wit

Lot 5, Block "I", Loxahatchee Groves, lying North of State Road 80, according to the plat thereof as recorded in Plat Book 12, Page(s) 29, Public Records of Palm Beach County, Florida, LESS AND EXCEPT that portion for State Road 80, as described in the Order of Taking in O R Book 5463, Page 1126, Public Records of Palm Beach County, Florida

Subject to Restrictions, Reservations and Easements of Record and Ad Valorem Real Property Taxes for 2008 and subsequent years

THIS CORRECTIVE DEED IS TO CORRECT SCRIVENER ERROR OF THE CORPORATE ENTITY TYPE OF THE GRANTEE IN THE ORIGINAL RECORDED WARRANTY DEED AT OFFICIAL RECORD BOOK 22713, PAGE 1486 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA DOCUMENTARY STAMPS WERE PAID AT THE TIME OF THE ORIGINAL RECORDING

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever

* "Grantor" and "Grantee" are used for singular or plural as context requires

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written

Signed, sealed and delivered in our presence

Witness Name Marisol Santiago

Witness Name PAMELA M JONES

SOUTHERN LOXAHATCHEE GROVES, LLC, a Florida limited liability company

By Sundar Heeraman
SUNDAR HEERAMAN, Managing Member

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 10th day of October, 2008 by SUNDAR HEERAMAN, Managing Member of SOUTHERN LOXAHATCHEE GROVES, LLC, a Florida limited liability company, on behalf of the corporation He/she [_] is personally known to me or [X] has produced a driver's license as identification

[Notary Seal]

Notary Public

Printed Name

My Commission Expires

Pamela M. Jones
Commission # DD418263
Expires May 20, 2009
Bonded Troy Fain Insurance Inc 800-348-7019

DoubleTime®

Doc Stamps ($42,000.00)

CFN 20080238950
OR BK 22719 PG 1286
RECORDED 06/24/2008 16:00:18
Palm Beach County, Florida
AMT 6,000,000.00
Doc Stamp 42,000.00
Sharon R. Bock, CLERK & COMPTROLLE
Pgs 1286 - 1287; (2pgs)

Item 2.

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Pat Rylee, CLC
PRODUCERS TITLE SERVICES, LLC
1402 ROYAL PALM BEACH BLVD. BUILDING # 300, SUITE D
ROYAL PALM BEACH, FL 33411
Property Appraisers Parcel Identification (Folio) Numbers: **41-41-43-17-01-806-0010**

Space above This Line for Recording Data

THIS WARRANTY DEED, made the 20th day of June, 2008 by WELLINGTON PRESBYTERIAN CHURCH, INC., a Florida not for profit corp. , whose post office address is 1000 WELLINGTON TRACE, WELLINGTON, FL 33414 herein called the grantor, to SOLAR SPORTSYSTEMS, INC, A FOREIGN FOR PROFIT CORPORATION , whose post office address is 40 FOUNTAIN PLAZA, BUFFALO, NY 14202, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in PALM BEACH County, State of Florida, viz.:

See Legal Description attached hereto and made a part of hereof known as Exhibit 'A"

Subject to covenants, restrictions, conditions and easements of record, if any.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

PAT Rylee
Witness #1 Printed Name

Bonnie L. Taylor
Witness #2 Signature

Bonnie L. Taylor
Witness #2 Printed Name

Wellington Presbyterian Church, Inc.,
A Florida Not For Profit Corporation

R. Greg Smith, President
R. Greg Smith, President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 20th day of June, 2008 by R. GREG SMITH, PRESIDENT OF WELLINGTON PRESBYTERIAN CHURCH, INC., who is personally known to me or has produced Drivers License as identification.

SEAL

BONNIE L TAYLOR
MY COMMISSION # DD 556985
EXPIRES: May 29, 2010
Bonded Thru Notary Public Underwriters

Bonnie L. Taylor
Notary Public
Bonnie L. Taylor
Printed Notary Name

My Commission Expires

Document is NOT certified.

40

EXHIBIT 'A'

This is not a certified copy

TRACT 6, BLOCK "I", OF LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PORTION FOR STATE ROAD 80, AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 5463, PAGE 1126, AND THAT PORTION OF THE RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 1005, PAGE 577, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

THAT PORTION OF TRACT 6, BLOCK "I", RE-CONVEYED TO GASPAR MORELLO AND ELIZABETH MORELLO, HUSBAND AND WIFE, IN QUIT-CLAIM DEED RECORDED JANUARY 25, 2002, IN OFFICIAL RECORD BOOK 13344, PAGE 953, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE PLATTED EAST LINE OF TRACT 6, BLOCK "I" ACCORDING TO THE PLAT OF LOXAHATCHEE GROVES, AS RECORDED IN PLAT BOOK 12, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) ACCORDING TO THE FDOT RIGHT-OF-WAY MAP, SECTION 93120.3528, SHEET 5 OF 13, DATED 1986, THENCE, NORTH 88° 26' 32" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY OF SOUTHERN BOULEVARD, 66.16 FEET; THENCE, NORTH 39° 58' 31" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF "C" ROAD, ACCORDING TO THE FDOT RIGHT-OF-WAY MAP, 33.14 FEET, TO A POINT OF CURVATURE; THENCE, NORTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 202.00 FEET AND A CENTRAL ANGLE OF 46° 54' 52", AN ARC LENGTH OF 165.40 FEET TO THE PLATTED EASTERLY LINE OF TRACT 6, BLOCK "I"; THENCE, SOUTH 02° 09' 47" WEST, ALONG THE PLATTED EAST LINE OF TRACT 6, BLOCK"I", 158.23 FEET TO THE POINT OF BEGINNING.

PCN List

- 41-41-43-31-12-001-0010
- 41-41-43-31-12-001-0020
- 41-41-43-31-12-001-0030
- 41-41-43-31-12-012-0031
- 41-41-43-31-12-012-0032
- 41-41-43-31-12-012-0033
- 41-41-43-31-13-001-0010
- 41-41-43-31-13-001-0020
- 41-41-43-31-13-002-0020
- 41-41-43-31-13-002-0010
- 41-41-43-31-13-002-0030
- 41-41-43-31-13-004-0000
- 41-41-43-31-13-019-0020
- 41-41-43-31-13-000-0031
- 41-41-43-31-13-000-0032
- 41-41-43-31-13-020-0000
- 41-41-43-31-13-012-0000
- 41-41-43-31-13-019-0010
- 41-41-43-31-13-005-0000
- 41-41-43-31-13-019-0031
- 41-41-43-31-13-019-0032
- 41-41-43-31-13-009-0000
- 41-41-43-31-13-003-0010
- 41-41-43-31-13-003-0020
- 41-41-43-31-13-019-0010
- 41-41-43-31-13-006-0000
- 41-41-43-31-13-007-0000
- 41-41-43-31-13-019-0010

Attachment B.
Certified and Sealed Survey Dated Within Two Years

Copy of most recent recorded plat is substituted for survey

20210437289

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Item

GROVES TOWN CENTER PUD AMENDMENT NO. 1

BEING A REPLAT OF GROVES TOWN CENTER PUD, LESS TRACT POD A AND LESS TRACT LB3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128, PAGE 66, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT SOLAR SPORTSYSTEMS, INC., A NEW YORK CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, LOXAHATCHEE EQUESTRIAN PARTNERS, LLC., A FLORIDA LIMITED LIABILITY COMPANY AND SOUTHERN PALMS CAR WASH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNERS OF THE LAND SHOWN HEREON AS GROVES TOWN CENTER PUD AMENDMENT NO. 1, BEING A REPLAT OF GROVES TOWN CENTER PUD, LESS TRACT POD A AND LESS TRACT LB3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128, PAGE 66, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 3,687,420 SQUARE FEET/84.651 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT PODS "B-1, C, D, E, F AND G", AS SHOWN HEREON, ARE HEREBY RESERVED FOR SOLAR SPORTSYSTEMS, INC., A NEW YORK CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND LOXAHATCHEE EQUESTRIAN PARTNERS, LLC., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES PURSUANT TO PLANNING AND ZONING REGULATIONS OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.

2. TRACT POD "B-2", AS SHOWN HEREON, IS HEREBY RESERVED FOR SOUTHERN PALMS CAR WASH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES PURSUANT TO PLANNING AND ZONING REGULATIONS OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.

3. TRACT POD "A-1", AS SHOWN HEREON, ARE HEREBY RESERVED FOR GROVES TOWN CENTER MASTER ASSOCIATION, INC., AS COMMON AREAS AS DEFINED IN THAT CERTAIN DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER, RECORDED IN OFFICIAL RECORDS BOOK 30693, PAGE 680, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE FIRST AMENDMENT TO THE DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER RECORDED IN OFFICIAL RECORDS BOOK 32671, PAGE 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS COMMON AREAS, GROVES TOWN CENTER MASTER ASSOCIATION, INC. IS PERPETUALLY OBLIGATED TO MAINTAIN TRACT POD A AND THE IMPROVEMENTS WITHIN THEM WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES. THE TOWN OF LOXAHATCHEE GROVES SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF TRACT POD "A" AND TRACT POD "A-1" INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES TO INCLUDE USES FOR INGRESS AND EGRESS BETWEEN TRACT R AND TRACT C-1 AND TO ALSO INCLUDE PUBLIC EVENTS PURSUANT TO ANY AGREEMENTS BETWEEN OWNER AND THE TOWN, IF THE TOWN DEEMS IT NECESSARY TO PERFORM SUCH MAINTENANCE FOR PROPER OR AGREED UPON PUBLIC PURPOSES. THE TOWN MAY REQUIRE THE PARTY RESPONSIBLE FOR THE COMMON AREA MAINTENANCE TO PAY FOR ALL OR PART OF THE MAINTENANCE COSTS.

4. TRACT "R" AS SHOWN HEREON, IS HEREBY RESERVED FOR GROVES TOWN CENTER MASTER ASSOCIATION, INC., AS A COMMON AREA AS DEFINED IN THAT CERTAIN DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER, RECORDED IN OFFICIAL RECORDS BOOK 30693, PAGE 680 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE FIRST AMENDMENT TO THE DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER RECORDED IN OFFICIAL RECORDS BOOK 32671, PAGE 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS A PRIVATE ROADWAY WITH PUBLIC ACCESS OVER AND UPON TRACT R FOR THE PURPOSE OF SERVING ABUTTING TRACTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND RESERVATION AS FURTHER DEFINED IN DEDICATION 6 BELOW. AS A COMMON AREA, GROVES TOWN CENTER MASTER ASSOCIATION, INC. IS PERPETUALLY OBLIGATED TO MAINTAIN TRACT R AND THE IMPROVEMENTS WITHIN IT WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES. NO AMENDMENT TO THE DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER SHALL EVER REMOVE THE MAINTENANCE OBLIGATION FOR TRACT R FROM GROVES TOWN CENTER MASTER ASSOCIATION, INC OR ITS SUCCESSOR OR ASSIGNS. THE TOWN OF LOXAHATCHEE GROVES SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN OR REPAIR ANY PORTION OF TRACT R IF THE HEALTH, SAFETY, OR WELFARE OF ANY PERSON OR PROPERTY IS IN IMMEDIATE HARM OR JEOPARDY. IF THE TOWN DEEMS IT NECESSARY TO PERFORM SUCH MAINTENANCE, THE TOWN MAY REQUIRE THE PARTY RESPONSIBLE FOR THE MAINTENANCE OF TRACT R TO PAY FOR ALL OR PART OF THE MAINTENANCE COST.

5. TRACT "AE" AS SHOWN HEREON, IS HEREBY RESERVED FOR GROVES TOWN CENTER MASTER ASSOCIATION, INC.AS A COMMON AREA AS DEFINED IN THAT CERTAIN DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER, RECORDED IN OFFICIAL RECORDS BOOK 30693, PAGE 680 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE FIRST AMENDMENT TO THE DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER RECORDED IN OFFICIAL RECORDS BOOK 32671, PAGE 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS A PRIVATE ROADWAY WITH PUBLIC ACCESS OVER AND UPON TRACT AE FOR THE PURPOSE OF SERVING ABUTTING TRACTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND RESERVATION AS FURTHER DEFINED IN DEDICATION 6 BELOW AS A COMMON AREA, GROVES TOWN CENTER MASTER ASSOCIATION, INC. IS PERPETUALLY OBLIGATED TO MAINTAIN TRACT AE AND THE IMPROVEMENTS WITHIN IT WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES. NO AMENDMENT TO THE DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER SHALL EVER REMOVE THE MAINTENANCE OBLIGATION FOR TRACT AE FROM GROVES TOWN CENTER MASTER ASSOCIATION, INC OR ITS SUCCESSOR OR ASSIGNS. THE TOWN OF LOXAHATCHEE GROVES SHALL HAVE THE RIGHT, BUT THE OBLIGATION, TO MAINTAIN OR REPAIR ANY PORTION OF TRACT AE IF THE HEALTH, SAFETY, OR WELFARE OF ANY PERSON OR PROPERTY IS IN IMMEDIATE HARM OR JEOPARDY. IF THE TOWN DEEMS IT NECESSARY TO PERFORM SUCH MAINTENANCE, THE TOWN MAY REQUIRE THE PARTY RESPONSIBLE FOR THE MAINTENANCE OF TRACT R TO PAY FOR ALL OR PART OF THE MAINTENANCE COST.

6. TRACTS "R" AND "AE" ARE FURTHER RESERVED AS NON-EXCLUSIVE UTILITY EASEMENTS DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN TRACT "R" AND "AE" WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS. THE TOWN OF LOXAHATCHEE GROVES SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN OR REPAIR THE DRAINAGE AND STORMWATER FACILITIES WITHIN TRACTS "R" AND "AE".

7. CONSERVATION TRACT "C-1" AS SHOWN HEREON, IS HEREBY RESERVED FOR GROVE TOWN CENTER MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES OUTLINED IN THAT CERTAIN RESTRICTIVE COVENANT AND LIMITED ACCESS AND CONSERVATION EASEMENT (COVENANT) AS RECORDED IN OFFICIAL RECORDS BOOK 32671, PAGE 1289, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. PUBLIC ACCESS UPON AND ACROSS TRACT "C-1" IS LIMITED TO THE EQUESTRIAN TRAIL USES DESCRIBED IN THE COVENANT. TRACT "C-1" IS A CONSERVATION TRACT AS DEFINED IN THE DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER, RECORDED IN OFFICIAL RECORDS BOOK 30693, PAGE 680, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE FIRST AMENDMENT TO THE DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER RECORDED IN OFFICIAL RECORDS BOOK 32671, PAGE 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS A COMMON AREA, GROVES TOWN CENTER MASTER ASSOCIATION, INC. IS PERPETUALLY OBLIGATED TO MAINTAIN TRACT C-1 AND THE IMPROVEMENTS WITHIN IT WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES. NO AMENDMENT TO THE DECLARATION OF MASTER COVENANTS FOR GROVE TOWN CENTER SHALL EVER REMOVE THE MAINTENANCE OBLIGATION FOR TRACT C-1 FROM GROVES TOWN CENTER MASTER ASSOCIATION, INC. OR ITS SUCCESSOR OR ASSIGNS.

8. TRACTS "SW#1, SW#2, SW#3, SW#4, SW#5, SW#6, SW#7, SW#8, SW#9" AND SW#10, AS SHOWN HEREON, ARE HEREBY RESERVED FOR GROVE TOWN CENTER MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES. TRACTS "SW#1, SW#2, SW#3, SW#4, SW#5, SW#6, SW#7, SW#8, SW#9 AND SW#10", ARE COMMON AREAS AS DEFINED IN THAT CERTAIN DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER, RECORDED IN OFFICIAL RECORDS BOOK 30693, PAGE 680, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE FIRST AMENDMENT TO THE DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER RECORDED IN OFFICIAL RECORDS BOOK 32671, PAGE 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS COMMON AREAS, GROVES TOWN CENTER MASTER ASSOCIATION, INC. IS PERPETUALLY OBLIGATED TO MAINTAIN TRACTS "SW#1, SW#2, SW#3, SW#4, SW#5, SW#6, SW#7, SW#8, SW#9 AND SW#10", AND THE IMPROVEMENTS WITHIN ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA. NO AMENDMENT TO THE DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER SHALL EVER REMOVE THE MAINTENANCE OBLIGATION FOR TRACTS SW#1, SW#2, SW#3, SW#4, SW#5, SW#6, SW#7, SW#8, SW#9 AND SW#10 FROM GROVES TOWN CENTER MASTER ASSOCIATION, INC OR ITS SUCCESSOR OR ASSIGNS.

9. LANDSCAPE BUFFER EASEMENTS ("LBE") SHOWN HEREON ARE EASEMENTS HEREBY RESERVED FOR LANDSCAPE BUFFER, DRAINAGE AND SIGNAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE UNDERLYING LAND OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.

10. A NON-EXCLUSIVE CANAL MAINTENANCE EASEMENT ("CME"), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES RELATED TO ELECTRIC CANAL. GROVES TOWN CENTER EQUESTRIAN PARTNERS, LLC AND SOLAR SPORTSYSTEMS, INC. AND THEIR SUCCESSORS AND ASSIGNS MAY UTILIZE THE CME FOR ANY AND ALL USES PERMITTED IN THAT CERTAIN RESTRICTIVE COVENANT AND CONSERVATION EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 30616, PAGE 1289, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

11. TRACT "LS" AS SHOWN HEREON IS SUBJECT TO AN EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. ALL OF TRACT "LS" IS A COMMON AREA OF GROVES TOWN CENTER MASTER ASSOCIATION, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID LIMITED LIABILITY COMPANY, WHO IS [ ] PERSONALLY KNOWN TO ME OR [X] HAS PRODUCED FLDL W363-414-57-786-0 AS IDENTIFICATION. PUBLIC ACCESS UPON AND ACROSS TRACT "C-1" IS LIMITED TO THE EQUESTRIAN TRAIL USES DESCRIBED IN THE COVENANT. TRACT "C-1" IS A CONSERVATION TRACT AS DEFINED IN THE DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER, RECORDED IN OFFICIAL RECORDS BOOK 30693, PAGE 680, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE FIRST AMENDMENT TO THE DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER RECORDED IN OFFICIAL RECORDS BOOK 32671, PAGE 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS A COMMON AREA, GROVES TOWN CENTER MASTER ASSOCIATION, INC. IS PERPETUALLY OBLIGATED TO MAINTAIN TRACT C-1 AND THE IMPROVEMENTS WITHIN IT WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES. NO AMENDMENT TO THE DECLARATION OF MASTER COVENANTS FOR GROVE TOWN CENTER SHALL EVER REMOVE THE MAINTENANCE OBLIGATION FOR TRACT C-1 FROM GROVES TOWN CENTER MASTER ASSOCIATION, INC. OR ITS SUCCESSOR OR ASSIGNS.

12. THE LIMITED ACCESS EASEMENTS ("LAE") AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS. PORTIONS OF THE LAE MAY BE UTILIZED FOR PUBLIC PURPOSES INCLUDING BUT NOT LIMITED TO, FUTURE SUBDIVISION OF OTHER TRACTS OR PODS WHEREAS VEHICULAR CONNECTIVITY TO PUBLIC RIGHTS-OF-WAY IS DEEMED APPROPRIATE BY THE TOWN OF LOXAHATCHEE GROVES FOR PURPOSES FOR ANY AND ALL USES.

13. THE STORMWATER MANAGEMENT MAINTENANCE EASEMENTS AND DRAINAGE TRACTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR GROVES TOWN CENTER MASTER ASSOCIATION, INC. OR ITS SUCCESSOR OR ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES. GROVES TOWN CENTER MASTER ASSOCIATION, INC. AND WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE REQUIREMENTS AND SPECIFICATIONS OF SAID COMPANY AND WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES. THE TOWN OF LOXAHATCHEE GROVES SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UTILIZE THE STORMWATER MANAGEMENT MAINTENANCE EASEMENTS AND DRAINAGE TRACTS TO PERFORM ANY PORTION OF THE STORMWATER TRACTS NAMED IN DEDICATION #8 OF THIS PLAT IF THE HEALTH, SAFETY, OR WELFARE OF ANY PERSON OR PROPERTY IS IN IMMINENT HARM OR JEOPARDY. IF THE TOWN DEEMS IT NECESSARY TO PERFORM SUCH MAINTENANCE OR REPAIR, THE TOWN MAY REQUIRE THE PARTY RESPONSIBLE FOR THE MAINTENANCE OF STORMWATER MANAGEMENT MAINTENANCE EASEMENTS AND DRAINAGE TRACTS TO PAY FOR ALL OR PART OF THE MAINTENANCE COST.

ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE CANCELED OR SUPERSEDED.

IN WITNESS WHEREOF, THE ABOVE-NAMED SOLAR SPORTSYSTEMS, INC, A NEW YORK CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, LOXAHATCHEE EQUESTRIAN PARTNERS, LLC., A FLORIDA LIMITED LIABILITY COMPANY AND SOUTHERN PALMS CAR WASH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CORPORATE OFFICERS, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7th DAY OF September 2021.

WITNESS: Susan C. Russell
PRINT NAME: SUSAN G. RUSSELL
WITNESS: Karen M. Rosenstiefer
PRINT NAME: KAREN M. ROSENSTIEFER

SOLAR SPORTSYSTEMS, INC. A NEW YORK CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA.
BY: [signature]
DANIEL ZIMMER, TREASURER

LOXAHATCHEE EQUESTRIAN PARTNERS, LLC. A FLORIDA LIMITED LIABILITY COMPANY.
BY: SOLAR SPORTSYSTEMS, INC., A NEW YORK CORPORATION, ITS SOLE MEMBER
BY: [signature]
DANIEL ZIMMER, TREASURER

WITNESS: Susan C. Russell
PRINT NAME: SUSAN G. RUSSELL
WITNESS: Karen M. Rosenstiefer
PRINT NAME: KAREN M. ROSENSTIEFER

SOUTHERN PALMS CAR WASH, LLC, A FLORIDA LIMITED LIABILITY COMPANY.
BY: [signature]
DANIEL WOODWARD, AS MANAGER

WITNESS: John A. Jenkins
PRINT NAME: John A. Jenkins
WITNESS: Diane Jenkins
PRINT NAME: Diane Jenkins

ACKNOWLEDGMENT:

STATE OF New York)
COUNTY OF Erie)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 7th DAY OF September 2021. BY DANIEL ZIMMER, TREASURER OF SOLAR SPORTSYSTEMS, INC., A NEW YORK CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID LIMITED LIABILITY COMPANY, WHO IS [X] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 3/30/22
COMMISSION NUMBER: 01RO4839925

MARILYN B. ROCHWARGER
No. 01RO4839925
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 3/30/2022

Marilyn B. Rochwarger
NOTARY PUBLIC
PRINT NAME

ACKNOWLEDGMENT:

STATE OF Florida)
COUNTY OF Palm Beach)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 16th DAY OF September 2021. BY DANIEL WOODWARD, MANAGER OF SOUTHERN PALMS CAR WASH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID LIMITED LIABILITY COMPANY, WHO IS [ ] PERSONALLY KNOWN TO ME OR [X] HAS PRODUCED FLDL W363-414-57-786-0 AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF September 2021.

MY COMMISSION EXPIRES: 5-11-2025
COMMISSION NUMBER: HH 48949

Cheri Richardson Coates
NOTARY PUBLIC
PRINT NAME

CHERI RICHARDSON COATES
Notary Public - State of Florida
Commission # HH 48949
My Comm. Expires May 11, 2025
Bonded through National Notary Assn.

MORTGAGEE'S CONSENT:

STATE OF TN /
COUNTY OF Knox

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 32240, AT PAGE 753 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SVP AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF September 2021.

WITNESS: [signature]
PRINT NAME: Diane Hilchey
WITNESS: John Hammond
PRINT NAME: John Hammond

UNITED COMMUNITY BANK
BY: [signature]
PRINT NAME: R. Dennis McBride
PRESIDENT/VICE PRESIDENT
SVP

ACKNOWLEDGMENT:

STATE OF TN /
COUNTY OF Knox

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 14th DAY OF September 2021. BY R. Dennis McBride OF UNITED COMMUNITY BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SVP OF _____, WHO IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF September 2021.

MY COMMISSION EXPIRES: 04/04/2024
COMMISSION NUMBER: _____

NOTARY PUBLIC
Lisa S. Ailor
PRINT NAME

APPROVALS BY TOWN OF LOXAHATCHEE GROVES:

THE PLAT IS HEREBY APPROVED FOR RECORD BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES PURSUANT TO THE ORDINANCES OF THE SAID TOWN IN ACCORDANCE WITH SECTION 177.071(2), F.S. THIS 18 DAY OF September 2021.

ATTEST: [signature]
LAKISHA BURCH
TOWN CLERK

BY: [signature]
ROBERT SHORR
MAYOR

BY: [signature]
JAMIE TITCOMB
TOWN PLANNER

BY: [signature]
RANDY MERTENTY, P.E.
TOWN ENGINEER

DATED: 09/16/21

TABULAR DATA

NAME	ACRES
TOTAL AREA THIS PLAT	84.651
AREA OF TRACT POD B-1	3.199
AREA OF TRACT POD B-2	3.388
AREA OF TRACT POD C	1.524
AREA OF TRACT POD D	1.964
AREA OF TRACT POD E	7.222
AREA OF POD F	2.426
AREA OF POD G	0.187
AREA OF POD A	5.429
AREA OF POD A-1	1.043
AREA OF TRACT C-1	40.351
AREA OF TRACT R	3.583
AREA OF TRACT AE	4.749
AREA OF TRACT SW#1	2.858
AREA OF TRACT SW#2	0.605
AREA OF TRACT SW#3	1.070
AREA OF TRACT SW#4	1.145
AREA OF TRACT SW#5	0.44
AREA OF TRACT SW#6	0.411
AREA OF TRACT SW#7	0.833
AREA OF TRACT SW#8	6.595
AREA OF TRACT SW#9	11.380
AREA OF TRACT SW#10	0.170
AREA OF TRACT LS	0.034

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS

SHEET 1 OF 5

CAULFIELD and WHEELER, INC.

SURVEYORS — ENGINEERS — PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 – (561)392-1991
LB #3591

REVIEWING SURVEYOR

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES FOR THE TOWN OF LOXAHATCHEE GROVES, FLORIDA. THE REVIEW INCLUDED VERIFICATION OF THE SURVEY DATA, THE VERIFICATION OF THE SURVEY DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MARKERS (P.R.M.'S) OR PERMANENT CONTROL POINTS (P.C.P.'S).

BY: [signature] DATE: 9/14/2021
SCOTT F. BRYSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO.: 5991

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, HEREBY UNDER OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HEREBY CERTIFY THAT THE COMPANY CONDUCTED THE TITLE SEARCH TO THE HEREON DESCRIBED PROPERTY AND PRODUCED TITLE COMMITMENT NO. 20001202 THAT THE TITLE COMMITMENT SHOWS THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN SOLAR SPORTSYSTEMS, INC. A NEW YORK CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, LOXAHATCHEE EQUESTRIAN PARTNERS, LLC. AND SOUTHERN PALMS CAR WASH, LLC; THAT THE CURRENT REAL ESTATE TAXES HAVE BEEN PAID FOR SUCH PROPERTY THAT ARE OTHERWISE DUE AND PAYABLE; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE NO ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 09/29/2021

BY: [signature]
ASHLEY LOMONT
VICE-PRESIDENT
OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY
SOUTH FLORIDA PRODUCTION MANAGER

SURVEY NOTES:

1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF LOXAHATCHEE GROVES ZONING REGULATIONS.

3. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.89°12'34"E. ALONG THE NORTH LINE OF GROVES TOWN CENTER PUD, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 ADJUSTMENT.

4. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

5. BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE (NGVD29) NATIONAL GEODETIC VERTICAL DATUM OF 1929, BENCHMARKS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEYS CONTROL POINT "H 413" PID AM4481 WITH A PUBLISHED ELEVATION OF 16.69' (NAVD88). WITH A CONVERSION FACTOR OF +1.49 TO NGVD29.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ACCORDING TO SEC. 177.091(7), F.S. HAVE BEEN PLACED AND PERMANENT CONTROL POINTS (P.C.P.'S) ACCORDING TO SEC. 177.091(9) WILL BE PLACED AS REQUIRED BY LAW AND THAT MONUMENTS AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF LOXAHATCHEE GROVES FOR THE REQUIRED IMPROVE

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 – (561)392-1991
LB #3591

GROVES TOWN CENTER PUD AMENDMENT NO. 1

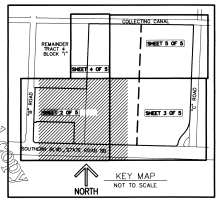
BEING A REPLAT OF GROVES TOWN CENTER PUD, LESS TRACT POD A AND LESS TRACT LB3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128, PAGE 66, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA

135 Item

SHEET 4

SHEET 2 OF 5

SHEET 3



NOTES

COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 2002 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000002
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ROTATION EQUATION:
SOUTH 89°21'34" EAST (PLAT)
SOUTH 89°13'53" EAST (GRID)
PLAT TO GRID BEARING = 00°00'01" CLOCKWISE

COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

COORDINATE VALUES SHOWN ARE PER SIMON TRUST BOUNDARY PLAT
PLAT BOOK 116, PAGE 26

NORTH

GRAPHIC SCALE
(IN FEET)
60 0 30 60 120
INTENDED DISPLAY SCALE 1 INCH = 60 FEET

LEGEND:

BM – BENCHMARK
CME – CANAL MAINTENANCE EASEMENT
F.D.O.T. – FLORIDA DEPARTMENT OF TRANSPORTATION
FND. – FOUND
FPL – FLORIDA POWER & LIGHT
LAE – DENOTES LIMITED ACCESS EASEMENT
LB – LICENSED BUSINESS
LBE – DENOTES LANDSCAPE BUFFER EASEMENT
N.T.S. – DENOTES NOT TO SCALE
NGVD 29 – NATIONAL GEODETIC VERTICAL DATUM OF 1929
NAVD 88 – NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
O.R.B. – DENOTES OFFICIAL RECORDS BOOK
(P) – DENOTES PLAT
P.B. – DENOTES PLAT BOOK
PBCUE – PALM BEACH COUNTY UTILITY EASEMENT
PG. – DENOTES PAGE
Δ – DENOTES DELTA (CENTRAL ANGLE)
L – DENOTES ARC LENGTH
R – DENOTES RADIUS
R/W – DENOTES RIGHT-OF-WAY
SF – DENOTES SQUARE FEET
S.R. – DENOTES STATE ROAD
UE – INDICATES UTILITY EASEMENT.
P.R.M. ■ – INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591, UNLESS OTHERWISE NOTED.
◆ – INDICATES NGS SURVEY BENCHMARK.
● – DENOTES PERMANENT CONTROL POINT

REMAINDER OF TRACT 4, BLOCK "1" LOXAHATCHEE GROVES (PLAT BOOK 12, PAGE 29) NOT INCLUDED

NORTHWEST CORNER OF THE SOUTH 1000' TRACT 4, BLOCK "1" LOXAHATCHEE GROVES (PLAT BOOK 12, PAGE 29)
FND PERMANENT REFERENCE MONUMENT MARKED LB 3591 N 855588.96 E 887705.58
NORTH LINE OF GROVE TOWN CENTER PUD (PLAT BOOK 128, PAGE 66)
S88°26'46"E 22.16'
S88°26'46"E 820.33'
N02°01'14"E 1042.78' (TOTAL)
FND PERMANENT REFERENCE MONUMENT MARKED LB 3591 N 855588.71 E 888525.62
5' LAE (PB 128, PG 66)
245.10'
S02°01'14"W 446.68'
100'
24'
20' STORMWATER MANAGEMENT MAINTENANCE EASEMENT
N87°49'46"W 435.08'
377.31'
20'

CURVE TABLE FOR TRACT POD I

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	30°32'54"	78.00'	41.59'	S57° 09' 21"E	41.10'
C2	76°16'12"	42.61'	56.73'	N34° 17' 42"W	52.63'

TRACT POD G
5.429 ACRES

TRACT C–1
20.311 ACRES

TRACT SWM4
1.535 ACRES

TRACT SWM3
1.070 ACRES

TRACT POD E
2.426 ACRES

TRACT R
3.883 ACRES

TRACT POD TC
4.596 ACRES

TRACT POD C
1.964 ACRES

TRACT SWM10
0.530 ACRES

TRACT SWM2
0.605 ACRES

TRACT AE
4.749 ACRES

TRACT POD B–2
1.524 ACRES

TRACT POD B–1
3.386 ACRES

"B" ROAD
(PLAT BOOK 12, PAGE 29)
80' R/W

LOXAHATCHEE GROVES COMMONS (PLAT BOOK 101, PAGE 95) NOT INCLUDED

22.16' ADDITIONAL R/W PER (O.R.B. 28425, PAGE 1809)

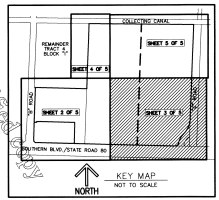
WEST R/W LINE (PLAT BOOK 101, PAGE 95)

N02°01'14"E 1033.62'
N02°01'14"E 1042.78'
N02°01'14"E 20.00'
N02°01'14"E 206.62'
N87°49'46"W 42.05'
S02°01'14"W 27.00'
SET PRM N88°26'46"W 124.04'
PBCUE #2
SET PRM
N88°26'46"W 605.36'
N49°24'59"W 23.52'
S01°33'19"W 20.85'
N46°33'14"E 24.04'
N88°26'46"W 573.45'
399.39'
N88°26'46"W 628.26'
392.21'
N88°26'46"W 332.67'
N88°26'46"W 646.80'
S88°26'46"E 634.02'
N88°26'46"W 634.43'
N88°26'46"W 644.43'
N88°26'46"W 1617.43' (TOTAL)
N88°26'46"W 191.06'
N88°26'46"W 424.39'
N88°26'46"W 820.33'
N88°26'46"W 234.31'
N88°26'46"W 206.62'
N88°26'46"W 353.37'
N87°49'46"W 353.37'
N87°49'46"W 205.31'
N87°49'46"W 98.06'
N87°49'46"W 636.80'
N87°49'46"W 184.61'
N87°49'46"W 377.31'
N87°49'46"W 435.08'
N87°49'46"W 377.31'
N87°49'46"W 353.37'
N87°49'46"W 353.37'
N87°49'46"W 353.37

GROVES TOWN CENTER PUD AMENDMENT NO. 1

BEING A REPLAT OF GROVES TOWN CENTER PUD, LESS TRACT POD A AND LESS TRACT LB3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128, PAGE 66, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA

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NOTES

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COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000002
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ROTATION EQUATION:
SOUTH 89°12'34" EAST (PLAT)
SOUTH 89°12'33" EAST (GRID)
PLAT TO GRID BEARING = 00°00'01" CLOCKWISE

COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

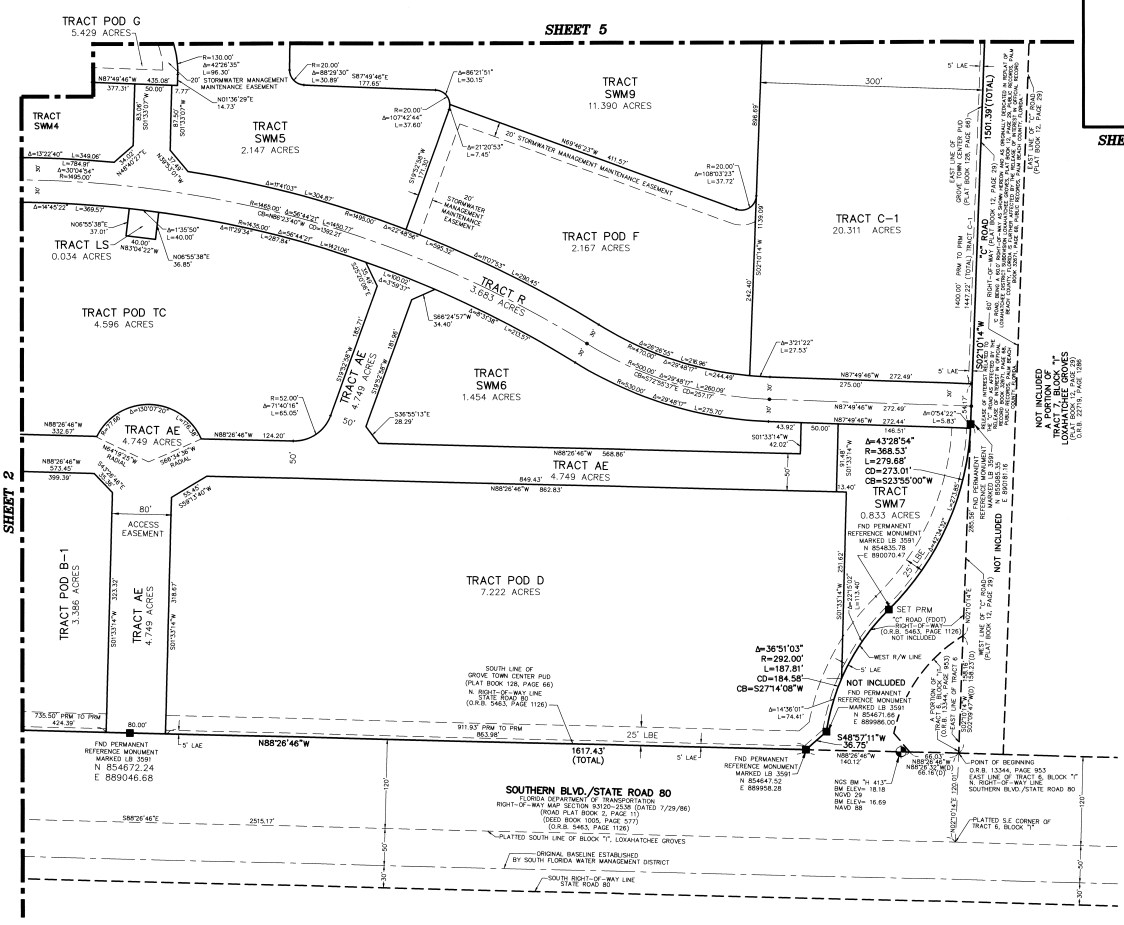
COORDINATE VALUES SHOWN ARE PER SIMON TRUST BOUNDARY PLAT
PLAT BOOK 116, PAGE 28

NORTH

GRAPHIC SCALE
(IN FEET)
60 0 30 60 120
INTENDED DISPLAY SCALE: 1 INCH = 60 FEET

LEGEND:

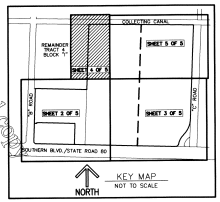
BM – BENCHMARK
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– INDICATES NGS SURVEY BENCHMARK.
● – DENOTES PERMANENT CONTROL POINT


SHEET 5
SHEET 2
SHEET 3 OF 5
TRACT POD G
5.429 ACRES
TRACT SWM4
TRACT SWM5
2.147 ACRES
TRACT SWM9
11.390 ACRES
TRACT LS
0.034 ACRES
TRACT POD F
2.167 ACRES
TRACT C-1
20.311 ACRES
TRACT POD TC
4.596 ACRES
TRACT R
3.683 ACRES
TRACT SWM6
1.454 ACRES
TRACT AE
4.749 ACRES
TRACT SWM7
0.833 ACRES
TRACT POD B-1
3.386 ACRES
TRACT POD D
7.222 ACRES
"C" ROAD
"A" ROAD
80' ACCESS EASEMENT
SOUTHERN BLVD./STATE ROAD 80
FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY MAP SECTION 93120-2538 (DATED 7/29/86)
(ROAD PLAT BOOK 2, PAGE 11)
(DEED BOOK 1005, PAGE 577)
(O.R.B. 5463, PAGE 1126)
PLATTED SOUTH LINE OF BLOCK "I", LOXAHATCHEE GROVES
ORIGINAL BASELINE ESTABLISHED
BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT
SOUTH RIGHT-OF-WAY LINE
STATE ROAD 80
SOUTH LINE OF GROVE TOWN CENTER PUD
(PLAT BOOK 128, PAGE 66)
N. RIGHT-OF-WAY LINE
STATE ROAD 80
(O.R.B. 5463, PAGE 1126)
EAST LINE OF GROVE TOWN CENTER PUD
(PLAT BOOK 128, PAGE 66)
EAST LINE OF TRACT 6, BLOCK "I"
(PLAT BOOK 12, PAGE 29)
WEST R/W LINE
EAST LINE OF TRACT 6
(PLAT BOOK 12, PAGE 29)
NOT INCLUDED
A PORTION OF TRACT 6, BLOCK "I"
(O.R.B. 11,414, PAGE 1953)
NOT INCLUDED
TRACT 7, BLOCK "I"
LOXAHATCHEE GROVES
(PLAT BOOK 12, PAGE 29)
O.R.B. 22774, PAGE 1982
POINT OF BEGINNING
O.R.B. 13344, PAGE 953
EAST LINE OF TRACT 6, BLOCK "I"
N. RIGHT-OF-WAY LINE
SOUTHERN BLVD./STATE ROAD 80
PLATTED S.E. CORNER OF
TRACT 6, BLOCK "I"
FND PERMANENT REFERENCE MONUMENT MARKED LB 3591
N 854672.24
E 889046.68
SET PRM
"C" ROAD (70DT)
RIGHT-OF-WAY
(O.R.B. 5463, PAGE 1126)
NOT INCLUDED
FND PERMANENT REFERENCE MONUMENT MARKED LB 3591
N 854835.78
E 890070.47
FND PERMANENT REFERENCE MONUMENT MARKED LB 3591
N 854641.52
E 889958.28
FND PERMANENT REFERENCE MONUMENT MARKED LB 3591
N 854671.66
E 889986.00
NGS BM "H 413"
BM ELEV= 18.18
NGVD 29
BM ELEV= 16.69
NAVD 88
Δ=43°28'54"
R=368.53'
L=279.68'
CD=273.01'
CB=S23°55'00"W
Δ=36°51'03"
R=292.00'
L=187.81'
CD=184.58'
CB=S27°14'08"W
S48°57'11"W
36.75'
1617.43'
(TOTAL)
1501.39' (TOTAL)
1443.22' (TOTAL)
1400.00' PRM TO PRM
911.93' PRM TO PRM
863.96'
735.50' PRM TO PRM
624.39'
2515.17'
N88°26'46"W
S88°26'46"E
120'
50'
25' LBE
5' LAE
300'
1139.59'
898.65'
242.40'
S01°01'14"W
N01°01'14"E
N87°49'46"W 272.49'
N87°49'46"W 272.44'
S01°33'14"W 42.02'
N88°26'46"W 568.86'
N88°26'46"W 862.83'
N88°26'46"W 573.45'
N88°26'46"W 399.39'
N88°26'46"W 332.57'
N88°26'46"W 124.20'
N88°26'46"W 140.12'
N88°26'46"W 68.43'
N88°26'46"W 68.16'(D)
N88°26'46"W 146.51'
S01°33'14"W 318.67'
S01°33'14"W 323.32'
S01°33'14"W 318.67'
S01°33'14"W 429.19'
S01°33'14"W 429.19'
S01°33'14"W 113.40'
S01°33'14"W 113.40'
S01°33'14"W 51.48'
S01°33'14"W 53.40'
S01°33'14"W 53.40'
S01°33'14"W 53.40

GROVES TOWN CENTER PUD AMENDMENT NO. 1

BEING A REPLAT OF GROVES TOWN CENTER PUD, LESS TRACT POD A AND LESS TRACT LB3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128, PAGE 66, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
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LB #3591



NOTES

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LINEAR UNITS = U.S. SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
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ALL DISTANCES ARE GROUND
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GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ROTATION EQUATION:
SOUTH 89°12'34" EAST (PLAT)
SOUTH 89°12'53" EAST (GRID)
PLAT TO GRID BEARING = 00°00'01" CLOCKWISE

COORDINATES SHOWN ON THE CONTROL P.R.M.S MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

COORDINATE VALUES SHOWN ARE PER SIMON TRUST BOUNDARY PLAT PLAT BOOK 116, PAGE 26

GRAPHIC SCALE
(IN FEET)
60 0 30 60 120
INTENDED DISPLAY SCALE 1 INCH = 60 FEET

LEGEND:
BM – BENCHMARK
CME – CANAL MAINTENANCE EASEMENT
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SF – DENOTES SQUARE FEET
S.R. – DENOTES STATE ROAD
UE – INDICATES UTILITY EASEMENT.
P.R.M. ■ – INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591, UNLESS OTHERWISE NOTED
– INDICATES NGS SURVEY BENCHMARK.
● – DENOTES PERMANENT CONTROL POINT

TRACT 1 BLOCK B
LOXAHATCHEE GROVES
(PLAT BOOK 12, PAGE 29)
NOT INCLUDED

COLLECTING CANAL
LOXAHATCHEE GROVES
60' RIGHT-OF-WAY
(PLAT BOOK 12, PAGE 29)
NOT INCLUDED

(BEARING BASIS)
S89°12'34"E
1673.07' (TOTAL)

FND PERMANENT REFERENCE MONUMENT MARKED LB 3591
N 856591.21
E 889401.57

S89°12'34"E 842.69'
N. LINE OF TRACT 4, BLOCK "I"
FND PERMANENT REFERENCE MONUMENT MARKED LB 3591 N 856608.75 E 888565.12
NORTHWEST CORNER OF TRACT C-1, GROVE TOWN CENTER PUD (PLAT BOOK 128, PAGE 66)
838.29' PRM TO PRM
S89°12'34"E 534.60'
834.78' PRM TO PRM
NORTH LINE OF GROVE TOWN CENTER PUD (PLAT BOOK 128, PAGE 66)
5' LAE
20' CME (ORB 30616, PG 1289)
60'
22'

TRACT SWM1
2.858 ACRES
R=156.13'
Δ=20°26'37"
L=55.71'
R=20.00'
Δ=113°25'37"
L=39.59'
R=447.68'
Δ=17°29'54"
L=136.72'
R=20.00'
Δ=69°17'51"
L=24.19'
R=20.00'
Δ=134°22'06"
L=46.90'
R=50.00'
Δ=52°16'46"
L=45.62'
S45°09'32"W
10.79'
R=20.00'
Δ=99°20'24"
L=34.68'
S88°30'57"E 482.71'
S37°39'57"E 53.73'
TRACT SWM2
TRACT C-1
20.311 ACRES
300'
N89°12'34"W 1272.95'
683.57'
S89.38'
1042.78'(TOTAL)
WEST LINE OF GROVE TOWN CENTER PUD (PLAT BOOK 128, PAGE 66)
REMAINDER OF TRACT 4, BLOCK "I" LOXAHATCHEE GROVES (PLAT BOOK 12, PAGE 29) NOT INCLUDED
100'
296.42'
N01°10'14"E
TRACT SWM8
4.695 ACRES
R=20.00'
Δ=69°56'05"
L=24.41'
R=35.00'
Δ=92°15'04"
L=56.35'
S68°02'05"W
71.98'
R=25.00'
Δ=19°34'23"
L=8.54'
S87°36'28"W
88.13'
R=24.00'
Δ=90°13'43"
L=37.79'
N82°12'13"W
20.31'
S66°53'07"E
11.87'
N01°10'14"E
289.82'
S89°38'56"E 355.54'
314.05'
41.49'
20'
20'
TRACT C-1
20.311 ACRES
745.01'
S01°10'14"W
448.68'
20' STORMWATER MANAGEMENT MAINTENANCE EASEMENT
TRACT SWM4
450.12'
S00°50'11"W
R=45.47'
Δ=12°27'42"
L=9.89'
CD=9.87'
CB=N74°15'36"E
N88°26'53"E
88.89'
N68°40'21"E
76.73'
S88°47'47"E
76.29'
R=31.60'
Δ=46°13'24"
L=25.49'
CD=24.81'
CB=N68°21'31"E
20' STORMWATER MANAGEMENT EASEMENT
S01°10'14"W
74.01'
S01°07'00"W
N68°21'31"E
20.00'
CONSERVATION EASEMENT
(O.R.B. 32340, PG. 1582)
TRACT POD G
5.429 ACRES
TRACT SWM9
11.390 ACRES
N78°08'04"W
40.47'
S25°30'15"W
56.58'
N67°28'29"W
83.09'
S83°07'10"W
86.84'
N89°06'13"W
35.56'
S01°10'14"W
S01°10'14"W
20' STORMWATER MANAGEMENT MAINTENANCE EASEMENT
112.79'
N83°07'10"E
37.30'
S89°06'13"E
29.54'
S39°56'28"W
R=20.00'
Δ=80°56'56"
L=28.26'
R=20.00'
Δ=89°45'57"
L=31.33'
91.26'
S02°52'14"W
R=21.00'
Δ=43°03'43"
L=15.78'
TRACT SWM5
2.147 ACRES
R=130.00'
Δ=42°26'35"
L=96.30'
S00°59'44"W
202.59'

SHEET 2
SHEET 3
SHEET 4 OF 5
SHEET 5

137
Item

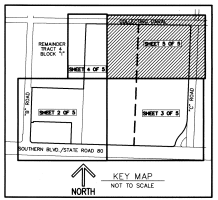
THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS – ENGINEERS – PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 – (561)392-1991
LB #3591

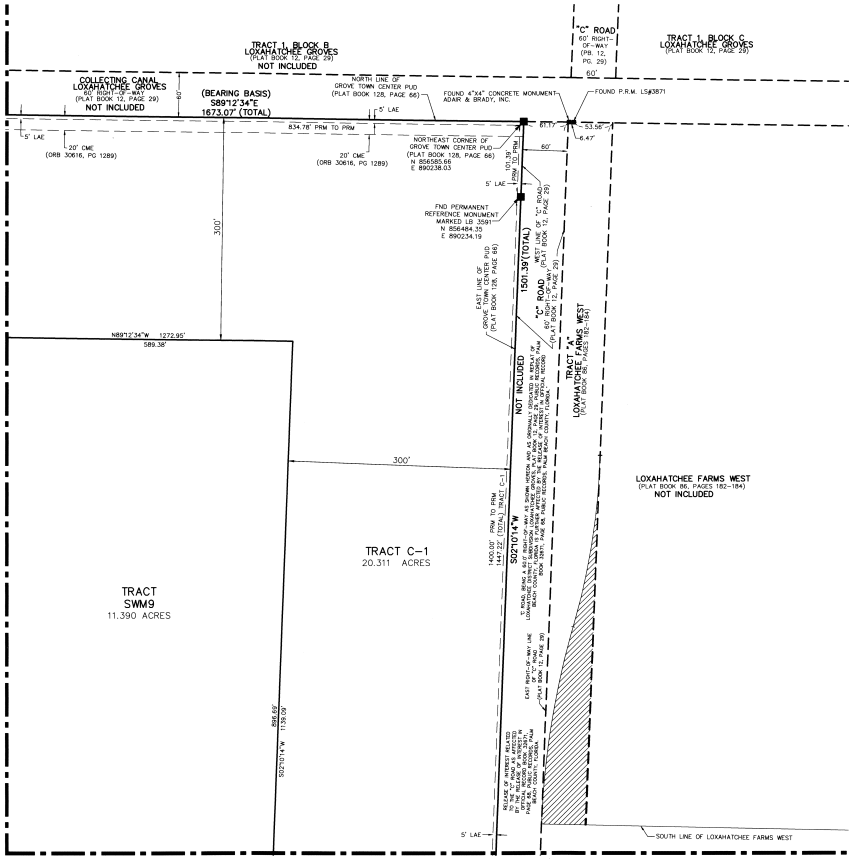
GROVES TOWN CENTER PUD AMENDMENT NO. 1

BEING A REPLAT OF GROVES TOWN CENTER PUD, LESS TRACT POD A AND LESS TRACT LB3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128, PAGE 66, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA

certified copy

SHEET 5 OF 5





NOTES
COORDINATES, BEARINGS AND DISTANCES
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 2002 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM = STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000002
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ROTATION EQUATION:
SOUTH 89°12'34" EAST (PLAT)
SOUTH 89°12'33" EAST (GRID)
PLAT TO GRID BEARING = 00°00'01" CLOCKWISE

COORDINATES SHOWN ON THE CONTROL P.R.M.S. MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

COORDINATE VALUES SHOWN ARE PER SIMON TRUST BOUNDARY PLAT PLAT BOOK 116, PAGE 26

LEGEND:
BM – BENCHMARK
CME – CANAL MAINTENANCE EASEMENT
F.D.O.T. – FLORIDA DEPARTMENT OF TRANSPORTATION
FND. – FOUND
FPL – FLORIDA POWER & LIGHT
LAE – DENOTES LIMITED ACCESS EASEMENT
LB – LICENSED BUSINESS
LBE – DENOTES LANDSCAPE BUFFER EASEMENT
N.T.S. – DENOTES NOT TO SCALE
NGVD 29 – NATIONAL GEODETIC VERTICAL DATUM OF 1929
NAVD 88 – NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
O.R.B. – DENOTES OFFICIAL RECORDS BOOK
(P) – DENOTES PLAT
P.B. – DENOTES PLAT BOOK
PBCUE – PALM BEACH COUNTY UTILITY EASEMENT
PG. – DENOTES PAGE
Δ – DENOTES DELTA (CENTRAL ANGLE)
L – DENOTES ARC LENGTH
R – DENOTES RADIUS
R/W – DENOTES RIGHT-OF-WAY
SF – DENOTES SQUARE FEET
S.R. – DENOTES STATE ROAD
UE – INDICATES UTILITY EASEMENT.
P.R.M. ■ – INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591, UNLESS OTHERWISE NOTED
– INDICATES NGS SURVEY BENCHMARK.
● – DENOTES PERMANENT CONTROL POINT

NORTH

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 INCH = 80 FT.

ATTACHMENT C

STATEMENT OF USE
GROVES TOWN CENTER PUD

The proposed Conceptual Master Plan, same as the approved Conceptual Master Plan, establishes a commercial center along Southern Boulevard, providing convenient shopping and access to professional services to the Town's residents. It is designed to complement the rural character of the area and to encourage economic development and job creation. The Conceptual Master Plan is consistent with and implements the Town's approval of Applicant's previous request for a Large Scale Land Use Amendment for the subject property (Ordinance Number 2011-017), which amended the site's Future Land Use designation from Rural Residential to Multiple Land Use, and the most recent PUD modification approved via Ordinance 2019-08.

DEVELOPMENT PROGRAM

Groves Town Center PUD was first approved in 2013 per Ord. 2013-010 following a future land use amendment and rezoning. Two amendments have since been approved in 2018 per Ord. 2018-08 and in 2019 per Ord. 2019-08. The Groves Town Center PUD has been approved for a maximum of 103,000 square feet of commercial low, 44,000 square feet of commercial low professional office and medical office, a 128-bed congregate living facility and a Town Commons use.

The impetus for the requested change to the PUD Master Plan is a shared desire by the Applicant and the Town to remove the congregate living facility land use and allow a lodging use and simultaneously move the Town Commons use within the Master Plan to Pod G, which is the Pod that the congregate living facility is currently allowed on. Market conditions have changed since the PUD was first contemplated in 2011 and it no longer makes economic sense to build a congregate living facility while at the same time the demand for lodging along Southern Blvd in the Town has increased. Furthermore, the location of the proposed lodging use makes more sense in the TC Pod, as opposed to Pod G, which is closer to the existing residential neighborhood on the north side of Collecting Canal Road. As demonstrated on the enclosed map of hotels, the closest hotel to the Town is the Royal Inn Hotel (rated as a 2-star hotel by Google) which is approximately 3.5 miles away to the east. There are only nine hotels west of or adjacent to the Turnpike between Okeechobee Blvd and Lake Worth Road. There is a strong need for a hotel in the western reaches of the County.

The proposed swap of the congregate living facility land use for a lodging land use requires a Text Amendment to Special Policy 1.15.2 of the Future Land Use Element of the Comprehensive Plan because Special Policy 1.15.2 specifically enumerates that the Institutional Land Use category only allows a 128-bed congregate living facility and lodging uses are not mentioned. The other uses allowed in the PUD are not changing.

The proposed Master Plan is still divided into commercial, office and institutional pods consistent with Special Policy 1.15.2 and consistent with the provisions of the Town's Planned Unit Development Ordinance. It provides for interconnectivity among the various parcels within the site.

The other aspects of the PUD Conceptual Master Plan that were previously approved are not changing with this proposed PUD amendment. In other words, the configuration of the PUD Conceptual Mater Plan in terms of the development pods and roads remains the same as the previously approved Conceptual Master Plan and Plat. The Conceptual Master Plan provides for natural areas, open space and landscape buffers that achieve the Town's Objectives and Policies and provide consistency with the Town's Rural Vista Guidelines. The Conceptual Master Plan maintains a twenty-five (25) foot wide landscape buffer adjacent to Southern Boulevard and it maintains the three hundred (300) foot buffer predominantly along the northern and eastern boundaries of the site and one hundred (100) foot buffer abutting the western and northern boundary. As per the previously approved site plan for the equestrian trail (Resolution 2018-84) a ten (10) foot wide equestrian trail has been constructed within the one hundred (100) foot and three hundred (300) foot buffers.

A site plan for the Town Commons use on Pod G has also been submitted. Parking for the Town Commons is proposed to occur on stabilized grass or gravel areas. The revised Master Plan provides a connection from the equestrian trail to the Town Commons so that people could ride their horses to events in the Town Commons.

Same as before, each proposed Pod within the project will be subject to individual site plan approval processes for individual users, allowing the Applicant and the Town to achieve further compliance with the Town's Rural Vista Guidelines and Land Development Regulations. This will assure that the appropriate setbacks, buffers, building designs, architectural treatments, pedestrian amenities, and other such features are incorporated within the site to further preserve, promote and reflect the Town's rural character.

The Applicant acknowledges that the project is subject to the permitting requirements of the Town's Native Tree Preservation, Soil Stabilization and Invasive Exotic Removal Ordinance and intends, to the fullest extent possible, to plan the project around the existing tree canopy, which shall preserve the natural beauty of the existing eco-system, consistent with the Town's objectives and the Rural Vista Guidelines.

The total proposed floor area of the uses in the proposed Conceptual Master Plan is the same as the approved Master Plan, which is 103,000 square feet of commercial low retail and 44,000 square feet of commercial low professional and medical office.

Nothing in the proposed revisions to the Conceptual Master Plan affects what was previously approved for Pod A via Resolution 2018-83.

Existing Uses of Adjacent Lands

To the south of the Groves Town Center is property within the Village of Wellington that is used as an elementary school and single-family residential.

To the west of the Groves Town Center, on the west side of B Road is a shopping center and on the east side of B Road are three properties whose uses range from Ag Equestrian to Miscellaneous Ag.

To the north of the Groves Town Center are six single-family homes.

To the east of the Groves Town Center is one single-family home and numerous vacant, undeveloped parcels.

Hotels Near Loxahatchee FL

Hotels

(122 Rooms)
Hampton Inn & Suites Wellington

(104 Rooms)
Hampton Inn West Palm Beach-Lake Worth-Turnpike

(107 Rooms)
Fairfield Inn & Suites by Marriott Wellington-West Palm Beach

(60 Rooms)
Pioneer Inn

(103 Rooms)
Royal Inn Hotel

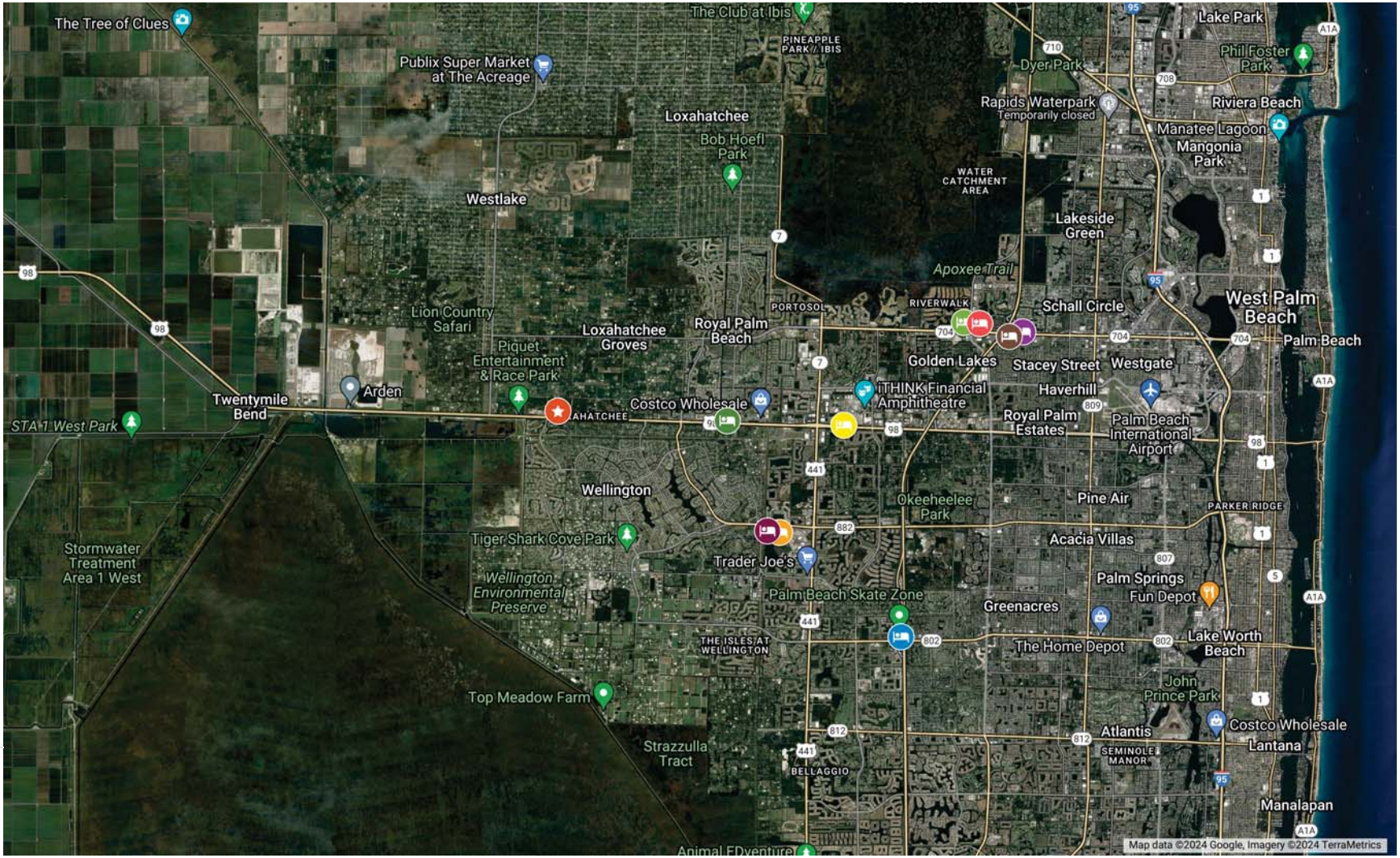
(125 Rooms)
Fairfield Inn & Suites by Marriott West Palm Beach

(122 Rooms)
WoodSpring Suites West Palm Beach

(114 Rooms)
La Quinta Inn by Wyndham West Palm Beach - Florida Turnpike

(110 Rooms)
Hampton Inn West Palm Beach Florida Turnpike

(91 Rooms)
Groves Town Center Hotel



JUSTIFICATION STATEMENT
GROVES TOWN CENTER
PUD Amendment, Rezoning, and Comprehensive Plan Text Amendment

REQUEST

On behalf of the Applicant, WGI is requesting the following:

- **Rezoning** and **PUD Amendment** to change the 128-bed congregate living facility use to a 95-room hotel, to relocate the Town Commons from Pod TC to Pod G, change the uses in Pod TC to lodging and commercial, reflect supplemental changes to the master plan in order to match the plat and other issued permits and amend conditions of approval of the Master Plan Ordinance; and
- **Comprehensive Plan Text Amendment** to change Special Policy 1.15.2 to reflect the change of permitted uses from a 128-bed congregate living facility to a 95-bedroom hotel.

SITE CHARACTERISTICS

Groves Town Center PUD is a 90-acre planned unit development with a future land use designation of Multiple Land Use (MLU) and a Zoning classification of Multiple Use Planned Development (MUPD). It is on the northeast corner of southern Boulevard and "B" Road and fronts three roads – Southern Boulevard, "B" Road, and "C" Road. It is comprised of 29 parcels listed in Table 1. The majority of the PUD is vacant with the exception of the southwest corner, where construction has begun on the first two commercial pods.

Figure 1. Aerial of the subject site

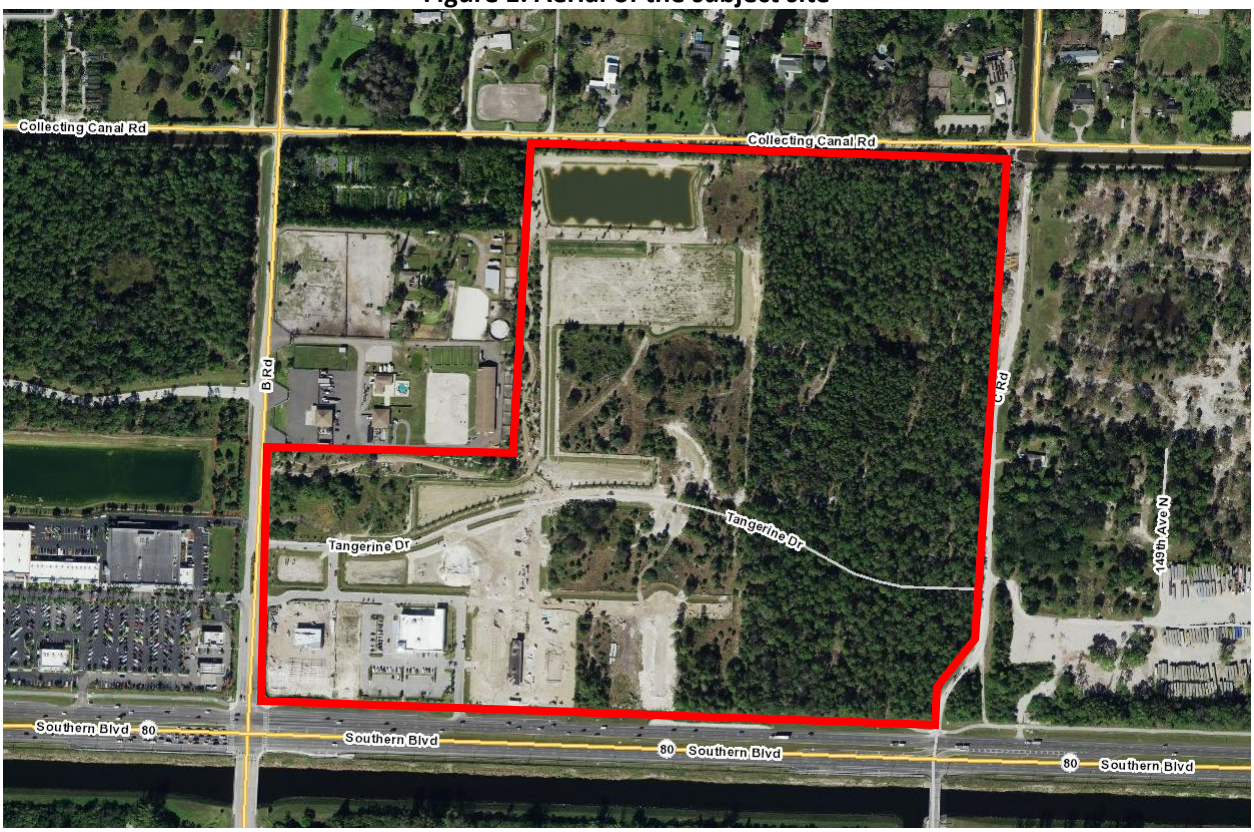


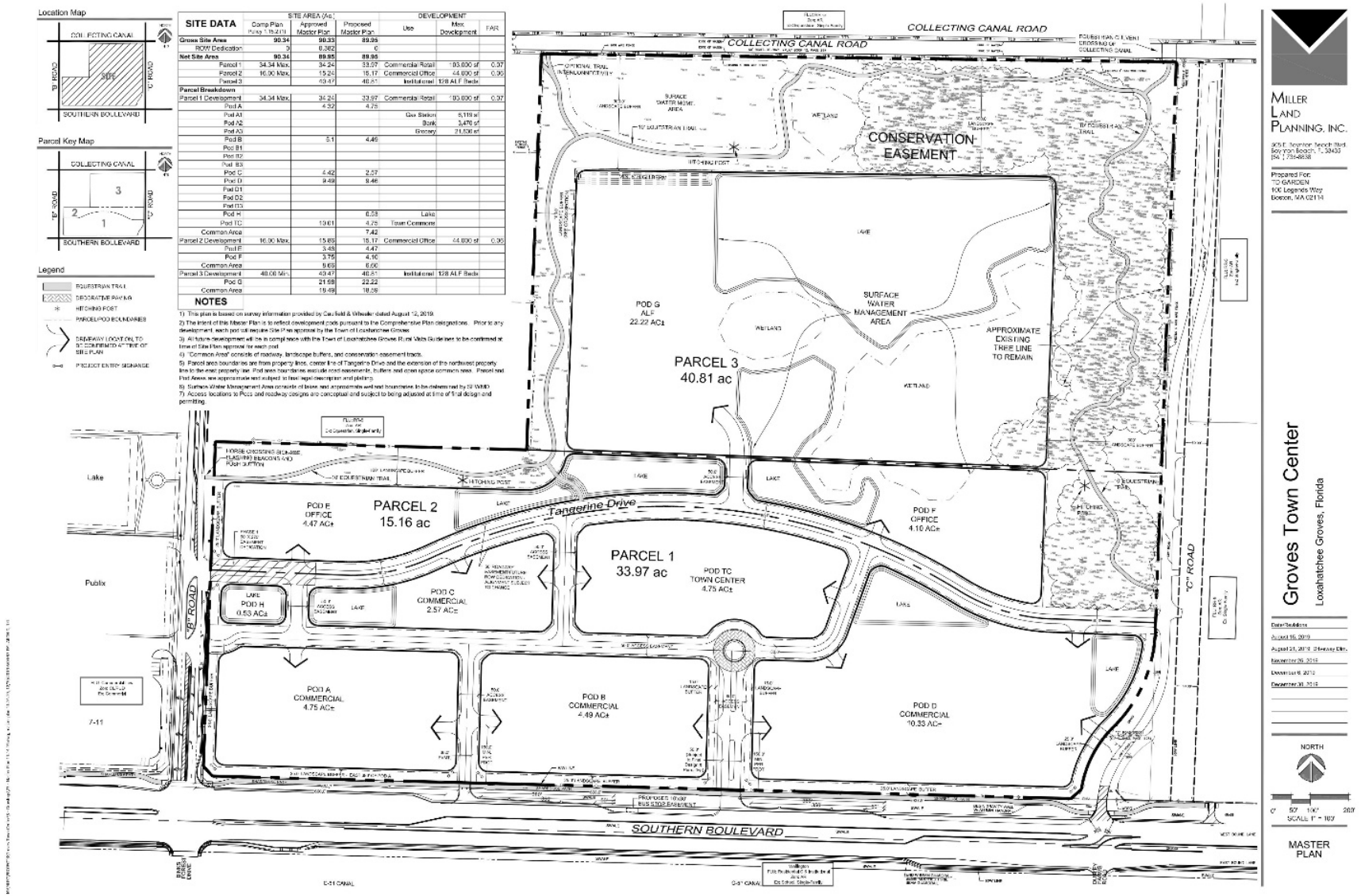
Table 1. Parcel IDs	
Tract/Pod*	**PCN**
Pod A	41-41-43-31-12-001-0010
	41-41-43-31-12-001-0020
	41-41-43-31-12-001-0030
Tract LB3	41-41-43-31-12-012-0031
	41-41-43-31-12-012-0032
	41-41-43-31-12-012-0033
Tract AE	41-41-43-31-13-001-0010
	41-41-43-31-13-001-0020
Tract Pod B-2	41-41-43-31-13-002-0020
Tract Pod B-1	41-41-43-31-13-002-0010
	41-41-43-31-13-002-0030
Tract Pod D	41-41-43-31-13-004-0000
Tract SWM 10	41-41-43-31-13-019-0020
Tract SWM 2	
Tract Pod C	41-41-43-31-13-000-0031
	41-41-43-31-13-000-0032
Tract Pod TC	41-41-43-31-13-020-0000
Tract LS	41-41-43-31-13-012-0000
Tract SWM 6	41-41-43-31-13-019-0010
Tract SWM 7	
Tract SWM 9	
Tract SWM 4	
Tract SWM 1	
Tract Pod E	41-41-43-31-13-005-0000
Tract SWM 3	41-41-43-31-13-019-0031
	41-41-43-31-13-019-0032
Pod I	41-41-43-31-13-009-0000
Tract C-1	41-41-43-31-13-003-0010
	41-41-43-31-13-003-0020
Tract SWM 5	41-41-43-31-13-019-0010
Tract Pod F	41-41-43-31-13-006-0000
Tract Pod G	41-41-43-31-13-007-0000
Tract SWM 8	41-41-43-31-13-019-0010

*Tract/Pod names are as provided in the *Groves Town Center PUD Plat* and the *Groves Town Center Amendment No. 1 Plat*

DEVELOPMENT PROGRAM

Groves Town Center PUD was first approved in 2013 per Ord. 2013-010 following a future land use amendment and rezoning. Two amendments have since been approved in 2018 per Ord. 2018-08 and in 2019 per Ord. 2019-08. Figure 2. is the most recently approved Master Plan. Per Ord. 2019-08 and *Special Policy 1.15.2* of the Town of Loxahatchee Groves Comprehensive Plan, the Groves Town Center PUD has been approved for a maximum of 103,000 square feet of commercial low, 44,000 square feet of commercial low professional office and medical office, a 128-bed congregate living facility and a Town Commons use.

Figure 2. Existing Groves Town Center Master Plan



The proposed amendment removes the 128-bed congregate living facility from Pod G and replaces it with a 95-room hotel in Pod TC and relocates the Town Commons use from Pod TC to Pod G as shown in Figure 3. The proposed amendment will also amend *Special Policy 1.15.2* of the Town's Comprehensive Plan to remove the 128-bed congregate living facility and add a 95-room hotel to the criteria of the Policy.

The change of use from congregate living facility to hotel and relocation of the Town Commons is consistent with the original Future Land Use Amendment approved via Ord. 2011-017 to change the Future Land Use of Groves Town Center from Rural Residential to Multiple Land Use, the Town's objectives and policies, Rural Vista Guidelines, and PUD's intent of establishing a commercial center along Southern Boulevard. The hotel will provide lodging for visitors with access to surrounding commercial uses along Southern Boulevard and equestrian facilities in the Town and neighboring communities. Its location in Pod TC means that visitors can easily access commercial uses in surrounding commercial pods, which will promote commercial and economic growth along the Southern Blvd corridor where such growth is directed. By continuing to direct commercial growth along Southern Blvd, the Town's agricultural and rural character away from Southern Blvd will be protected. Data has been collected and submitted that shows on a per room basis a hotel is a smaller building than a congregate living facility. Therefore, a 95-room hotel compared to a 128-bed congregate living facility would typically be a smaller building.

The following are the proposed changes to the conditions of approval for the PUD Master Plan ordinance:

A.2	Insert new date of Master Plan and new application number
A.3	Insert new date of Master Plan
B.1	Change 128-bed assisted living facility to 95-room hotel and insert new date of Master Plan
B.2	Delete condition because a site plan for the equestrian trails was approved
B.4	Delete condition because the plat was recorded
B.7	Delete condition because the improvement agreement was approved
B.9	Change Pod TC to Pod G and insert new date of the Town Commons site plan
B.10	Delete condition because Town Council approved the Stormwater Management Area
C.1	Change the buildout date to reflect the most recent extension of the buildout date
C.2	Note two items as having been completed
C.6.a	Delete condition because the item has been completed
C.6.b	Delete condition because the item has been completed
C.8	Insert new date of Master Plan
C.9	Noting that the conceptual drainage plan for the entire PUD as been completed
C.10	Delete the condition because it has been completed
C.11	Delete the condition because it has been completed
D.6	Delete the condition because it has been completed
E.1	Delete the condition because it has been completed
E.2	Delete the condition because it has been completed
E.3	Delete the condition because it has been completed
E.4	Delete the condition because it has been completed
E.5	Delete the condition because it has been completed
E.6	Remove reference to assisted living facility
G.	Delete the condition because a master sign plan is not being contemplated any longer
H.3	Add waiver to allow the hotel to exceed a height of 35 feet

H.4 Add waiver to allow the hotel to have parking spaces that are 9’ wide and 19’ long and to have ADA accessible parking spaces that meet the federal requirements for size in lieu of the Town’s larger dimensions for ADA spaces

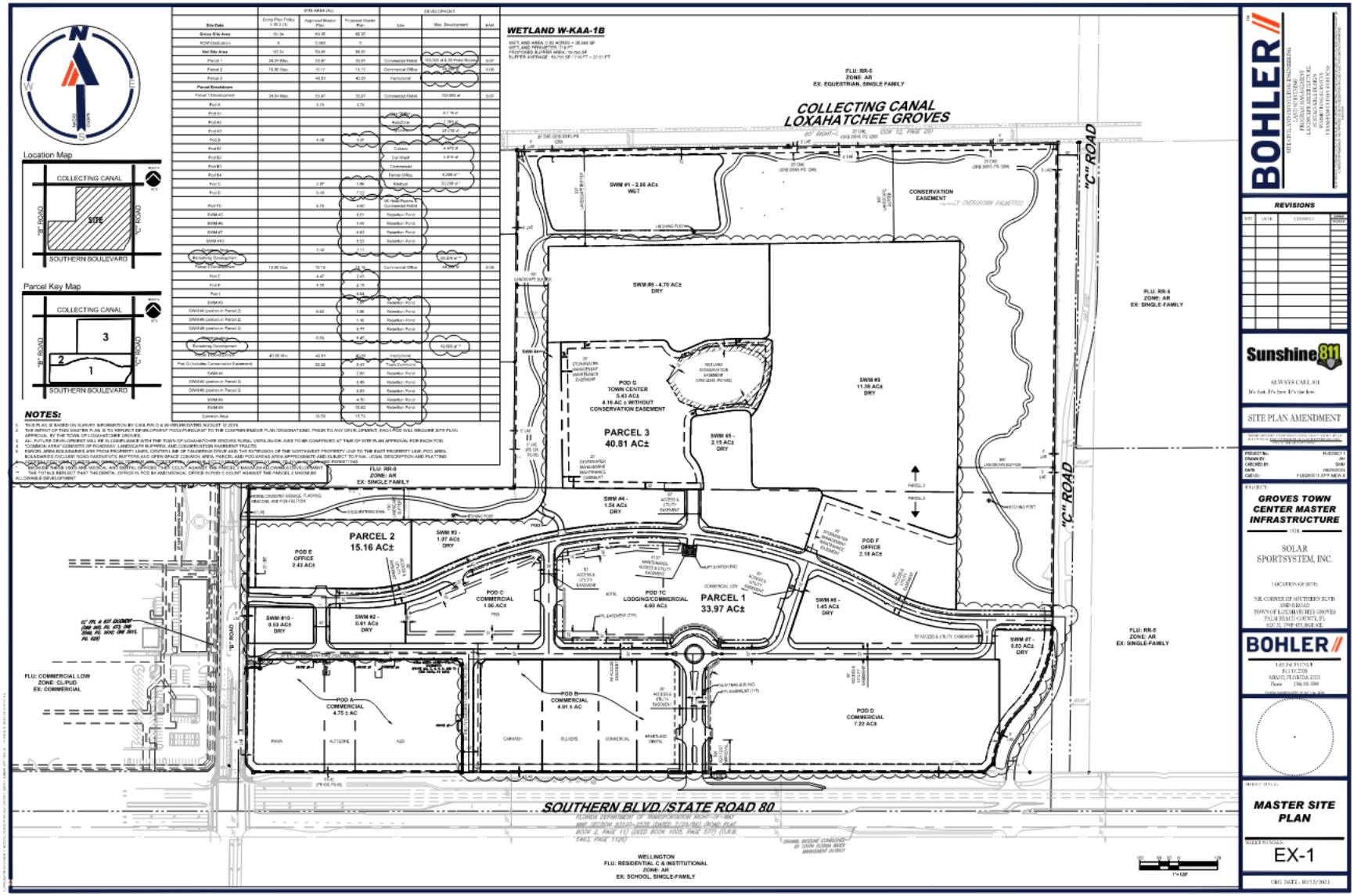
H.5 Add waiver to allow the hotel to have drive aisle widths of 24 feet instead of 28 feet

H.6 Add waiver to allow the hotel to have a loading space that is located within the porte cochere

H.7 Add waiver to allow an existing sidewalk on Pod TC to be setback less than the minimum required setback of 10 feet

H.8 Add waiver to allow the Institutional use of the Town Commons on Pod G to exceed the maximum plot size of five acres

Figure 3. Proposed Groves Town Center Master Plan



CONSISTENCY WITH REZONING CRITERIA

Per Sec. 160-020 of Loxahatchee Grove's Unified Land Development Code, the following criteria have been met:

- **The request is consistent with the Town's Comprehensive Plan:**
  - *Goal 1: Loxahatchee Groves will continue to 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 a great respect for lifestyle choices balanced with historical community needs.*

    The requests for a change of use and relocation of the Town Center maintains the protection of the Town's natural environment and rural character by putting the commercial lodging use closer to Southern Blvd and putting the institutional use of the Town Commons in Pod G, which is closer to the back of the PUD.

  - *Objective 1.1: The Town shall designate future land uses with appropriate uses, densities and intensities that will protect residential and agricultural land uses and encourage limited economic development.*

    The requests propose appropriate uses and intensities. Market conditions have changed since the PUD was first contemplated in 2011 and it no longer makes economic sense to build a congregate living facility while at the same time the demand for lodging along Southern Blvd in the Town has increased. Furthermore, the location of the proposed lodging use makes more sense in the TC Pod, as opposed to Pod G, which is closer to the existing residential neighborhood on the north side of Collecting Canal Road.

  - *Objective 1.2: The Town shall support development of rural-style commercial center along the Southern Boulevard Corridor.*

    The requests support a rural-style commercial center along the Southern Boulevard Corridor. As with all development within the Groves Town Center PUD, the hotel will follow the Town's Rural Vista Design Guidelines.

  - *Policy 1.12.3: The Town shall encourage development of a rural-style commercial center along the Southern Boulevard Corridor to provide a center of accessible shopping, recreation, and employment opportunities for Loxahatchee Groves' residents.*

    The requests further the development of a rural-style commercial center along the Southern Boulevard Corridor to provide a center of accessible shopping, recreation, employment and now lodging opportunities for the Town's residents and visitors.

- ***The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts:***

  The requests do not give privileges not generally extended to similarly situated property in the area or result in an isolated district unrelated to adjacent or nearby districts.

- ***An error or ambiguity must be corrected:***

  The congregate living facility use was not favored by the Town or the Applicant, therefore, the request for a change of use from congregate living facility to hotel addresses this ambiguity.

- ***That there exists changed or changing conditions which make approval of the request appropriate:***

  Market conditions have changed since the PUD was first contemplated in 2011 and it no longer makes economic sense to build a congregate living facility while at the same time the demand for lodging along Southern Blvd in the Town has increased.

- ***That substantial reasons exist why the property cannot be used in accordance with the existing zoning:***

  Market conditions have changed since the PUD was first contemplated in 2011 and it no longer makes economic sense to build a congregate living facility while at the same time the demand for lodging along Southern Blvd in the Town has increased. Neither the Town nor the Applicant desire to have a congregate living facility in the PUD.

- ***That the rezoning is appropriate for the orderly development of the Town and is compatible with existing and conforming adjacent land uses and planned adjacent land uses:***

  The location of the proposed lodging use makes more sense in the TC Pod, as opposed to Pod G, which is closer to the existing residential neighborhood on the north side of Collecting Canal Road.

CONCLUSION

The proposed PUD amendment, Rezoning, and Comprehensive Plan Text Amendment are all consistent with the Town of Loxahatchee Groves Comprehensive Plan and Rezoning criteria. The change of use from a 128-bed congregate living facility to 95-room hotel and relocation of the Town Commons to Pod G and transformation of Pod TC into Lodging and Commercial uses will continue to establish a rural commercial center along Southern Boulevard while protecting the rural and agricultural character of the Town. Based on this justification, Applicant respectfully requests approval of a **Rezoning** and **PUD Amendment** to change the congregate living facility use to a lodging use and to relocate the Town Commons use to Pod G and change the uses in Pod TC to lodging and commercial and a **Comprehensive Plan Text Amendment** to amend *Special Policy 1.15.2* to reflect the change of use from the 128-bed congregate living facility to a 95-room hotel.

Sincerely,



Matthew Barnes, AICP
Senior Project Manager

Attachment D
Owner/Applicant Affidavit

STATE OF FLORIDA
COUNTY OF PALM BEACH
_____/

BEFORE ME THIS DAY PERSONALLY APPEARED Matthew Barnes, WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner, or the owner's authorized Applicant, of the real property legally described in Attachment A;
2. He/she understands any application fee(s) is/are non-refundable and in no way guarantees approval of the request;
3. The statements within the application are true, complete and accurate;
4. He/she understands that all information within the application is subject to verification by Town staff;
5. He/she understands that false statements may result in denial of the application; and
6. He/she understands that he/she may be required to provide additional information and fees within a prescribed time period and that failure to provide the information and fees within the prescribed time period may result in the denial of the application.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 29th day of September 2023 by Matthew Barnes (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

_____
(Signature of Person Taking Acknowledgement)

Alicia Joseph
(Name of Acknowledger Typed, Printed or Stamped)

Notary
(Title or Rank)

HH118672
(Serial Number, if any)

(Notary's Seal)

ALICIA JOSEPH
Commission # HH 118672
Expires April 19, 2025
Bonded Thru Budget Notary Services

Matthew Barnes
Applicant's Signature

Matthew Barnes
Applicant's Name (Print)

2035 Vista Parkway
Street Address

West Palm Beach, FL, 33411
City, State, Zip Code

(561) 713 1687
Telephone

Attachment E
Agent Consent Form

STATE OF New York
COUNTY OF Erie

BEFORE ME THIS DAY PERSONALLY APPEARED Daniel J. Zimmer, WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

A. He/she is the owner of the real property legally described in Attachment A;

B. He/she authorizes and designates WGI, Inc. and Bohler Engineering to act in his/her behalf for the purposes of seeking the following approvals for the real property legally described in Attachment A;

1. PUD modification
2. Comprehensive Plan Text Amendment
3. Site Plan

C. He/she has examined the above listed application(s) and he/she understands how the proposed change may affect the real property legally described in Attachment A.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 10 day of October, 2023 by Daniel J. Zimmer (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Marilyn B. Rochwarger
(Signature of Person Taking Acknowledgement)

(Name of Acknowledger Typed, Printed or Stamped)

(Title or Rank)

(Serial Number, if any)

MARILYN B. ROCHWARGER
No. 01RO4639925
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 03/30/2026

(Notary's Seal)

Solar Sportsystems, Inc.
By: _____
Owner's Signature

Daniel J. Zimmer
Owner's Name (Print)

250 Delaware Avenue
Street Address

Buffalo, NY 14202
City, State, Zip Code

(716) 858-5208
Telephone

Attachment F.
Applicant's Notice Affidavit and Property Appraiser List

STATE OF FLORIDA
COUNTY OF PALM BEACH

_____/

BEFORE ME THIS DAY PERSONALLY APPEARED Matthew Barnes, WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner, or the owner's authorized agent, of the real property legally described in Attachment A;

2. The accompanying Property Owners List is, to the best of his/her knowledge, a complete and accurate list of all property owners, mailing addresses and property control numbers as recorded in the latest official tax rolls for all property within one thousand (1000) feet of the real property described in Attachment A, or all property within one thousand (1000) feet of all contiguous property owned whole or in part by the owner of the real property described in Attachment A, if applicable; and

3. He/she will cause the real property described in Attachment A to be posted with a notice of public hearing on a sign provided by the Town in accordance with the requirements of Article 115 of the Town's Unified Land Development Code.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 29th day of September, 2023 by Matthew Barnes (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

_____
(Signature of Person Taking Acknowledgement)

Alicia Joseph
(Name of Acknowledger Typed, Printed or Stamped)

Notary
(Title or Rank)

HH118672
(Serial Number, if any)

(Notary's Seal)

ALICIA JOSEPH
Commission # HH 118672
Expires April 19, 2025
Bonded Thru Budget Notary Services

Matthew Barnes
Applicant's Signature

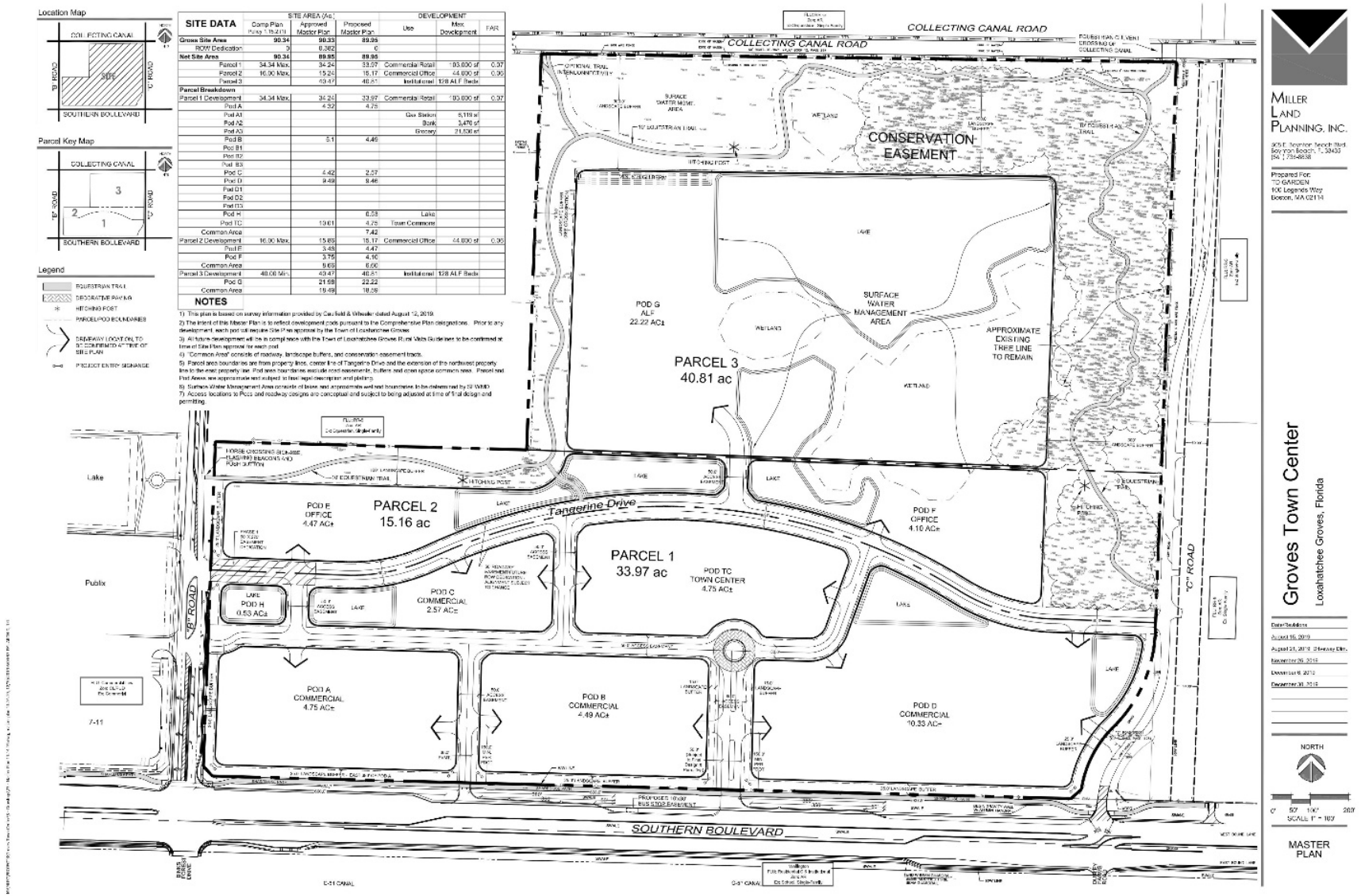
Matthew Barnes
Applicant's Name (Print)

2035 Vista Parkway
Street Address

West Palm Beach, FL, 33411
City, State, Zip Code

(561) 713 1687
Telephone

Figure 2. Existing Groves Town Center Master Plan



ATTACHMENT 5 – Proposed Master Plan

Location Map

Parcel Key Map

Site Data	SITE AREA (Ac) Comp Plan Policy 1.15.2.(1)	Approved Master Plan	Proposed Master Plan	DEVELOPMENT Use	Max. Development	FAR
Gross Site Area	90.34	89.95	89.95			
ROW Dedication	0	0.383	0			
Net Site Area	90.34	89.95	89.95			
Parcel 1	34.34 Max.	33.97	33.97	Commercial Retail	103,000 sf & 95 Hotel Rooms	0.07
Parcel 2	16.00 Max.	15.17	15.17	Commercial Office	44,000 sf	0.06
Parcel 3		40.81	40.81	Institutional		
Parcel Breakdown						
Parcel 1 Development	34.34 Max.	33.97	33.97	Commercial Retail	103,000 sf	0.07
Pod A		4.75	4.75			
Pod A1				Gas Station	6,119 sf	
Pod A2				AutoZone	7,381 sf	
Pod A3				Grocery	21,730 sf	
Pod B		4.49	4.91			
Pod B1				Culvers	4,479 sf	
Pod B2				Car Wash	4,815 sf	
Pod B3				Commercial		
Pod B4				Dental Office	4,200 sf *	
Pod C		2.57	1.96	Medical	20,200 sf *	
Pod D		9.46	7.22			
Pod TC		4.75	4.60	95 Hotel Rooms & Commercial Retail		
SWM #2			0.61	Retention Pond		
SWM #6			1.45	Retention Pond		
SWM #7			0.83	Retention Pond		
SWM #10			0.53	Retention Pond		
Common Area		7.42	7.11			
Remaining Development					58,476 sf **	
Parcel 2 Development	16.00 Max.	15.16	15.16	Commercial Office	44,000 sf	0.06
Pod E		4.47	2.43			
Pod F		4.10	2.18			
Pod I			0.04			
SWM #3			1.07	Retention Pond		
SWM #4 (portion in Parcel 2)		6.60	1.06	Retention Pond		
SWM #5 (portion in Parcel 2)			1.16	Retention Pond		
SWM #9 (portion in Parcel 2)			0.77	Retention Pond		
Common Area		6.60	6.45			
Remaining Development					19,600 sf **	
Parcel 3 Development	40.00 Min.	40.81	40.81	Institutional		
Pod G (Includes Conservation Easement)		22.22	5.43	Town Commons		
SWM #1			2.86	Retention Pond		
SWM #4 (portion in Parcel 3)			0.48	Retention Pond		
SWM #5 (portion in Parcel 3)			0.99	Retention Pond		
SWM #8			4.70	Retention Pond		
SWM #9			10.62	Retention Pond		
Common Area		18.59	15.73			

NOTES:

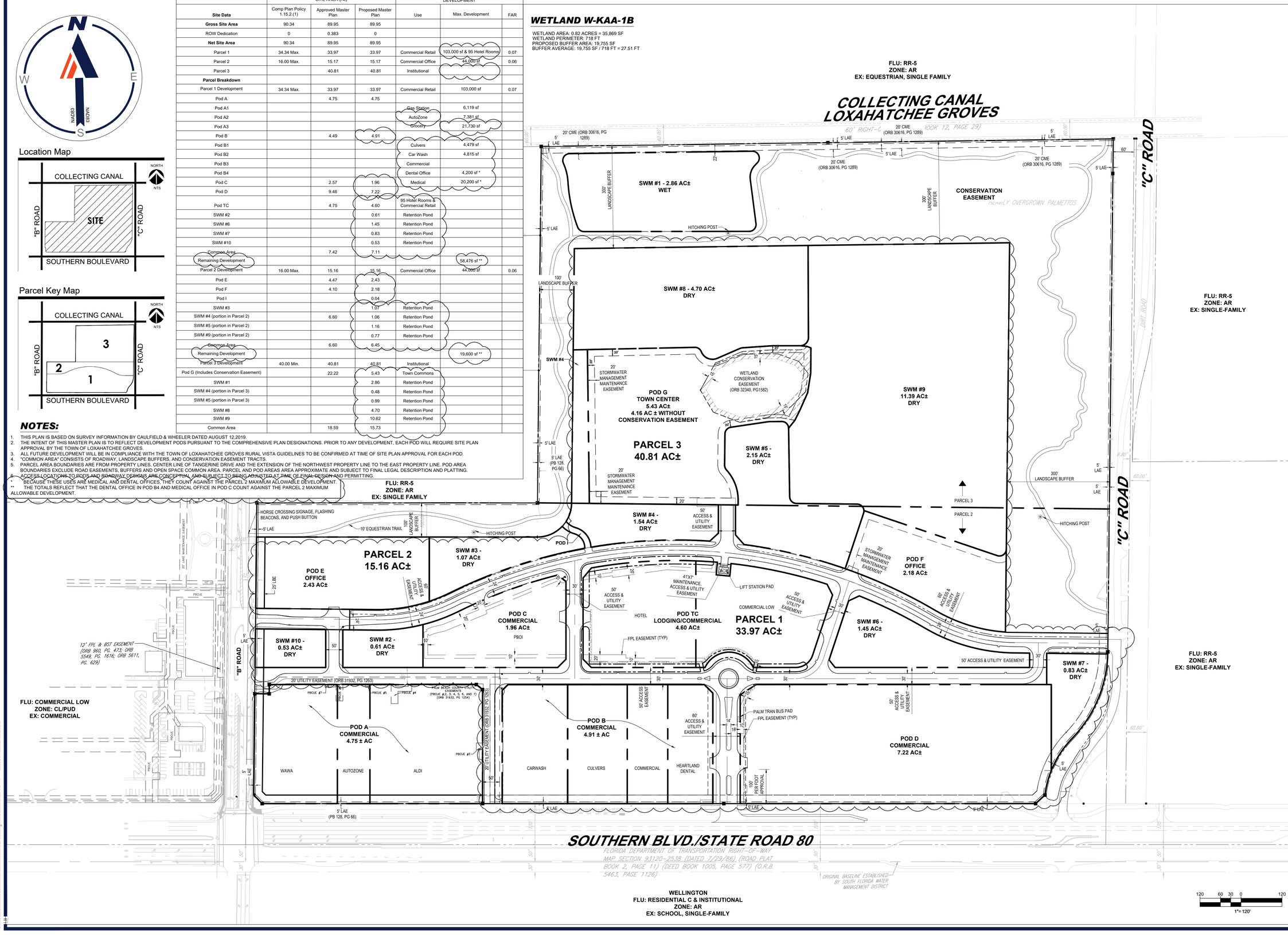
1. THIS PLAN IS BASED ON SURVEY INFORMATION BY CAULFIELD & WHEELER DATED AUGUST 12,2019.
2. THE INTENT OF THIS MASTER PLAN IS TO REFLECT DEVELOPMENT PODS PURSUANT TO THE COMPREHENSIVE PLAN DESIGNATIONS. PRIOR TO ANY DEVELOPMENT, EACH POD WILL REQUIRE SITE PLAN APPROVAL BY THE TOWN OF LOXAHATCHEE GROVES.
3. ALL FUTURE DEVELOPMENT WILL BE IN COMPLIANCE WITH THE TOWN OF LOXAHATCHEE GROVES RURAL VISTA GUIDELINES TO BE CONFIRMED AT TIME OF SITE PLAN APPROVAL FOR EACH POD.
4. "COMMON AREA" CONSISTS OF ROADWAY, LANDSCAPE BUFFERS, AND CONSERVATION EASEMENT TRACTS.
5. PARCEL AREA BOUNDARIES ARE FROM PROPERTY LINES, CENTER LINE OF TANGERINE DRIVE AND THE EXTENSION OF THE NORTHWEST PROPERTY LINE TO THE EAST PROPERTY LINE. POD AREA BOUNDARIES EXCLUDE ROAD EASEMENTS, BUFFERS AND OPEN SPACE COMMON AREA. PARCEL AND POD AREAS AREA APPROXIMATE AND SUBJECT TO FINAL LEGAL DESCRIPTION AND PLATTING.
6. ACCESS LOCATION TO PODS AND ROADWAY DESIGNS ARE CONCEPTUAL AND SUBJECT TO BEING ADJUSTED AT TIME OF FINAL DESIGN AND PERMITTING.

* BECAUSE THESE USES ARE MEDICAL AND DENTAL OFFICES, THEY COUNT AGAINST THE PARCEL 2 MAXIMUM ALLOWABLE DEVELOPMENT.

** THE TOTALS REFLECT THAT THE DENTAL OFFICE IN POD B4 AND MEDICAL OFFICE IN POD C COUNT AGAINST THE PARCEL 2 MAXIMUM ALLOWABLE DEVELOPMENT.

WETLAND W-KAA-1B

WETLAND AREA: 0.82 ACRES = 35,869 SF
WETLAND PERIMETER: 718 FT
PROPOSED BUFFER AREA: 19,755 SF
BUFFER AVERAGE: 19,755 SF / 718 FT = 27.51 FT



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
TRAFFIC ENGINEERING
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

Sunshine811
ALWAYS CALL 811
It's fast. It's free. It's the law.

SITE PLAN AMENDMENT

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FLB200011
DRAWN BY:	AH
CHECKED BY:	SMM
DATE:	09/29/2023
CAD I.D.:	FLB200011-SPP-NEW-0

PROJECT:

GROVES TOWN CENTER MASTER INFRASTRUCTURE

FOR

SOLAR SPORTSYSTEM, INC.

LOCATION OF SITE:

N.E. CORNER OF SOUTHERN BLVD. AND B ROAD
TOWN OF LOXAHATCHEE GROVES
PALM BEACH COUNTY, FL
SEC 31, TWP 43S, RGE 41E

BOHLER
1 SE 3rd AVENUE
SUITE 2700
MIAMI, FLORIDA 33131
Phone: (786) 681-0800
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

MASTER SITE PLAN

SHEET NUMBER:

EX-1

ORG. DATE - 10/12/2023

C:\PROGRAMDATA\BOHLER\ERS2022\CURRENT\PROJECTS\FLB200011\SPP\NEW-0\——SA\FLB200011-SPP-NEW-0——SA-EX1-MASTER SITE PLAN

ATTACHMENT 5 – Proposed Amendments, Conditions of Approval (est. via Ord. 2019-008)

TOWN OF LOXAHATCHEE GROVES

ORDINANCE NO. 202_-__

GROVES TOWN CENTER
CONDITIONS OF APPROVAL

The conditions of approval included in Ordinance 2019-08 are hereby rescinded and replaced by the following conditions of approval. Text underlined are additions to Ordinance 2019-08 and text ~~struck through~~ are deletions to Ordinance 2019-08.

A. GENERAL

1. The conditions of approval herein shall apply to the Owner, Applicant and their successors and assigns.

2. Final site plans shall conform to the Conceptual Master Plan dated ~~December 30, 2019~~ [**INSERT NEW DATE**] ~~and the PUD Justification Narrative included in Attachment 9 of the MLU/PUD General Application REZ 2019-01~~, included by reference herein. Any modifications to the approved Conceptual Master Plan or PUD Justification Narrative must be approved by the Town Council unless the proposed changes are required to meet conditions of approval or are required for compliance with the ULDC.

3. Any subdivision by fee title conveyance of an internal lot which is subject to a final site plan approval shall have received prior written approval by the Town Manager based upon the application of criteria contained in Section 41.1.E.4.b of the Town Unified Land Development Code. Provided, however, that any subdivision by fee title conveyance of an internal lot shall reflect the Pod uses and boundaries depicted on the Conceptual Master Plan dated ~~December 30, 2019~~ [**INSERT NEW DATE**]. Any revision of a Pod use and/or boundary, as depicted on the Conceptual Master Plan dated ~~December 30, 2019~~ [**INSERT NEW DATE**], shall require a PUD Amendment prior to subdivision by fee title conveyance.

4. Prior to submitting the initial site plan approval application and all subsequent site plan applications, the Applicant shall contact Palm Tran to obtain written confirmation regarding the need for a bus stop on Southern Boulevard. Palm Tran's response shall be included in the site plan application.

B. LAND USE AND SITE PLANNING

1. Development of the site shall be limited to ~~a maximum of~~: Commercial Low (CL) — maximum of 34.34 acres and 103,000 sq. ft. of retail commercial space ~~low uses~~ and 95 lodging units; Commercial Low Office — maximum of 16.0 acres and 44,000 sq. ft. of ~~commercial low~~ professional ~~office~~ and medical office commercial space ~~uses~~; and Institutional — minimum of 40.0 acres ~~a 128-bed assisted living facility~~ and institutional uses consisting of a Public Park (Town Commons), consistent with the Conceptual Master Plan dated ~~December 30, 2019~~ [**INSERT NEW DATE**]. Development intensity of lodging uses to be regulated by combination of number of rooms, building height, and lot coverage rather than FAR.

TOWN OF LOXAHATCHEE GROVES

ORDINANCE NO. 202_-__

~~2. A separate site plan pursuant to ULDC Article 155 for the 100-foot and 300-foot wide buffer areas along the northern and eastern property boundaries, including the location of equestrian trails, was approved by the Town Council via Resolution 2018-84.~~ [COMPLETED]

3. The Restrictive Covenant and Limited Access Easement, recorded with the Palm Beach County Clerk of Courts in Official Records Book 30616, Page 1289 shall limit the use and management of the 300-foot wide buffer areas along the northern and eastern property lines and the 100-foot wide buffer areas along the western and northern property lines, as described therein.

~~4. A boundary plat was recorded in Plat Book 128, Page 66 of the Official Records of Palm Beach County depicting the following four geographies: (1) The entirety of the Groves Town Center property; (2) the area included within the 300-foot and 100-foot buffer areas, (3) the area included within Commercial Pod A; and (4) the area included within that portion of Groves Town Center not included within areas (2) and (3). Another plat depicting the remainder of the Pods and all road tracts and/or easements shall be recorded prior to the issuance of the first building permit for any development in a Pod other than Pod A.~~ [COMPLETED]

5. Potentially objectionable features (e.g. mechanical equipment, loading/delivery areas, storage areas, dumpsters, and compactors, etc.) shall be indicated on project site plans and screened from public view.

6. All on-site deliveries during construction shall be made from project entrances off of Southern Boulevard.

7. ~~An Improvement Agreement, pursuant to ULDC Section 100-060 (C), to address all required roadway, drainage and equestrian trail improvements lying within or adjacent to the Groves Town Center PUD shall be approved by the Town Council prior to issuance of the initial building permit of the first phase of development.~~ [COMPLETED]

8. The following perimeter landscaped buffers shall be provided: a 25-foot buffer, including a berm, along Southern Boulevard; a 25-foot buffer, including a berm, along "C" Road south of Tangerine Drive; and a 25-foot buffer, including a berm, along "B" Road.

9. The Town Commons (Pod ~~TC~~ G) shown on the Conceptual Master Plan dated ~~November 26, 2019~~ [**INSERT NEW DATE**] will remain owned by the Applicant and their successors and assigns and maintenance of the Town Commons is the responsibility of the Applicant. Scheduling uses for the Town Commons is the responsibility of the Town. The Town may use the Town Commons at any time the Town sees fit, subject to compliance with the ULDC. The Town Commons may be rented or leased to any individual person(s) and/or business(es) for temporary uses, subject to compliance with the ULDC and any Town permitting requirements. Any party that uses the Town Commons is responsible for cleaning up after the event and returning the Town Commons to the same condition the Town Commons was in before the party used the Town Commons.

10. ~~The Stormwater Management Area (SMA) located in the conservation easement as shown on the Conceptual Master Plan dated December 30, 2019 is subject to further review and~~

~~approval by the Town Engineer to confirm that the proposed stormwater management facilities provide water quality and stormwater recharge improvements to the Town. The Town Council approval of the Conceptual Master Plan dated December 30, 2019 serves as Town Council consent to construct the SMA pursuant to Section 3.a.(ii) and 3.d of the Restrictive Covenant and Limited Access and Conservation Easement recorded in ORB 30616, PG 1289 of the Official Records of Palm Beach County. Prior to the issuance of a permit by the Town for construction of the SMA, the Town Engineer shall review the plans and confirm that the SMA provides for the intended stormwater improvements for the Town and will make a recommendation for Town Council approval.~~ [COMPLETED]

C. ENGINEERING

1. In order to comply with the Mandatory Traffic Performance Standards in place at the time of this approval, no building permits for the site shall be issued after ~~December 31, 2022~~ November 29, 2029. Additional time extensions for this condition may be approved by the Palm Beach County Engineer based upon an approved traffic study which complies with Mandatory Traffic Performance Standards in place at the time of the request, or upon a request based upon a Declaration of Emergency by the Governor of Florida.

2. In order to comply with the Mandatory Traffic Performance Standards Review dated August 30, 2018, no building permits for development generating more than 282 peak hour directional trips shall be issued until the developer provides an additional southbound left-turn lane [has been built and only needs to be un-stripped, which will commence in August of 2024] and an additional eastbound left-turn lane [~~under construction with widening of Southern Blvd~~ COMPLETED] and appropriate receiving lane [~~already built~~ COMPLETED] at the intersection of Southern Boulevard and Binks Forest Drive/B Road. Any signal modifications required to accommodate these changes will also be the responsibility of the property owner, including, but not limited to design plans, any required utility relocation, right-of-way or easement acquisition, etc. Note these changes will also require FDOT consent.

3. Any future modification of Condition C.2 shall be based upon a Traffic Study approved by the Palm Beach County Traffic Division which complies with Mandatory TPS in place at the time of the modification. Modifications to Conditions of Approval based upon such future TPS Review shall be submitted to the Town pursuant to ULDC Section 155-025 *Site plan modification*.

4. The property owner shall obtain a conceptual approval letter from FDOT for any proposed driveway on Southern Boulevard when submitting a site plan to the Town. FDOT approval of driveways onto Southern Boulevard shall be obtained when individual site plan applications are made to the Town.

5. Acceptable surety for the design, right of way acquisition, construction engineering and inspection costs, as well as the construction for the offsite road improvements as outlined in Condition No. 2 shall be posted with the County Traffic Division prior to or within six months of Development Order Approval. Surety in the amount of 110% shall be based upon a Certified Cost

Estimate provided by the Developer's Engineer and approved by the County Engineer. At any time during the duration of the surety the County Engineer shall have the authority to determine that sufficient progress has not been made for any and all required work. In the event such a determination is made, Palm Beach County shall have the right to request funds be drawn for the surety (surety drawn) and Palm Beach County may then complete all required work. The County Engineer shall also have the authority to require that the surety amount be updated to reflect current anticipated costs at any time during the duration of the surety.

6. As per the expected turning movement volumes at the driveways, the following exclusive turn lanes are required:

a. ~~Northbound right-turn lane at the southern driveway on B Road. This improvement has been completed~~ COMPLETED.

b. ~~Southbound left-turn lane at the northern driveway on B Road. This improvement has been completed~~ COMPLETED.

c. Westbound right-turn lanes at all driveways on Southern Boulevard. Though the amount of turning volumes by itself may not meet the threshold for a right-turn lane on Southern Boulevard driveways, they must be provided due to high speed of traffic at this location.

7. C Road shall be constructed as a continuous 2-lane paved roadway between Southern Boulevard and Tangerine Drive in conjunction with the development of Pod D or F, whichever occurs first. Stormwater attenuation and water quality treatment shall be provided for C Road (Adjacent to the project site) and Tangerine Drive (Within the site) within the onsite stormwater management system. The Town shall be given the right, but not the obligation, to maintain Tangerine Drive and associated drainage facilities.

8. Any future realignment of either or both of the "B" Road access drives, as indicated on the Conceptual Master Plan dated ~~December 30, 2019~~ [**INSERT NEW DATE**], shall require approval by the Town's Consulting and Transportation Engineers.

9. ~~A conceptual drainage plan for the entirety of the Groves Town Center PUD, including the provision of legal positive outfall for the Pod A development and the existing temporary drainage pond shall be prepared and approved by the Town Engineer prior to the first certificate of occupancy for Pod A~~ (COMPLETED). Legal positive outfall for future phases or pods of development shall be provided prior to the first certificate of occupancy for each future phase or pod.

10. ~~Prior to issuance of the first building permit, the necessary easements and agreements for legal positive outfall and stormwater attenuation (temporary or permanent) shall be recorded.~~ COMPLETED

11. ~~Prior to the first CO for any building, legal positive outfall shall be constructed and certified by the engineer of record allowing discharge from the previously installed temporary drainage area for B Road, as well as all future development.~~ COMPLETED

12. All drainage improvements shall be completed and certified by the engineer of record.

D. LAND CLEARING AND LANDSCAPING

1. Prior to any land clearing activities within any phase or pod, the property owner shall comply with the permit requirements of the Loxahatchee Groves Native Tree Preservation, Soil Stabilization and Invasive Exotic Removal regulations (ULDC Article 87).

2. In conjunction with an initial site plan application for any development phase or pod, the property owner shall submit a Landscape Plan application to the Town for review and approval pursuant to ULDC Article 85 for that phase or pod.

3. Prior to any land clearing activities for any phase or pod, a wetlands determination shall be procured from the South Florida Water Management District and/or U.S. Army Corps of Engineers for that phase or pod. Any proposed impacts upon jurisdictional wetlands shall require permits or authorizations from the South Florida Water Management district or U.S. Army Corps of Engineers.

4. Prior to the permitting of any land clearing, development or earthmoving activities for any phase or pod, a Phase 1 Archaeological Survey of the property shall be completed for that phase or pod.

5. Native plants shall be identified, pursuant to the requirements of the Loxahatchee Groves Native Tree Preservation, Soil Stabilization and Invasive Exotic Removal regulations (ULDC Article 87), and retained to the extent possible.

6. ~~Clearing of Collecting Canal Easement – The Owner shall clear 20 feet along the south side of Collecting Canal in conjunction with construction of the equestrian trail per Condition E.4.~~ COMPLETED

E. ROADWAY EQUESTRIAN TRAILS AND GREENWAYS

1. ~~The equestrian trails depicted on the Conceptual Master Plan dated December 30, 2019 are conceptual. Final trail locations shall be determined during the site plan approval process required in Condition B.2, and shall include a trail segment parallel to Collecting Canal to facilitate Town-wide east-west connectivity. This condition has been complied with~~. COMPLETED

2. ~~Existing fencing on the west side of "C" Road shall be removed to allow access to the trail within the 300 foot buffer areas depicted on the Conceptual Master Plan dated December 30, 2019.~~ COMPLETED

3. ~~The equestrian trail depicted on the Conceptual Master Plan dated December 30, 2019 shall include an equestrian bridge over Collecting Canal at "C" Road to facilitate Town-wide north-south connectivity. Bridge details shall be determined during the site plan approval process required in Condition B.2. This condition has been complied with.~~ COMPLETED

4. ~~Construction of the equestrian trail shall be completed prior to the issuance of the initial Certificate of Occupancy of the first phase of development of Groves Town Center. Construction of the equestrian bridge or culvert over Collecting Canal shall be completed by December 31, 2020.~~ COMPLETED

5. ~~Coincident with construction of the equestrian trail equestrian traffic control devices shall be installed at points where trails cross "B" Road, "C" Road and Collecting Canal.~~ COMPLETED

6. Fencing shall be incorporated on the site plan for any phase of development necessary to separate the equestrian trail from ~~assisted living facility~~ buildings, internal or perimeter roads, and/or parking areas of any other phase of development, as necessary.

7. Equestrian trails shall comply with the Town design and sign guidelines.

8. "Local traffic only" signage, as shall be placed on "B" Road north of the Palm Beach State College entrance. The type and locations of such signage shall be addressed by Conditions of Approval in the site plan for the initial phase of development.

F. ARCHITECTURAL

Architectural elevations for buildings included in a particular phase or pod shall be submitted with the application for site plan approval for that particular phase or pod. A theme from the Town's Rural Vista Guidelines for the entire Groves Town Center development shall be provided with the application for site plan approval for the initial phase or pod. Elevations shall be designed to be consistent with the Town's Rural Vista Guidelines. Architecture in all development phases or pods shall be consistent with the Town's Rural Vista Guidelines.

~~G. SIGNAGE~~

~~The initial site plan submittal for any development parcel or pod shall include a master sign program detailing the location, number, colors and size of proposed signage.~~

H. PUD WAIVERS

The Applicant may propose, and the Town Council may consider the following waivers during the site plan approval process for a specific development parcel or pod:

1. Relief from ULDC Section 50-030(D) *Outdoor lighting standards*, Section (5) to allow well-planned outdoor lighting, which meets the intent of the ULDC, between 11:00 p.m. and dawn to help prevent accidents, deter crime and maintain an attractive community environment.

TOWN OF LOXAHATCHEE GROVES

ORDINANCE NO. 202_-__

2. Relief from ULDC Section 95-100(E) *Wheel stops and curbing* to allow the use of bollards in lieu of wheel stops and/or continuous curbing in certain parking areas to help prevent accidental human injury or property damage.

3. Relief from ULDC Section 25-045 *Height.* To allow the hotel building in the TC Pod to be constructed to a height exceeding 35 feet.

4. Relief from ULDC Section 95-025 *Size of parking spaces*. To allow the hotel property in the TC Pod to have parking spaces that are 9' wide and 19' long.

5. Relief from ULDC Section 95-100. *Design of parking areas.* To allow the hotel property in the TC Pod to have drive aisle widths of 24 feet instead of 28 feet.

6. Relief from ULDC Section 95-075 *Location of loading spaces.* To substitute a shared loading zone in the porte cochere of the hotel property in the TC Pod where a dedicated loading space is otherwise required.

7. Relief from ULDC Section 95-100.D *Setback requirements.* To allow an existing sidewalk on Pod TC to be setback 5 feet, 4 inches feet and to allow parking spaces and driveways near the eastern property line of the hotel site on Pod TC to be setback less than 10 feet from the east property line where a 10-foot setback is required.

8. Relief from ULDC Section 30-035 *Maximum plot size.* To allow the Institutional use of the Town Commons on Pod G to be over the five-acre maximum plot size.

ATTACHMENT 6 – Proposed Site Plan, Hotel (Pod TC)

June 3, 2024

Francine Ramaglia
Town Manager
Town of Loxahatchee Groves
155 F Road
Loxahatchee Groves, FL 33470

RE: Request Summary for Site Plan application for 95-room hotel use in a portion of Pod TC in Groves Town Center

Dear Ms. Ramaglia,

WGI, Inc. represents Solar Sportsystems, Inc., ("Owner") who is the property owner of the Groves Town Center PUD project (the "PUD") located on Southern Boulevard between B and C Roads. WGI also represents Groves Hospitality, LLC (“Developer”), who is the contract purchaser of a portion of Tract Pod TC (the “Property”) in the PUD. Developer is proposing to build a 95-room hotel on the Property. The PUD last received conceptual master plan approval from the Town Council on January 7, 2020 via Ordinance No. 2019-08.

Owner is currently in the process of modifying the PUD conceptual master plan in order to move the Town Commons use from Pod TC to Pod G and to allow the proposed lodging use on Pod TC.

The hotel is proposed at the west end of the TC Pod with an access driveway connecting to Mango Street. The building is situated roughly in the middle of the development site from north to south. Twenty-five-foot landscape buffers surround the development site on the three sides that abut roads. The fourth side (the east side) faces the remaining portion of the TC Pod and the Developer is proposing to build stub out connections to the east half of the TC Pod and a temporary connection from one stub out to the other until such time as the east half of the TC Pod is developed.

The hotel amenities consist of an outdoor pool and outdoor grilling patio and seating area located on the south side of the building. By being on the south side of the building, any noise coming from the outdoor amenities will be shielded from the residential neighborhood to the north by the building. The hotel will not have a restaurant or bar.

Waivers

The site plan for the hotel requires six (6) waivers from the Unified Land Development Code (“ULDC”). The waivers are described below.

The first waiver is to exceed the maximum height. The hotel is proposed to be four stories tall. The height of the building as measured to various points is as follows: to the roof deck – 43’; to the mean height of the lower roof elements – 49’-5”; to the ridge of the slope – 55’-2”; to the roof deck of the electrical and entry tower elements – 57’-2”; to the peak of the tallest architectural feature – 68’. The maximum height is 35 feet. Pursuant to the PUD regulations, Developer is seeking a waiver of the maximum height to allow the aforementioned building heights. The hotel building will be situated approximately 1,400 feet (a quarter of a mile) away from the nearest

residential property line on the north side of Collecting Canal Road, so the additional height will have no visual effect on any surrounding properties. Furthermore, no signs on the building will face north.

The second waiver is to provide some parking spaces that do not meet the dimensional standards. The proposed project also has 6 parking spaces that meet the Town's standard size of 11' wide by 22.5' long (and 12' x 19' for handicapped accessible spaces) and 91 parking spaces that are 9' wide by 19' long. Therefore, Developer is asking for a waiver of the minimum parking stall dimensions in order to provide a mixture of the Town's larger than normal parking spaces (11' x 22.5') and the smaller (9' x 19') parking spaces.

The third wavier is to provide a drive aisle width in the parking lot of 24' instead of 28'. This relates to the fact that the majority of the parking spaces in the parking lot are smaller than the code required 22.5' long spaces and therefore the drive aisle width can be less wide since some of the parking spaces are 19' long instead of 22.5' long. Also, 24 feet is almost universally the standard drive aisle width for a parking lot with 90-degree parking spaces.

The fourth waiver is to not provide the code-required one loading space that is 12' wide by 45' long. The operations of the hotel will not require that such a large loading space be provided because all deliveries will be made by small box trucks. The porte cochere at the hotel entrance will serve as the defacto loading space for the project.

The fifth waiver is to allow an existing sidewalk in the SW corner of the site to remain as-is, which has a setback of 5 feet and 4 inches to the property line, and to allow parking spaces and driveways near the eastern property line to be setback less than 10 feet from the east property line whereas Sec. 95-100.D of the Code requires a 10-foot setback.

The sixth waiver to allow well-planned outdoor lighting, which meets the intent of the ULDC, between 11:00 p.m. and dawn to help prevent accidents, deter crime and maintain an attractive community environment. The PUD Master Plan ordinance already establishes that applicants within the PUD may apply for this waiver. The hotel, by the nature of it's use, will have customers who will be checking in or coming and going from the hotel after 11 PM and before dawn and therefore to ensure the parking lot is a secure place there needs to be lighting in the parking lot during the overnight hours.

ULDC Sec. 41-020(E)(2) establishes items that waivers for a PUD should address in order to determine the significance of the proposed waiver. The items in the ULDC are listed below in *italic text* and the Applicant's response is listed after the item in regular text.

a. *Identification, protection and enhancement of natural areas*. None of the waivers have any effect on natural areas. The natural areas in the Groves Town Center PUD are located in the perimeter buffers and in the preserved wetland in Pod G.

b. *Provision of open space and landscaping in excess of Code requirements*. All of the waivers contribute to the hotel site plan being able to provide pervious areas that are approximately five percent more than the minimum required. The height above the minimum allows a more efficient, vertical use of the property. Having some of the parking spaces be smaller than the large vehicle parking space dimensions and having drive aisles that are 24' instead of 28' contribute to a more compact site design. Not having a dedicated large loading space and using the porte cochere for loading also contributes to a compact site design. The east property line is an interior property line that will be shared with the

future user of the east side of the TC Pod – a slightly reduced setback for parking spaces next to the east property line allows for a more compact site design.

c. *Provision of pervious area in excess of Code requirements*. Same as b. above.

d. *Preservation of native vegetation*. None of the waivers have any effect on native vegetation. The natural areas in the Groves Town Center PUD are located in the perimeter buffers and in the preserved wetland in Pod G.

e. *Joint use of driveways*. The site plan for the hotel has been designed to have a cross connection to the east half of Pod TC.

f. *Cross-access opportunities*. The site plan for the hotel has been designed to have a cross connection to the east half of Pod TC.

g. *Additional specific Comprehensive Plan or other Town planning directives*. The Town has desired to remove the congregate living facility use from the Master Plan and replace it with a hotel use for several years. As demonstrated on the enclosed map of hotels, the closest hotel to the Town is the Royal Inn Hotel (rated as a 2-star hotel by Google) which is approximately 3.5 miles away to the east. There are only nine hotels west of or adjacent to the Turnpike between Okeechobee Blvd and Lake Worth Road. There is a strong need for a hotel in the western reaches of the County.

Statement of intent to subdivide

Per ULDC Section 41-010(E)(4)b., the Applicant intends to subdivide the property according to the provisions of Section 41-010(E)(4)b and the bearings and distances of the proposed subdivision are included on the site plan and survey. Both lots that will be created in Pod TC will have legal access to the surrounding road network and they will share an internal cross access connection. Pod TC is delineated on the Groves Town Center Amendment No. 1 plat recorded in Plat Book 132, Page 134 and the entirety of the property included within the PUD Master Plan is depicted on the same plat.

The proposed site plan is consistent with the Master Roadway, Equestrian and Greenway Plan (MREG) and the SR-80/Southern Boulevard Conceptual Access Management Plan. The hotel site plan does not interrupt or interfere with the existing equestrian trail in the perimeter buffer of the PUD and the hotel site plan, which does not front onto Southern Blvd, does not change the PUD's relationship to Southern Blvd. The PUD Master Plan will continue to have the same connections to and frontage along Southern Blvd. The site plan and architecture of the hotel are consistent with the Rural Vista Guidelines, see separately enclosed analysis of the Rural Vista Guidelines.

The hotel will provide a much-needed lodging use for the Town and the western end of the County, especially in the peak equestrian season. The hotel will also bring in property tax and sales tax revenue for Town without bringing in permanent residents.

We respectfully request your favorable review and recommendation of the proposed site plan for a hotel on a portion of Pod TC and we look forward to working with your staff and presenting to the Town Council.

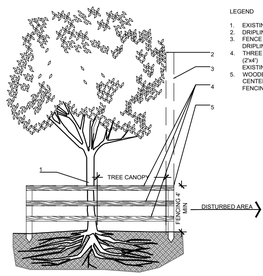
Sincerely,



Matthew Barnes, AICP
Senior Project Manager

TREE DISPOSITION TABLE

TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	HEIGHT (ft)	SPREAD (ft)	STATUS	COMMENTS
1	Quercus virginiana	Live Oak	5		25	REMAIN	
2	Quercus virginiana	Live Oak	56		25	REMAIN	
3	Quercus virginiana	Live Oak	6		25	REMAIN	
4	Sabal palmetto	Sabal Palm	13	17	14	REMAIN	
5	Sabal palmetto	Sabal Palm	13	14	14	REMAIN	
6	Sabal palmetto	Sabal Palm	11	14	14	REMAIN	
7	Quercus virginiana	Live Oak	5		25	REMAIN	
8	Quercus virginiana	Live Oak	5		25	REMAIN	
9	Quercus virginiana	Live Oak	5		25	REMAIN	
10	Sabal palmetto	Sabal Palm	12	15	14	REMAIN	
11	Sabal palmetto	Sabal Palm	12	14	14	REMAIN	
12	Sabal palmetto	Sabal Palm	12	16	14	REMAIN	
13	Quercus virginiana	Live Oak	5		25	REMAIN	
14	Quercus virginiana	Live Oak	5		25	REMAIN	
15	Quercus virginiana	Live Oak	5		25	REMAIN	
16	Sabal palmetto	Sabal Palm	14	15	14	REMAIN	
17	Sabal palmetto	Sabal Palm	11	17	14	REMAIN	
18	Sabal palmetto	Sabal Palm	11	14	14	REMAIN	
19	Quercus virginiana	Live Oak	43		25	REMOVE	
20	Quercus virginiana	Live Oak	19		25	REMOVE	
21	Quercus virginiana	Live Oak	14		25	REMOVE	
22	Sabal palmetto	Sabal Palm	17	16	14	REMOVE	
23	Pinus elliottii	Slash Pine	11		16	REMOVE	
24	Sabal palmetto	Sabal Palm	15	18	14	REMOVE	
25	Sabal palmetto	Sabal Palm	10	17	14	REMOVE	
26	Sabal palmetto	Sabal Palm	12	7	14	REMOVE	
27	Sabal palmetto	Sabal Palm	15	4	14	REMOVE	
28	Pinus elliottii	Slash Pine	11		16	REMOVE	
29	Quercus virginiana	Live Oak	5		25	REMOVE	
30	Quercus virginiana	Live Oak	14		25	REMOVE	
31	Quercus virginiana	Live Oak	11		25	REMOVE	
32	Quercus virginiana	Live Oak	14		25	REMOVE	
33	Pinus elliottii	Slash Pine	8		16	REMOVE	
34	Pinus elliottii	Slash Pine	9		16	REMOVE	
35	Pinus elliottii	Slash Pine	12		16	REMOVE	
36	Pinus elliottii	Slash Pine	11		16	REMOVE	
37	Pinus elliottii	Slash Pine	11		16	REMOVE	
38	Quercus virginiana	Live Oak	19		25	REMOVE	
39	Pinus elliottii	Slash Pine	14		16	REMOVE	
40	Sabal palmetto	Sabal Palm	17	6	14	REMOVE	
41	Sabal palmetto	Sabal Palm	15	14	14	REMOVE	
42	Pinus elliottii	Slash Pine	8		16	REMOVE	
43	Pinus elliottii	Slash Pine	11		16	REMOVE	
44	Pinus elliottii	Slash Pine	7		16	REMOVE	
45	Quercus virginiana	Live Oak	14		25	REMOVE	
46	Pinus elliottii	Slash Pine	9		16	REMOVE	
47	Quercus virginiana	Live Oak	15		25	REMOVE	
48	Sabal palmetto	Sabal Palm	16	19	14	REMOVE	
49	Sabal palmetto	Sabal Palm	16	5	14	REMOVE	
50	Quercus virginiana	Live Oak	5		25	REMAIN	
51	Quercus virginiana	Live Oak	6		25	REMAIN	
52	Quercus virginiana	Live Oak	5		25	REMAIN	
53	Sabal palmetto	Sabal Palm	13	23	14	REMAIN	
54	Sabal palmetto	Sabal Palm	13	16	14	REMOVE	
55	Quercus virginiana	Live Oak	17		25	REMOVE	
56	Pinus elliottii	Slash Pine	9		16	REMOVE	
57	Sabal palmetto	Sabal Palm	14	6	14	REMOVE	
58	Sabal palmetto	Sabal Palm	16	6	14	REMOVE	
59	Quercus virginiana	Live Oak	27		25	REMOVE	
60	Acacia auriculiformis	Earleaf acacia	10		14	REMOVE	Category I - Invasive exotics
61	Pinus elliottii	Slash Pine	13		16	REMOVE	
62	Pinus elliottii	Slash Pine	10		16	REMOVE	
63	Sabal palmetto	Sabal Palm	13	4	14	REMOVE	
64	Acacia auriculiformis	Earleaf acacia	11		14	REMOVE	Category I - Invasive exotics
65	Sabal palmetto	Sabal Palm	19	12	14	REMOVE	
66	Sabal palmetto	Sabal Palm	14	19	14	REMOVE	
67	Sabal palmetto	Sabal Palm	20	12	14	REMOVE	
68	Sabal palmetto	Sabal Palm	10	6	14	REMOVE	
69	Sabal palmetto	Sabal Palm	12	17	14	REMOVE	
70	Schinus terebinthifolius	Brazilian Pepper	5		14	REMOVE	Category I - Invasive exotics
71	Schinus terebinthifolius	Brazilian Pepper	9		14	REMOVE	Category I - Invasive exotics
72	Schinus terebinthifolius	Brazilian Pepper	12		14	REMOVE	Category I - Invasive exotics
73	Quercus virginiana	Live Oak	24		25	REMOVE	
74	Sabal palmetto	Sabal Palm	15	9	14	REMOVE	
75	Sabal palmetto	Sabal Palm	13	13	14	REMOVE	
76	Quercus virginiana	Live Oak	13		25	REMOVE	
77	Sabal palmetto	Sabal Palm	15	25	14	REMOVE	
78	Sabal palmetto	Sabal Palm	13	16	14	REMOVE	
79	Sabal palmetto	Sabal Palm	16	23	14	REMOVE	
80	Sabal palmetto	Sabal Palm	15	22	14	REMOVE	
81	Sabal palmetto	Sabal Palm	19	20	14	REMOVE	
82	Quercus virginiana	Live Oak	15		25	REMOVE	
83	Quercus virginiana	Live Oak	24		25	REMOVE	
84	Sabal palmetto	Sabal Palm	19	10	14	REMOVE	
85	Sabal palmetto	Sabal Palm	9	19	14	REMOVE	
86	Quercus virginiana	Live Oak	29		25	REMOVE	
87	Sabal palmetto	Sabal Palm	13	5	14	REMOVE	
88	Sabal palmetto	Sabal Palm	14	8	14	REMOVE	
89	Sabal palmetto	Sabal Palm	15	5	14	REMOVE	
90	Sabal palmetto	Sabal Palm	13	5	14	REMOVE	
91	Sabal palmetto	Sabal Palm	14	6	14	REMOVE	
92	Sabal palmetto	Sabal Palm	16	12	14	REMOVE	
93	Sabal palmetto	Sabal Palm	15	5	14	REMOVE	
94	Sabal palmetto	Sabal Palm	10	4	14	REMOVE	
95	Sabal palmetto	Sabal Palm	13	15	14	REMOVE	
96	Sabal palmetto	Sabal Palm	18	9	14	REMOVE	
97	Sabal palmetto	Sabal Palm	19	11	14	REMOVE	
98	Sabal palmetto	Sabal Palm	18	11	14	REMOVE	
99	Sabal palmetto	Sabal Palm	21	12	14	REMOVE	
100	Sabal palmetto	Sabal Palm	19	12	14	REMOVE	
101	Quercus virginiana	Live Oak	5		12	RELOCATE	
102	Sabal palmetto	Sabal Palm	8	8	14	REMOVE	
103	Sabal palmetto	Sabal Palm	9	21	14	REMOVE	
104	Sabal palmetto	Sabal Palm	10	21	14	REMOVE	
105	Sabal palmetto	Sabal Palm	11	19	14	REMOVE	
106	Sabal palmetto	Sabal Palm	11	27	14	REMOVE	
107	Sabal palmetto	Sabal Palm	11	26	14	REMOVE	
108	Sabal palmetto	Sabal Palm	15	6	14	REMOVE	
109	Sabal palmetto	Sabal Palm	18	9	14	REMOVE	
110	Quercus virginiana	Live Oak	5		12	RELOCATE	
111	Quercus virginiana	Live Oak	12		12	REMAIN	
112	Quercus virginiana	Live Oak	6		12	RELOCATE	
113	Quercus virginiana	Live Oak	5		12	RELOCATE	
114	Quercus virginiana	Live Oak	4		12	RELOCATE	
115	Quercus virginiana	Live Oak	5		12	RELOCATE	
116	Quercus virginiana	Live Oak	5		12	RELOCATE	
117	Sabal palmetto	Sabal Palm	8	5	14	REMOVE	
118	Sabal palmetto	Sabal Palm	10	4	14	REMOVE	
119	Acacia auriculiformis	Earleaf acacia	4		14	REMOVE	Category I - Invasive exotics
120	Sabal palmetto	Sabal Palm	9	10	14	REMOVE	
121	Sabal palmetto	Sabal Palm	13	15	14	REMOVE	
122	Sabal palmetto	Sabal Palm	13	15	14	REMOVE	
123	Sabal palmetto	Sabal Palm	8	4	14	REMOVE	
124	Sabal palmetto	Sabal Palm	12	4	14	REMOVE	
125	Sabal palmetto	Sabal Palm	10	4	14	REMOVE	
126	Sabal palmetto	Sabal Palm	7	7	14	REMOVE	
127	Acacia auriculiformis	Earleaf acacia	6		14	REMOVE	Category I - Invasive exotics
128	Sabal palmetto	Sabal Palm	10	6	14	REMOVE	
129	Sabal palmetto	Sabal Palm	15	5	14	REMOVE	



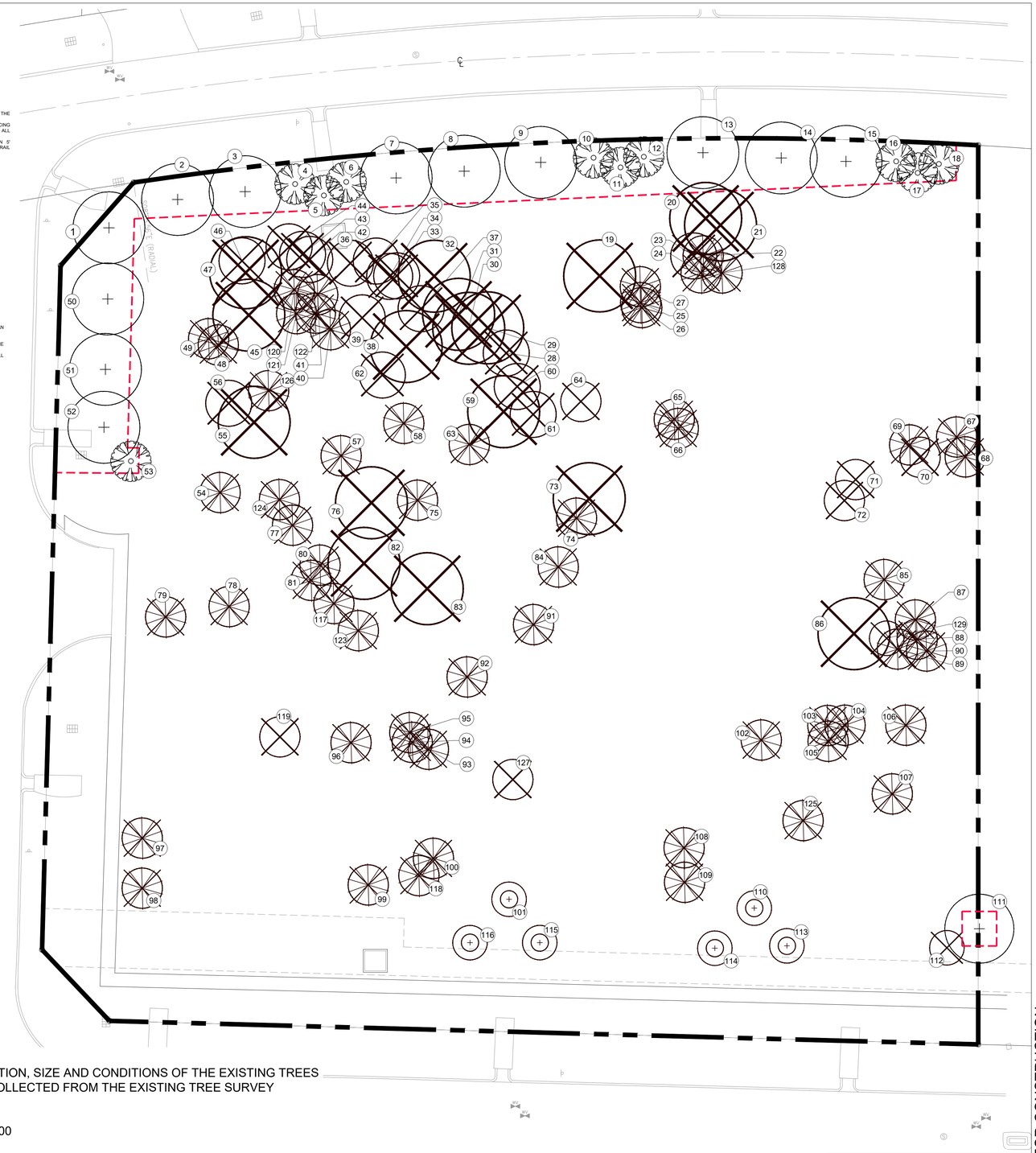
LEGEND

1. EXISTING TREE
2. DRIPLINE
3. FENCE TO EXTEND TO THE EDGE OF THE DRIPLINE OR MORE WHERE POSSIBLE
4. THREE ROWS OF SPLIT RAIL FENCING (2'x4') TO BE PLACED AROUND ALL EXISTING TREES TO REMAIN.
5. WOODEN STAKES (2'x4'x5' MIN.) ON 5' CENTERS - TO SUPPORT SPLIT RAIL FENCING.

NOTES:

a. ALL EXPOSED ROOTS WITHIN ROOT PROTECTION ZONE SHALL BE HAND PRUNED TO HAVE A SMOOTH, CLEAN CUT WITHOUT TEARING OR SPLITTING.
b. BARRIER TO FORM A CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES.
c. CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN - AT THE START OF THE PROJECT - FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.
d. CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

1 EXISTING TREE PROTECTION FENCE d-Protection fence 1.dwg
SECTION SCALE: N.T.S



LEGEND

---- TREE PROTECTION FENCE

(X) TREE NUMBER

(+) EXISTING TREE TO REMAIN

EXISTING SABAL TO REMAIN

(+) EXISTING TREE TO BE RELOCATED

EXISTING PALM TO BE REMOVED

EXISTING TREE TO BE REMOVED

NOTES:

1. BOUNDARY SURVEY, APPROXIMATE LOCATION, SIZE AND CONDITIONS OF THE EXISTING TREES WITHIN THE PROJECT LIMITS HAS BEEN COLLECTED FROM THE EXISTING TREE SURVEY PREPARED BY:
   CAULFIELD & WHEELER, INC.
   7900 GLADES ROAD - SUITE 100
   BOCA RATON, FLORIDA 33434
   ph: 561.392.1991
2. EXISTING TREES TO REMAIN TO BE PROTECTED DURING CONSTRUCTION - SEE EXISTING TREE PROTECTION FENCE DETAIL # 1- SHEET L-01
3. CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT FOR TREES/PALMS PROPOSED TO BE REMOVED, PRIOR TO DEVELOPMENT OF THE SITE.

PERMIT SET - NOT FOR CONSTRUCTION

GRAPHIC SCALE
NORTH 0' 20' 40' 60'

Sunshine State One Call 811
Know what's below. Call before you dig.

ANDRES MONTERO
LANDSCAPE ARCHITECTURE
LAND PLANNING | LANDSCAPE ARCHITECTURE | URBAN DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
2300 E. OAKLAND PARK BLVD. SUITE 300
FORT LAUDERDALE, FLORIDA 33306 USA
TEL: 954.533.8259
www.amdesdsgn.com

Rev	Date:	Description:	By:
1			
2	4/24/24	REVISED DRAWING TO ADDRESS CITY COMMENTS FROM MARCH 2024	AEM/MP
3			
4			
5			
6			

Sheet Title: PROPERTY SURVEY
TREE DISPOSITION PLAN

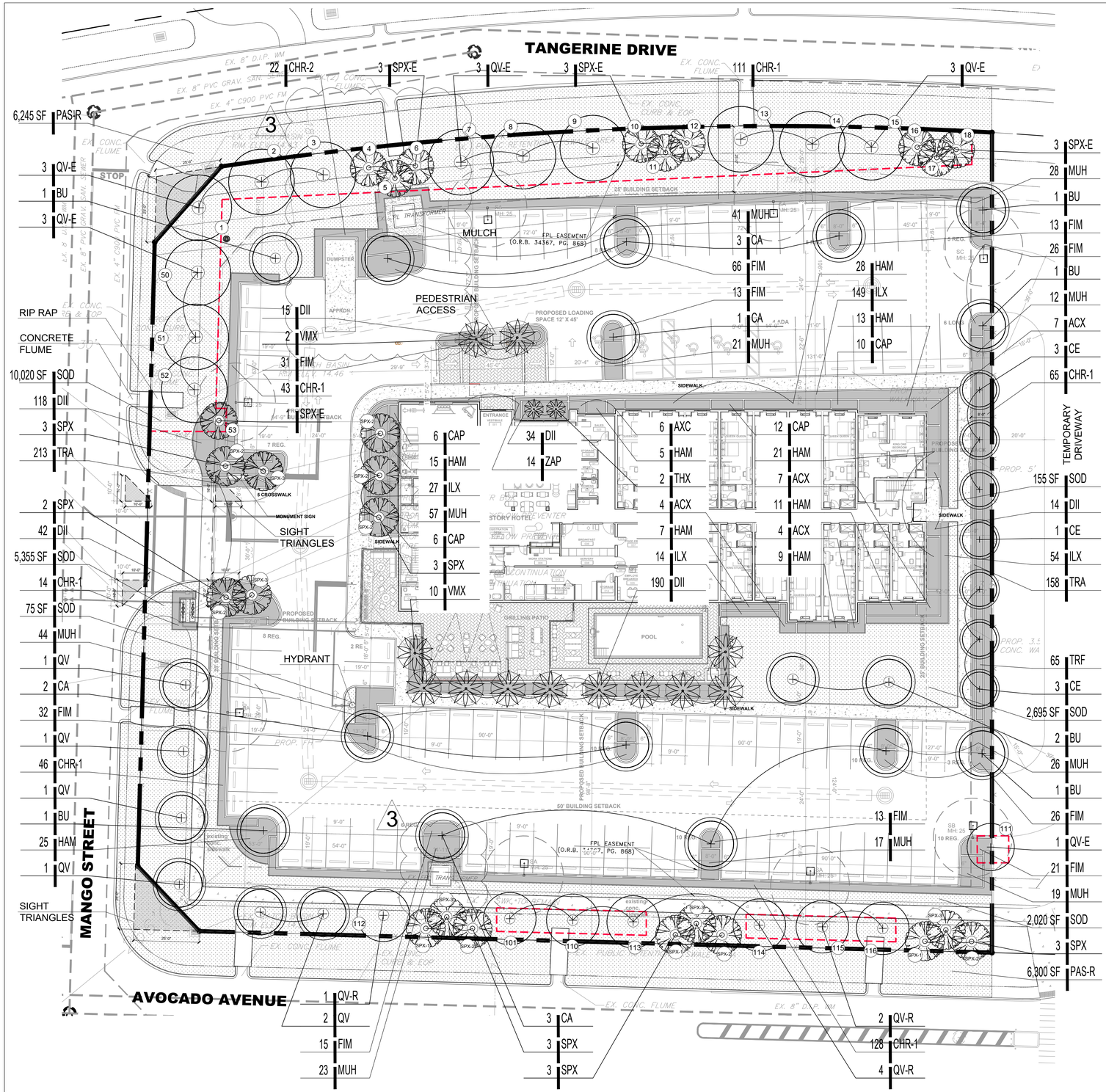
Project Name: HOME 2 SUITES HOTEL
Loxahatchee Groves, FL 33470

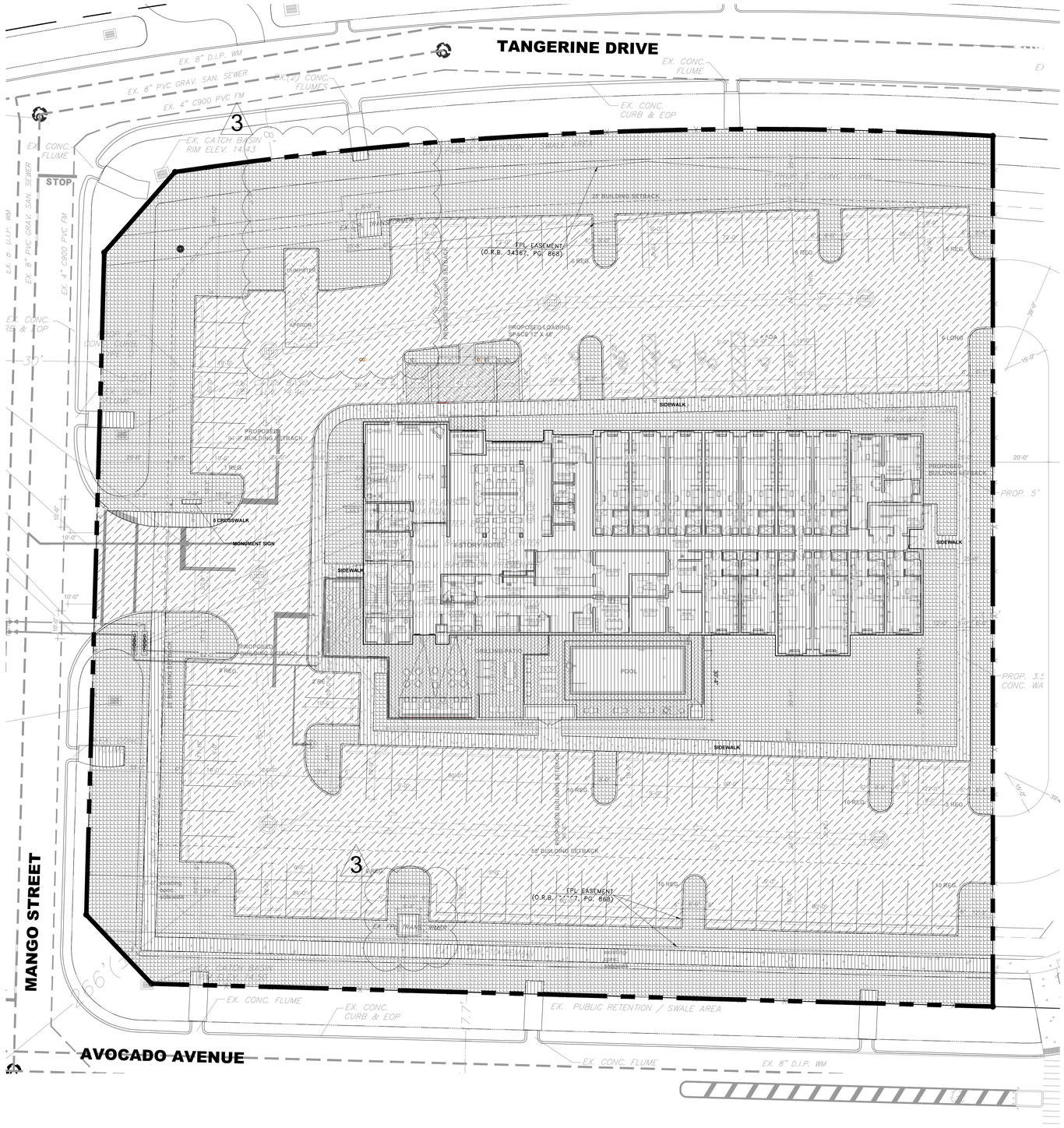
ANDRES MONTERO, PLA, ASLA
STATE OF FLORIDA
REGISTRATION LA6666773
SEAL / SIGNATURE

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Date:	DECEMBER 8, 2023
Scale:	1" = 20'-0"
Drawn By:	AEM/MEP
Approved By:	AEM
Project No:	202333

Sheet Number: L-01


TANGERINE DRIVE
AVOCADO AVENUE
MANGO STREET
EX. 8" D.I.P. WM
EX. 8" PVC GRAV. SAN.
EX. 4" C900 PVC FM
EX. CONC. FLUME
EX. CONC. CURB & GUTTER
EX. CONC. FLUME
EX. 8" D.I.P. WM
EX. 8" PVC GRAV. SAN.
EX. 4" C900 PVC FM
EX. CONC. FLUME
EX. CONC. CURB & GUTTER
EX. CONC. FLUME
EX. 8" D.I.P. W



AREAS CALCULATION DIAGRAM

39,386 SF
VEHICULAR USE AREA

35,086 SF
INTERIOR OPEN SPACE/PERVIOUS AREA

23,283 SF
IMPERVIOUS AREA

GRAPHIC SCALE
NORTH 0' 20' 40' 60'

Sunshine State One Call 811
Know what's below. Call before you dig.

PERMIT SET - NOT FOR CONSTRUCTION

ANDRES MONTERO
LANDSCAPE ARCHITECTURE
LAND PLANNING | LANDSCAPE ARCHITECTURE | URBAN DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
2300 E. OAKLAND PARK BLVD. SUITE 300
FORT LAUDERDALE, FLORIDA 33306 USA
TEL: 954.533.0259
www.amdesign.com

Rev	Date:	Description:	By:
1			
2	4/24/24	REVISED DRAWING TO ADDRESS CITY COMMENTS FROM MARCH 2024	AEM/MP
3	5/29/24	REVISED DRAWING TO ADDRESS CITY COMMENTS FROM APRIL 26 2024	AEM/MP
4			
5			
6			

Sheet Title: AREAS CALCULATION DIAGRAM

Project Name: HOME 2 SUITES HOTEL
Loxahatchee Groves, FL 33470

ANDRES MONTERO, PLA, ASLA
STATE OF FLORIDA
REGISTRATION LA6666973
SEAL / SIGNATURE

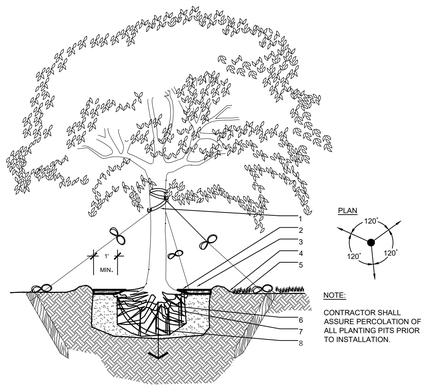
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Date:	DECEMBER 8, 2023
Scale:	1" = 20'-0"
Drawn By:	AEM/MEP
Approved By:	AEM
Project No:	202333

Sheet Number: L-03

GENERAL NOTES:

1. Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by the fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
2. The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
3. The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
4. All dimensions to be field checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
5. Contractor shall be responsible for removing all existing and imported limerock and limerock sub-base from all landscape planting areas to a minimum depth of 36" or to native soil. Contractor is responsible to backfill these planting areas to rough finished grade with clean topsoil from an on-site source or an imported source.
6. All planting beds shall be excavated to a minimum size and depth as shown in the planting details for trees, shrubs, and groundcovers, and backfilled with suitable soil unless specified otherwise. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean, and friable condition. The planting soil shall be of the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and topsoil. It shall provide a good, pliable, and thoroughly mixed medium with adequate aeration, drainage, and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
7. Contractor to test all tree pits with water before planting to assure proper drainage percolation is available.
8. All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
9. All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturer's specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)-tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
10. All plant beds shall receive a 3" layer of organic mulch, which is to be watered-in after installation. Mulch should be at least six (6) inches away from any portion of a structure or tree trunk and three (3) inches away from the base of shrubs. The use of Cypress mulch is discouraged.
11. All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
12. The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant list quantities, the contractor shall notify the owner's representative/Landscape Architect prior to bidding or installation of the project.
13. Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
14. All tree and shrub locations shall be approved by Landscape Architect prior to planting.
15. Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
16. All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
17. All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
18. There shall be no additions, deletions, or substitutions without written approval of the Landscape Architect.
19. All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches unless specified otherwise to meet local codes.
20. The Landscape Contractor shall guarantee, in writing, plant survivability. Trees and palms for twelve (12) months, shrubs, and groundcovers for ninety (90) days and sod for sixty (60) days from final acceptance by the Owner or Owner's representative.
21. Existing sod shall be removed as necessary to accommodate new plantings.
22. All existing trees on site shall be protected from damage during construction - See existing tree protection fence detail.
23. Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to their original conditions by the Landscape Contractor.
24. The Landscape Contractor will be responsible for the collection, removal, and proper disposal of all debris generated during the installation of this project.
25. The Landscape contractor shall fine grade all lawn and planting areas prior to plant material installation. Fine grading shall consist of final finished grading of lawn and planting areas that have been rough graded by others.
26. The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
27. Prior to sod installation, the Landscape Contractor shall clear the area of debris, weeds and remove any bumps and depressions within the area to be sodded.
28. All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs, or VUA
29. All shade and medium trees installed within 5' of a public infrastructure shall utilize a root barrier system unless specified otherwise.
30. In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.

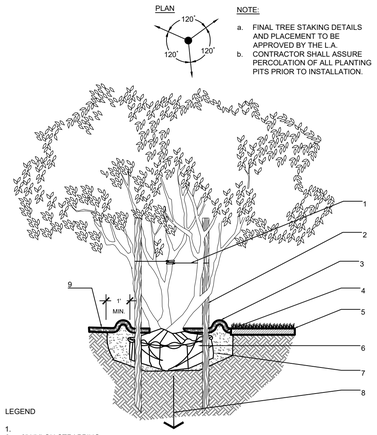


NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

LEGEND

1. 2" NYLON STRAPPING W/RUBBER HOSE-WRAPPED 360 AROUND TRUNK BEFORE TYING- WRAP @ LATERAL BRANCH
2. 3" MULCH AS SPECIFIED MIN. 24" FROM TRUNK
3. SOIL BERM TO HOLD WATER.
4. 2"x4"x3' STAKES BURIED 3" BELOW FINISHED GRADE.
5. FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN).
6. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. PREPARED PLANTING SOIL AS SPECIFIED.
8. AUGER PER SPECS FOR PERCOLATION

2 LARGE TREE — d-Large tree.dwg
SECTION — SCALE: N.T.S

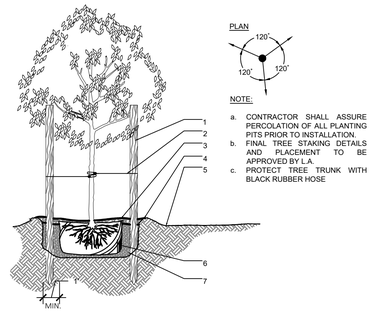


NOTE:
a. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE L.A.
b. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

LEGEND

1.
2. 2" NYLON STRAPPING.
3. THREE-2"X2"X8' STAKES
4. 3" MULCH AS SPECIFIED
5. SOIL BERM TO HOLD WATER.
6. FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN).
7. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
8. PREPARED PLANTING SOIL AS SPECIFIED
9. AUGER PER SPECS FOR PERCOLATION
10. MULCH CONTINUES - SHRUB BED CONDITION

3 MULTI-TRUNK TREE — d-Multi-trunk tree.dwg
SECTION — SCALE: N.T.S

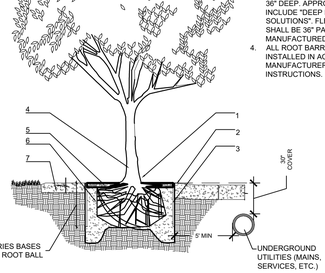


NOTE:
a. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
b. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY L.A.
c. PROTECT TREE TRUNK WITH BLACK RUBBER HOSE

LEGEND

1. THREE 2"x4"x8" STAKES SPACE EVENLY AROUND TREE PAINTED BROWN.
2. #10 GUAGE WIRE.
3. 3" MINIMUM OF MULCH.
4. SOIL BERM TO HOLD WATER.
5. FINISHED GRADE (SEE GRADING PLAN).
6. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. PREPARED PLANTING SOIL AS SPECIFIED.

4 SMALL TREE — d-Small tree.dwg
SECTION — SCALE: N.T.S



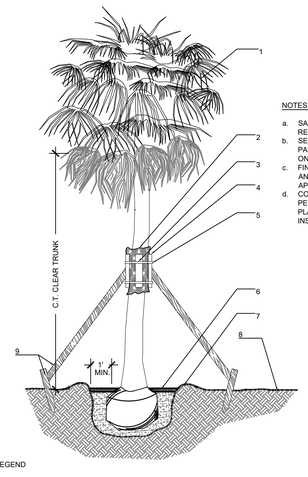
NOTES

1. ALL ROOT BARRIERS SHALL BE 5' MINIMUM FROM ALL CITY FACILITIES.
2. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
3. ROOT BARRIERS SHALL BE MINIMUN 30" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
4. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

LEGEND

1. SET ROOT-TRUNK COLLAR FLUSH 1" ABOVE FINISHED GRADE.
2. SIDEWALK OR PAVERS
3. 18" ROOT BARRIER. EXTEND A MINIMUN 6' IN BOTH DIRECTION FROM THE CENTERLINE OF THE TREES.
4. CENTER TREE IN PLANTER OPENING.
5. MULCH.
6. BACKFILL WITH TOPSOIL OR AMENDED TOPSOIL.
7. CONCRETE SIDEWALK.

5 ROOT BARRIER INSTALLATION — d-2006-Root barrier.dwg
SECTION — SCALE: N.T.S

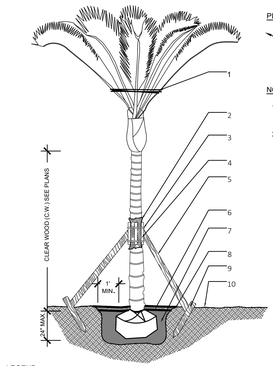


NOTES:
a. SABAL PALMS W/ BOOTS REMOVED
b. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.
c. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY L.A.
d. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

LEGEND

1. PRUNE AND TIE FRONDS WITH HEMP TWINE. (WASHINGTONIA PALMS REMOVE PER SPECS, HURRICANE CUT SABAL PALM).
2. TWO LAYERS OF BURLAP TO PROTECT TRUNK.
3. TWO STEEL BANDS TO SECURE BATTONS.
4. SIX 2" X 4" X 18" WOOD BATTONS PAINTED BROWN.
5. 3-2" X 4" LUMBER POLE BRACE @ 120. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTONS AND 2" X 4" STAKES. FLAG AT MIDPOINT.
6. 3" MULCH AS SPECIFIED MIN.24" FROM TRUNK.
7. BERM SOIL TO HOLD WATER FINISH GRADE.
8. FINISH GRADE.
9. 2" X 4" WOOD STAKES.

6 SABAL PALM — d-Sabal palm.dwg
SECTION — SCALE: N.T.S

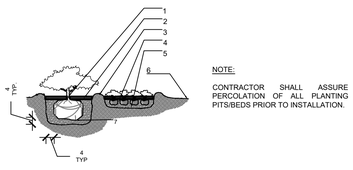


NOTES:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

LEGEND

1. PRUNE AND TIE FRONDS WITH HEMP TWINE.
2. TWO LAYERS OF BURLAP TO PROTECT TRUNK.
3. TWO STEEL BANDS TO SECURE BATTONS.
4. THREE 2" X 4" X 18" WOOD BATTONS.
5. 3-2" X 4" LUMBER POLE BRACES. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTONS & 2" X4" STAKES. FLAG AT MIDPOINT.
6. 3" MIN. MULCH- SEE SPECIFICATIONS.
7. PREPARED PLANTING SOIL AS SPECIFIED. PALMS SHALL BE PLANTED WITH THE TOP OF ROOTBALL AT FINISHED GRADE.
8. BERM SOIL TO HOLD WATER.
9. 2" X 4" X 3' WOOD STAKES.
10. FINISH GRADE

7 SMALL PALM — d-Small palm.DWG
SECTION — SCALE: N.T.S



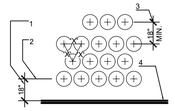
NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.

LEGEND

1. PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL.
2. 3" MINIMUM OF MULCH
3. SOIL BERM TO HOLD WATER
4. MINIMUN DEPTH OF 12" PLANTING SOIL FOR GROUNDCOVER BED
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN)
7. PREPARED PLANTING SOIL AS SPECIFIED.

NOTE: WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL & PLANT MATERIAL, UNLESS NOTED OTHERWISE.

8 SHRUBS & GROUNCOVERS — d-Shrubs and groundcovers.DWG
SECTION — SCALE: N.T.S



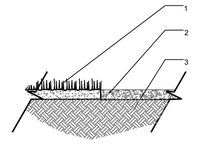
LEGEND

1. SETBACK FOR SHRUBS PLANTED 24" O.C. OR GREATER.
2. SETBACK FOR GROUNDCOVER AND ANNUALS.
3. PROVIDE MIN. 18" SPACING BETWEEN DIFFERENT PLANT TYPES.
4. CURB OR EDGE OF PAVEMENT.

NOTE:

ALL SHRUBS AND GROUNDCOVER MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING "X".

9 TYPICAL PLANT SPACING — d-Typical spacing.DWG
SECTION — SCALE: N.T.S



LEGEND

1. SOD (PROVIDE CLEAN, SMOOTH EDGE BETWEEN SOD AND MULCHED AREAS).
2. 3" DECORATIVE MULCH. (SEE SPECIFICATIONS)
3. PLANTING SOIL (FINE RAKED AND FREE OF WEEDS AND OTHER DELETERIOUS MATERIALS, SEE SPECIFICATIONS)

NOTE:

ALL MULCH SHALL BE FREE OF FIRE ANTS AND DEBRIS ONLY ENVIRONMENTAL FRIENDLY MULCH SHALL BE APPROVED.

10 MULCH — d-Mulch.DWG
SECTION — SCALE: N.T.S

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FORT LAUDERDALE, FLORIDA 33306 USA
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Rev	Date:	Description:	By:
1	4/24/24	REVISED DRAWING TO ADDRESS CITY COMMENTS FROM MARCH 2024	AEM/MP
2			
3			
4			
5			
6			

Sheet Title: LANDSCAPE DETAILS

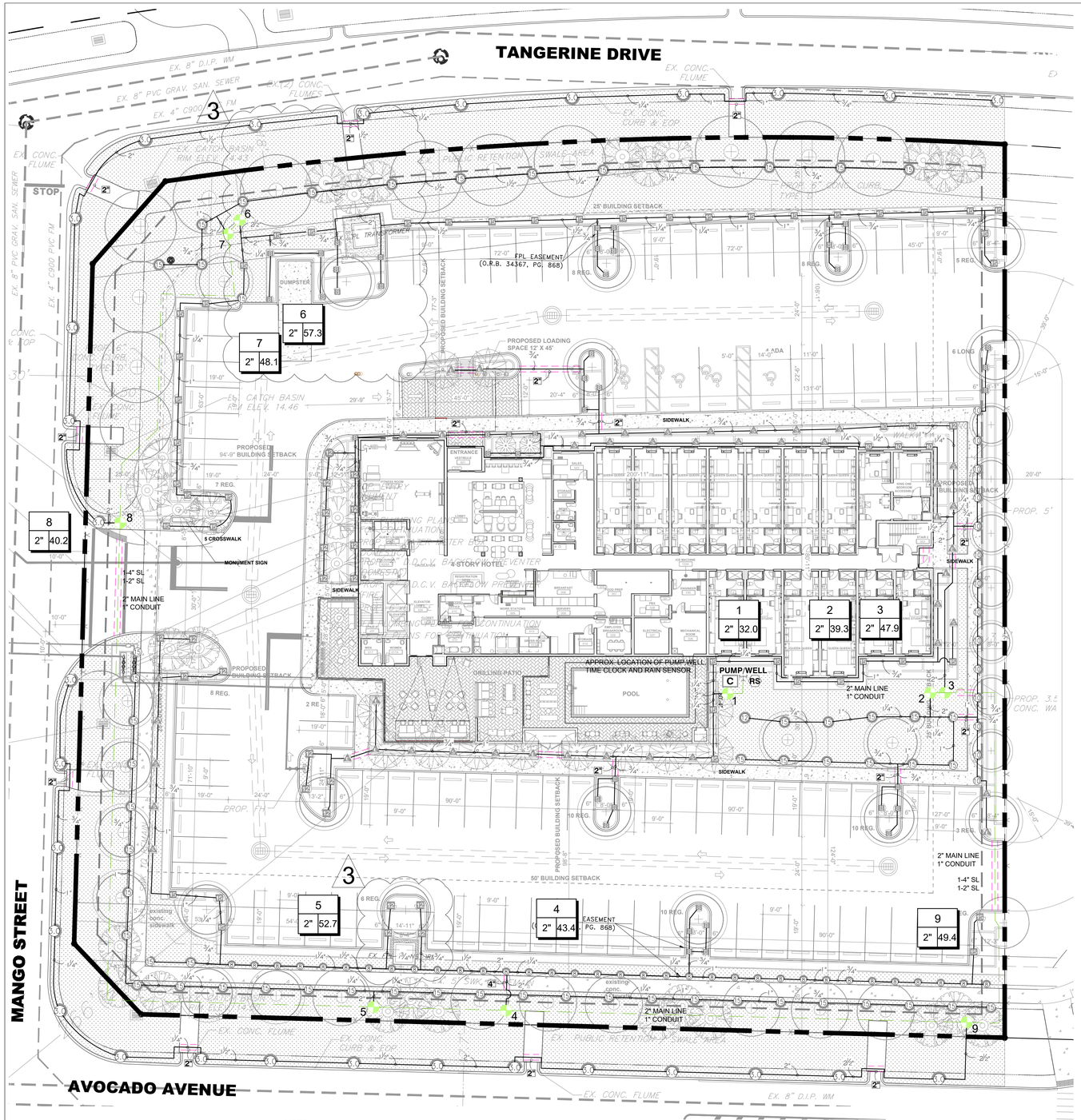
Project Name: HOME 2 SUITES HOTEL
Loxahatchee Groves, FL 33470

ANDRES MONTERO, PLA, ASLA
STATE OF FLORIDA
REGISTRATION LA6666973
SEAL / SIGNATURE

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Date:	DECEMBER 8, 2023
Scale:	N.T.S.
Drawn By:	AEM/MEP
Approved By:	AEM
Project No:	202333

Sheet Number: L-04



NOTE:
ALL IRRIGATION EQUIPMENT AND PIPING ARE SHOWN FOR CLARITY PURPOSE ONLY AND SHALL BE INSTALLED WITH IN ALL PROPERTY LINES AND AVOID ALL UTILITIES.

IRRIGATION_SCHEDULE OR EQUIVILENT.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
8 Q, 8 T, 8 H, 8 F	Rain Bird 1806 8 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
15 Q, 15 T, 15 H, 15 TQ, 15 F	Rain Bird 1806 15 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
EST, LCS, RCS, CST, SST	Rain Bird 1812 15 Strip Series Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
8 Q, 8 T, 8 H, 8 F	Rain Bird 1812 8 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
12 Q, 12 T, 12 H, 12 TQ, 12 F	Rain Bird 1812 12 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
15 Q, 15 T, 15 H, 15 TQ, 15 F	Rain Bird 1812 15 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.

SYMBOL	MANUFACTURER/MODEL	GPM
5.0	Rain Bird 5004-PC 3.0	3.09

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.
C	Rain Bird ESP4ME3 with (2) ESP-SM3 10 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.
RS	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.
PUMP/WELL	3 Horse Power Centrifugal Pump with 3" Well

Irrigation Lateral Line: PVC Schedule 40

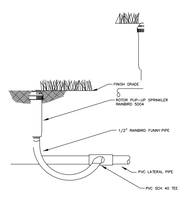
Irrigation Mainline: PVC Schedule 40

Pipe Sleeve: PVC Schedule 40

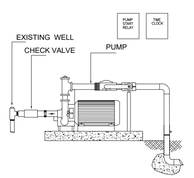
Valve Callout
- Valve Number
- Valve Flow
- Valve Size

GENERAL NOTES

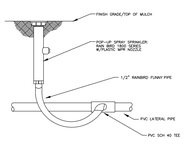
1. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
2. All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved. Main Line shall be installed in with lateral pipe where possible.
3. Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
4. Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
5. 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
6. All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
7. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
8. This design is diagramatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible.
9. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
10. Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
11. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
12. The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve shut-off draining, of the irrigation head occurs or as directed by the owner's authorized representative.
13. The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
14. All control wires shall be installed in PVC conduit.
15. All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.
16. The installation devices are to be guaranteed for the period of (1) year from the date of final acceptance.



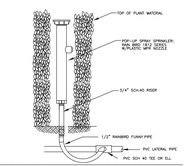
ROTOR POP-UP SPRINKLER



PUMP AND WELL



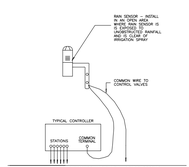
POP-UP SPRAY SPRINKLER



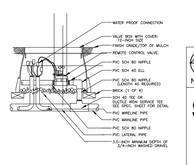
POP-UP SPRAY SPRINKLER ON RISER



CONTROLLER



AUTOMATIC RAIN SENSOR



REMOTE CONTROL VALVE

GRAPHIC SCALE
NORTH 0' 20' 40' 60'

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www.amlalaude.com

Rev	Date:	Description:	By:
1	3/4/24	REVISED DRAWING TO ADDRESS CITY COMMENTS FROM 1/17/2024	AEM/MP
2	4/24/24	REVISED DRAWING TO ADDRESS CITY COMMENTS FROM MARCH 2024	AEM/MP
3	5/29/24	REVISED DRAWING TO ADDRESS CITY COMMENTS FROM APRIL 26 2024	AEM/MP
4			
5			
6			

Sheet Title: IRRIGATION PLAN DETAILS & GENERAL NOTES

Project Name: HOME 2 SUITES HOTEL
Loxahatchee Groves, FL 33470

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STATE OF FLORIDA REGISTRATION LA6666973
SEAL / SIGNATURE

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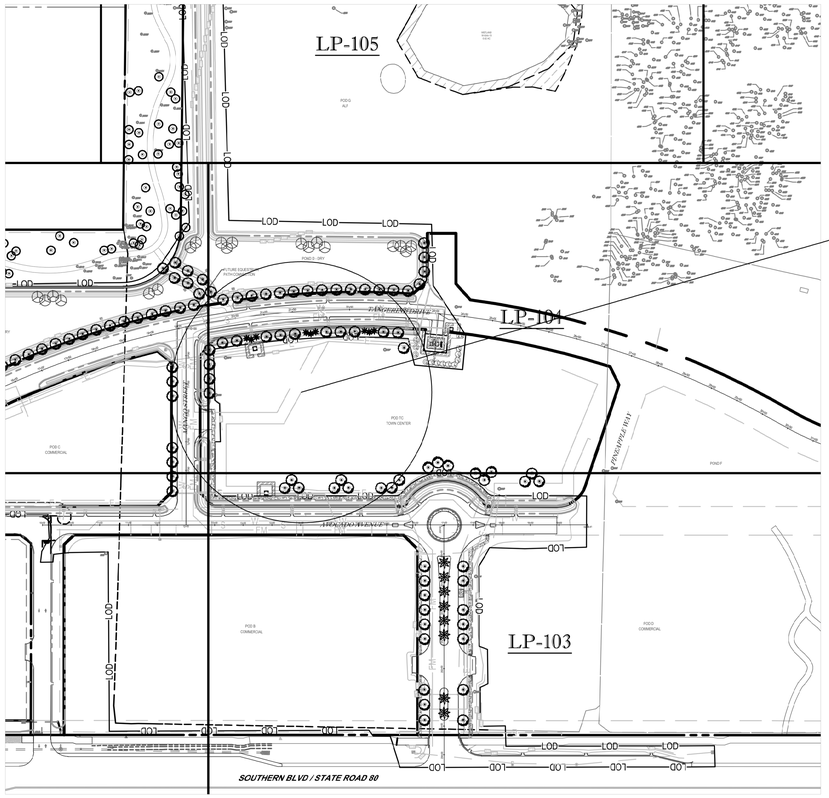
Date:	DECEMBER 8, 2023
Scale:	1" = 20'-0"
Drawn By:	AEM/MEP
Approved By:	AEM
Project No:	202333

Sheet Number: L-05

INDEX:

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A-003	SITE PLAN - AUTO TURN TRASH TRUCK
A-003.1	SITE PLAN - AUTOTURN DELIVERY TRUCK
A-004	SITE PLAN - HARD SCAPES
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A-006	POOL DECK & DETAILS
A-006.1	EXTERIOR POOL ELEVATIONS & GRILLING PATIO
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HOME 2 SUITES BY HILTON



LOCATION MAP

N

DESCRIPTION

A PORTION OF TRACT POD TC, GROVES TOWN CENTER PUD AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132 AT PAGE 134 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID TRACT POD TC; THENCE NORTH 43°26'43" WEST, A DISTANCE OF 34.05 FEET; THENCE NORTH 01°33'19" EAST, A DISTANCE OF 237.79 FEET; THENCE NORTH 41°19'43" EAST, A DISTANCE OF 38.43 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID POINT BEARING NORTH 08°23'56" WEST FROM THE RADIUS POINT OF SAID CURVE WHOSE RADIUS IS 1435.00 FEET AND HAVING A CENTRAL ANGLE OF 11°44'58", THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 294.27 FEET; THE PREVIOUS FOUR (4) COURSES BEING ALONG THE WESTERLY AND NORTHERLY LINES OF SAID TRACT POD TC; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 312.40 FEET TO A POINT ALONG THE SOUTH LINE OF SAID TRACT POD TC; NORTH 88°26'46" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 302.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA AND CONTAINING 97,755 SQUARE FEET OR 2.244 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

Consultants

George White Architect P:561-289-6754 E:gfwhite@bellsouth.net

EA3 Civil Engineering P:754-777-7993 E:ericarencibia@ea3civil.com

Beacon Engineering P:561-424-3270 E:jmv@beacon-eng.com

Andres Montero Landscape Arch. P:954-591-5606 E:amontero@amlastudio.com

Date: 10/12/2023
Project #:GW2023006
Drawn:GFW
ARC. LISC. Reg. #AR0009531

Revisions:

Item 2.

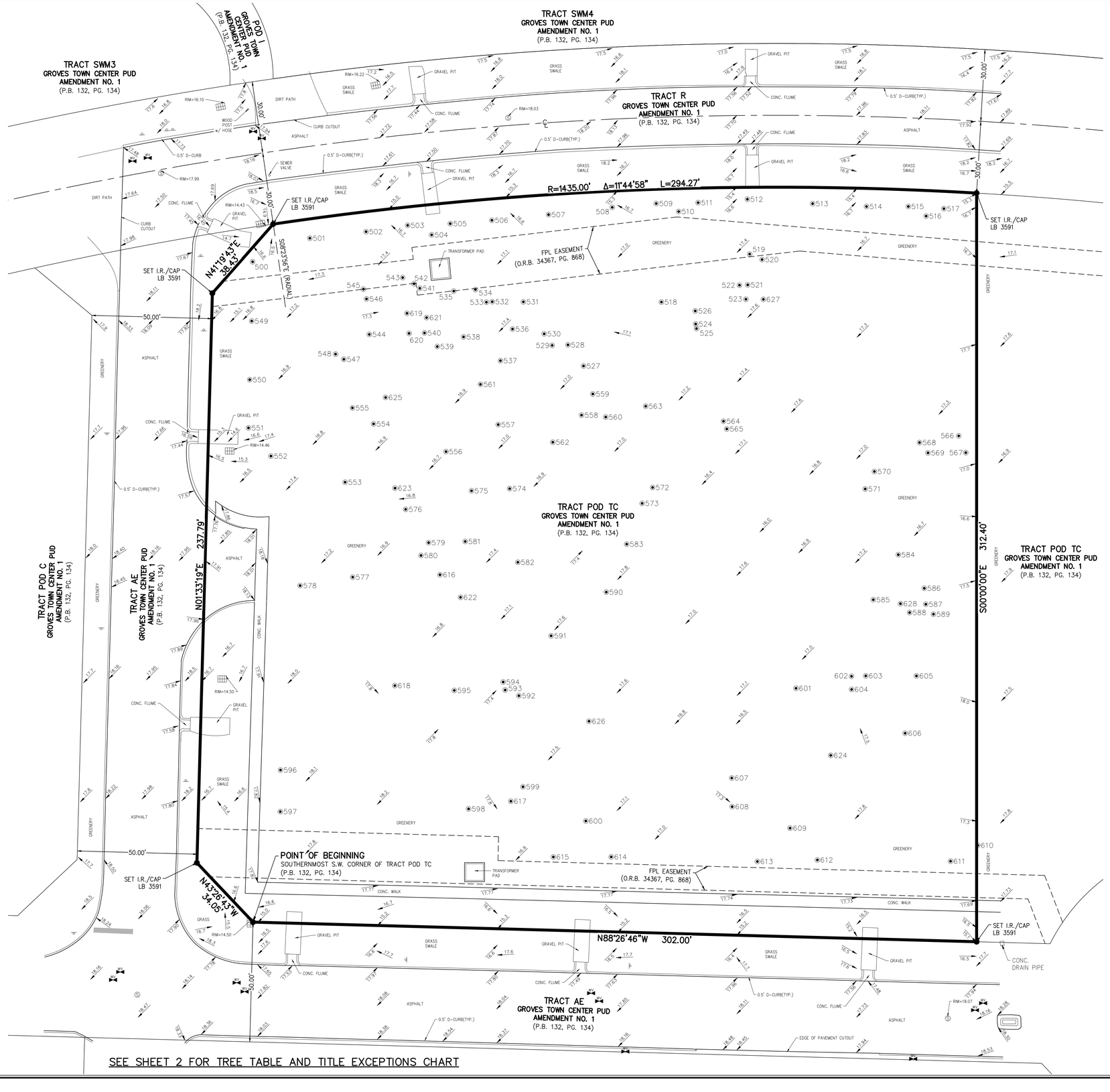
HOME 2 SUITES BY HILTON

HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA

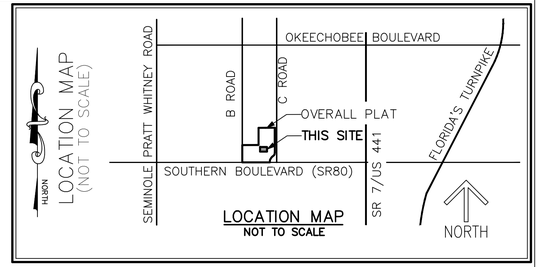
George White ARCHITECT
6127 C. DURHAM DRIVE, LAKE WORTH , FLORIDA 33467
561-289-6754

COVER PAGE

A-000



SEE SHEET 2 FOR TREE TABLE AND TITLE EXCEPTIONS CHART



LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
C.O. – CLEANOUT
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
COV. COVERED
D.E. – DRAINAGE EASEMENT
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
ESMT. – EASEMENT
EXIST. – EXISTING
F.P.L.–FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
L.A.E. – LIMITED ACCESS EASEMENT
O/S – BUILDING OFFSET
O.R.B. – OFFICIAL RECORD BOOK
P.B. – PLAT BOOK
P.B.C.R. – PALM BEACH COUNTY RECORD
P.O.B. – POINT OF BEGINNING
P.O.C.– POINT OF COMMENCEMENT
POS – PAGE(S)
P.P.M.–PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R – RADIUS
R/W – RIGHT–OF–WAY
RGE. – RANGE
SEC – SECTION
Δ – DELTA (CENTRAL ANGLE)
SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
W.M. – WATER METER
W.E. – WATER EASEMENT
S.E. – SANITARY EASEMENT
– LIGHT POLE
– FIRE HYDRANT
– CATCH BASIN
– WATER VALVE
– SET 5/8" IR/CAP LB 3591
– SANITARY MANHOLE
– DRAINAGE MANHOLE
– WOOD POWER POLE (UNLESS NOTED)
– CENTER LINE
– EXISTING ELEVATION
– TRAFFIC SIGN
– ELECTRICAL WIRES OVERHEAD
– ANCHOR
– WATER METER
– BACKFLOW PREVENTER
– GROUND LIGHT
– ELECTRIC HAND HOLE
– IRRIGATION CONTROL VALVE
– CONCRETE POWER POLE
– FIRE DEPARTMENT CONNECTION

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT.

NOTES

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON WERE ABSTRACTED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 23080918, EFFECTIVE DATE: JULY 21, 2023 AT 8:00 AM. SCHEDULE B–SECTION II EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
4. **ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).**
5. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF N01°33'19"E ALONG THE WEST LINE OF TRACT POD TC, GROVES TOWN CENTER PUD AMENDMENT NO. 1
6. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. SUBJECT PROPERTY FALLS WITHIN ZONE "AE" (EL. 17.6) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 12099C0541F AND 12099C0533F, EFFECTIVE DATE: OCTOBER 5 2017.
11. BENCHMARK ORIGIN DESCRIPTION: PALM BEACH COUNTY ENGINEERING DEPARTMENT BENCHMARK "FIBES". ELEVATION = 21.953' NAVD88
12. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF CAULFIELD & WHEELER, INC. THIS SURVEY IS NOT TRANSFERABLE BY OWNERS AFFIDAVIT OF SURVEY OR SIMILAR INSTRUMENT.
13. THE SURVEY SKETCH SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. NO RESPONSIBILITY IS ASSUMED BY THIS SURVEYOR FOR THE CONSTRUCTION OF IMPROVEMENTS, FROM BUILDING TIES SHOWN ON THIS SURVEY.
15. REVISIONS SHOWN HEREON DO NOT REPRESENT A "SURVEY UPDATE" UNLESS OTHERWISE NOTED.
16. ALL DATES SHOWN WITHIN THE REVISIONS BLOCK HEREON ARE FOR INTEROFFICE FILING USE ONLY AND IN NO WAY AFFECT THE DATE OF THE FIELD SURVEY STATED HEREIN.
17. IT IS A VIOLATION OF RULE 5J–17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
18. THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.

DESCRIPTION

A PORTION OF TRACT POD TC, GROVES TOWN CENTER PUD AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132 AT PAGE 134 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID TRACT POD TC; THENCE NORTH 43°26'43" WEST, A DISTANCE OF 34.05 FEET; THENCE NORTH 01°33'19" EAST, A DISTANCE OF 237.79 FEET; THENCE NORTH 41°19'43" EAST, A DISTANCE OF 38.43 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID POINT BEARING NORTH 08°23'56" WEST FROM THE RADIUS POINT OF SAID CURVE WHOSE RADIUS IS 1435.00 FEET AND HAVING A CENTRAL ANGLE OF 11°44'58", THENCE NORTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 294.27 FEET; THE PREVIOUS FOUR (4) COURSES BEING ALONG THE WESTERLY AND NORTHERLY LINES OF SAID TRACT POD TC; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 312.40 FEET TO A POINT ALONG THE SOUTH LINE OF SAID TRACT POD TC; NORTH 88°26'46" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 302.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA AND CONTAINING 97,755 SQUARE FEET OR 2.244 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS–OF–WAY OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY, TOPOGRAPHIC AND TREE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON OCTOBER 12, 2023. I FURTHER CERTIFY THAT THIS BOUNDARY, TOPOGRAPHIC AND TREE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J–17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

BY	DATE	REVISIONS
RW	2/6/2024	ADD FPL EASEMENT
		FILE NAME 10643 SUR.dwg

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

PORTION OF TRACT POD TC GROVES TOWN CENTER PUD BOUNDARY, TOPOGRAPHIC, & TREE SURVEY

DATE	10–12–2023
DRAWN BY	RW
F.B./ PG.	HDS
SCALE	1"=20'

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 10643
SHT.NO. 1
OF 2 SHEETS

SCHEDULE B, PART II EXCEPTIONS

8. Reservation of one–half of all of the oil, gas, sulphur, other minerals and mineral rights to George F. Bensel recorded in Deed Book 1098, Page 133, as further conveyed by Deed recorded in Official Records Book 147, page 452, as affected by Assignments of Oil Reservations recorded in Official Records Book 1635, Page 634; Official Records Book 1668, page 170; Official Records Book 2391, Page 153 and Official Records Book 2394, Page 1347, Public Records of Palm Beach County, Florida, as affected by Release of Surface Rights recorded in Official Records Book 6128, page 237, in Official Records Book 11524, page 1, Official Records Book 21753, Page 400 and Affidavit recorded in Official Records Book 21608, Page 345, and further Assignment of Oil Reservations to Norma Jeanne Herbers, as Trustee of the Hinz Family Management Trust, recorded in Official Records Book 27541, page 1107, Public Records of Palm Beach County, Florida. **[AFFECTS, NOT PLOTTABLE]**

9. Covenants, conditions, limitations and restrictions set forth in Declaration of Restrictive Covenant, recorded November 28, 2005, in Official Records Book 19585, Page 697, as affected by Assignment of Declaration of Restrictive Covenants recorded July 2, 2021 in Official Records Book 32649, page 545, Public Records of Palm Beach County, Florida. **[AFFECTS, NOT PLOTTABLE]**

10. Dedications, easements and restrictions set forth on Plat of Groves Town Center PUD recorded May 22, 2019 in Plat Book 128, page 66, Public Records of Palm Beach County, Florida. **[AFFECTS AS SHOWN]**

11. Terms, conditions, covenants, restrictions, easements, assessment lien rights, use rights and obligations set forth in Declaration of Master Covenants for Groves Town Center, by LOXAHATCHEE EQUESTRIAN PARTNERS, LLC, a Florida limited liability company, and SOLAR SPORTSYSTEMS, INC, a New York corporation, with joinder by Groves Town Center Master Association, Inc., recorded June 19, 2019 in Official Records Book 30693, page 680, as amended by First Amendment recorded July 9, 2021 in Official Records Book 32671, page 71, Public Records of Palm Beach County, Florida. **[AFFECTS, NOT PLOTTABLE]**

12. Terms, conditions, covenants, restrictions, easements, set forth in Declaration of Reciprocal Easements, Covenants and Restrictions by LOXAHATCHEE EQUESTRIAN PARTNERS, LLC, a Florida limited liability company, and SOLAR SPORTSYSTEMS, INC, a New York corporation, and BW Southern Binks, LLC, a Florida limited liability company, and exhibits thereto, recorded June 19, 2019 in Official Records Book 30693, page 754, Public Records of Palm Beach County, Florida. **[AFFECTS, NOT PLOTTABLE]**

13. Terms, conditions, covenants, obligations, regulations and other provisions of Improvement Agreement for Construction of Certain Improvements by and between LOXAHATCHEE EQUESTRIAN PARTNERS, LLC, a Florida limited liability company, and SOLAR SPORTSYSTEMS, INC, a New York corporation, and BW Southern Binks, LLC, a Florida limited liability company, and the Town of Loxahatchee Groves, recorded May 6, 2020 in Official Records Book 31407, page 206, Public Records of Palm Beach County, Florida. **[AFFECTS, NOT PLOTTABLE]**

14. Provisions of South Florida Water Management District Environmental Resource Permit No. 50–104052–P and recorded Notice thereof recorded January 8, 2021 in Official Records Book 32078, page 114, Public Records of Palm Beach County, Florida. **[AFFECTS, NOT PLOTTABLE]**

15. Provisions of South Florida Water Management District Environmental Resource Permit No. 50–104053–P and recorded Notice thereof recorded January 21, 2021 in Official Records Book 32116, page 789, Public Records of Palm Beach County, Florida. **[AFFECTS, NOT PLOTTABLE]**

16. Terms, conditions, covenants, assessment lien rights, and obligations set forth in Declaration Regarding Maintenance Obligation Groves Town Center, recorded July 23, 2021 in Official Records Book 32718, page 352, Public Records of Palm Beach County, Florida. **[AFFECTS, NOT PLOTTABLE]**

17. Underground Easement (Business) granted to Florida Power & Light Company, et al, recorded June 12, 2023 in Official Records Book 34367, page 868, Public Records of Palm Beach County, Florida. **[AFFECTS AS SHOWN]**

TREE TABLE

TREE TABLE

TREE ID	TREE TYPE with TRUNK DIAMETER (IN INCHES)	PALM TREE HEIGHT (IN FEET)	NORTHING	EASTING
500	OAK 5		855356	888670
501	OAK 56		855366	888694
502	OAK 6		855369	888717
503	PALM 13	17	855372	888735
504	PALM 13	14	855368	888745
505	PALM 11	14	855372	888752
506	OAK 5		855374	888770
507	OAK 5		855376	888793
508	OAK 5		855379	888820
509	PALM 12	15	855381	888838
510	PALM 12	14	855377	888848
511	PALM 12	16	855381	888856
512	OAK 5		855383	888876
513	OAK 5		855381	888904
514	OAK 5		855380	888926
515	PALM 14	15	855380	888944
516	PALM 11	17	855376	888951
517	PALM 11	14	855379	888958
518	STRANGLER FIG 43		855340	888841
519	OAK 19		855360	888877
520	OAK 14		855357	888883
521	PALM 17	16	855347	888877
522	PINE 11		855347	888873
523	PALM 15	18	855341	888876
524	PALM 10	17	855331	888855
525	PALM 12	7	855329	888855
526	PALM 15	4	855336	888855
527	PINE 11		855313	888808
528	OAK 5		855322	888802
529	OAK 14		855322	888795
530	OAK 11		855326	888792
531	OAK 14		855340	888783
532	PINE 8		855340	888770

TREE TABLE

TREE ID	TREE TYPE with TRUNK DIAMETER (IN INCHES)	PALM TREE HEIGHT (IN FEET)	NORTHING	EASTING
533	PINE 9		855340	888767
534	PINE 12		855345	888763
535	PINE 11		855344	888754
536	PINE 11		855328	888778
537	OAK 19		855315	888773
538	PINE 14		855325	888758
539	PALM 17	6	855321	888747
540	PALM 15	14	855327	888742
541	PINE 8		855345	888740
542	PINE 11		855347	888737
543	PINE 7		855350	888733
544	OAK 14		855326	888719
545	PINE 9		855345	888716
546	OAK 15		855341	888717
547	PALM 16	19	855316	888708
548	PALM 16	5	855318	888705
549	OAK 5		855332	888670
550	OAK 6		855307	888669
551	OAK 5		855287	888668
552	PALM 13	23	855275	888678
553	PALM 13	16	855264	888709
554	OAK 17		855289	888720
555	PINE 9		855296	888712
556	PALM 14	6	855277	888751
557	PALM 16	6	855289	888772
558	OAK 27		855292	888807
559	PINE 10		855301	888812
560	PINE 13		855292	888817
561	PINE 10		855305	888765
562	PALM 13	4	855281	888795
563	FICUS 11		855296	888834
564	PALM 19	12	855290	888866
565	PALM 14	19	855287	888868

TREE TABLE

TREE ID	TREE TYPE with TRUNK DIAMETER (IN INCHES)	PALM TREE HEIGHT (IN FEET)	NORTHING	EASTING
566	PALM 20	12	855284	888965
567	PALM 10	6	855277	888968
568	PALM 12	17	855281	888948
569	FICUS 5		855277	888952
570	FICUS 9		855269	888929
571	FICUS 12		855262	888926
572	OAK 24		855262	888837
573	PALM 15	9	855256	888832
574	PALM 13	13	855262	888777
575	OAK 13		855261	888761
576	PALM 15	25	855253	888734
577	PALM 13	16	855225	888712
578	PALM 16	23	855221	888690
579	PALM 15	22	855239	888743
580	PALM 19	20	855234	888740
581	OAK 15		855240	888759
582	OAK 24		855231	888781
583	PALM 19	10	855239	888826
584	PALM 9	19	855234	888939
585	OAK 29		855215	888929
586	PALM 13	5	855220	888950
587	PALM 14	8	855214	888951
588	PALM 15	5	855210	888944
589	PALM 13	5	855209	888954
590	PALM 14	6	855219	888818
591	PALM 16	12	855200	888794
592	PALM 15	5	855175	888781
593	PALM 10	4	855178	888775
594	PALM 13	15	855181	888774
595	PALM 18	9	855178	888754
596	PALM 19	11	855144	888682
597	PALM 18	11	855127	888682
598	PALM 21	12	855128	888760

TREE TABLE

TREE ID	TREE TYPE with TRUNK DIAMETER (IN INCHES)	PALM TREE HEIGHT (IN FEET)	NORTHING	EASTING
599	PALM 19	12	855137	888783
600	OAK 5		855123	888809
601	PALM 8	8	855179	888897
602	PALM 9	21	855183	888920
603	PALM 10	21	855184	888926
604	PALM 11	19	855178	888920
605	PALM 11	27	855184	888947
606	PALM 11	26	855160	888942
607	PALM 15	6	855141	888870
608	PALM 18	9	855129	888870
609	OAK 5		855120	888894
610	OAK 12		855113	888973
611	OAK 6		855106	888961
612	OAK 5		855107	888906
613	OAK 4		855106	888881
614	OAK 5		855108	888820
615	OAK 5		855108	888795
616	PALM 8	5	855226	888748
617	PALM 10	4	855131	888778
618	FICUS 4		855180	888729
619	PALM 9	10	855335	888734
620	PALM 13	15	855327	888735
621	PALM 13	15	855333	888743
622	PALM 8	4	855216	888757
623	PALM 12	4	855262	888729
624	PALM 10	4	855151	888911
625	PALM 7	7	855300	888725
626	FICUS 6		855165	888810
627	PALM 10	6	855341	888883
628	PALM 15	5	855214	888940

	ADD FPL EASEMENT	2/6/2024	RW
	REVISIONS	DATE	BY
	FILE NAME 10643 SUR.dwg		

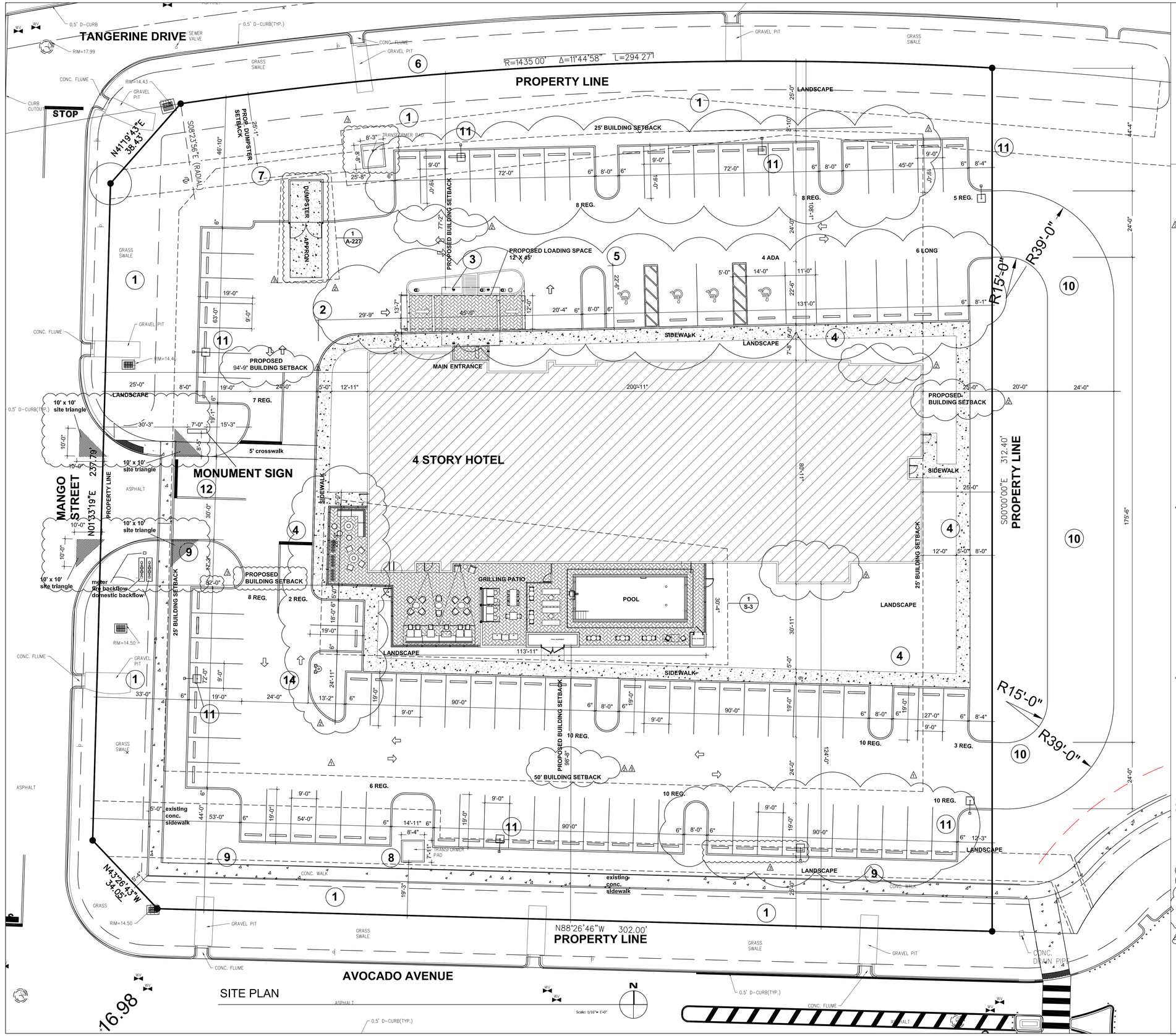
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

PORTION OF TRACT POD TC
GROVES TOWN CENTER PUD
BOUNDARY, TOPOGRAPHIC & TREE SURVEY

DATE 10-12-2023
DRAWN BY RW
F.B./ PG. HDS
SCALE 1"=20'

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 10643
SHT.NO. 2
OF 2 SHEETS



ACCESSABILITY

	REQ.	PROVIDED
PARKING SPACES	4	4
HOTEL ROOMS		
ROLL IN SHOWER	1	1
TUB	4	4
COMMUNICATION DEVICES	9	9

LEGEND

1. 25' LANDSCAPE BUFFER
2. 12' ONE WAY ENTRY DRIVEWAY
3. PORTE COCHERE CANOPY
4. 5' CONCRETE SIDEWALK
5. ACCESSIBLE PARKING SPACES
6. DRAINAGE SWALE
7. DUMPSTER TO MATCH BUILDING COLOR/MATERIAL
8. ELECTRICAL BOX
9. EXISTING SIDEWALK
10. TEMPORARY DRIVEWAY CONNECTION CONNECT TO FUTURE ADJACENT DEVELOPMENT
11. PARKING LOT LIGHT
12. MONUMENT SIGN
13. NOT USED
14. FIRE HYDRANT PROPOSED

	HOME 2 LAXOHATCHEE GROVES, FLORIDA		
	4 story 60' room hotell		
	Project Data: COMPUTATIONS		
A	ACREAGE	97,755 SQ FT	2.25 ACRES
	LANDSCAPE BUFFER	21,583 SQ FT	
	NET SITE	76,172 SQ FT	
	BUILDING FOOTPRINT	14,954 SQ FT	
	PLOT COVERAGE RATIO 25% MAX. (porte cochere + equipment/storage + bldg 1 st fl 1,500 + 136 + 14,954 = 16,590 sq. ft.	16,590 SQ FT	16% PROVIDED
B	NUMBER OF DWELLING UNITS	NA	
C	HOTEL BUILDING FIRST FLOOR	14,954 SQ FT	
	PORTE COCHERE	1,500 SQ FT	
	POOL EQUIPMENT/STORAGE BUILDINGS	136 SQ FT	
	% OF GROUND COVERED BY ROOFED BUILDING	16,590 SQ FT	16 % COVERAGE
	HOTEL BUILDING SQUARE FOOTAGE		
	FIRST FLOOR	14,954 SQ FT	
	SECOND FLOOR	15,119 SQ FT	
	THIRD FLOOR	15,119 SQ FT	
	FOURTH FLOOR	15,119 SQ FT	
	TOTAL HOTEL BUILDING SQUARE FOOTAGE	60,311 SQ FT	
D	PARKING SPACES LOADING SPACES		
	Off street parking spaces	Required	Provided
	ARTICLE 95:		
	HOTEL: 1 PARKING SPACE PER ROOM OR OFFICE,		
	95 ROOMS + 2 OFFICES = 97 SPACES	97 SPACES	97 SPACES
	(208.2) ADA parking spaces (75 to 100 = 4 (22'-0" x 16'-0")	4 SPACES	4 SPACES
	Standard parking spaces 9' X 19'	87 SPACES	87 SPACES
	Long parking spaces 11' X 22.5'	6 SPACES	6 SPACES
*	loading spaces (95-050) Hotel	Required	Provided
	ONE loading space PER 40,000 sq ft		
	Total building sq. ft (60,311 sq ft = 1 loading space	1 loading	1 loading
E	Total existing/proposed parking & loading spaces	Required	Provided
	Total existing/proposed parking	97 SPACES	97 SPACES
	Total existing/proposed loading spaces	1 loading	1 loading
F	Pervious, impervious & paved surface	sq. ft.	%
	Pervious (minimum 30%)	35,086 sq. ft.	36%
	Impervious	62,669 sq. ft.	64%
G	Site boundaries (see site plan)		
H	Existing land uses of adjacent land		
	East	Commercial	
	West	Orthopedic Office	
	North	Pod G Municipal	
	South	Dental Office	
I	Location, height, floor area, by use, dimensions to lot lines		
		Maximum	Provided
*	Roof Height	35'-6"	43'-6"
	Tallest Architectural Feature		68'-6"
	Hotel sq. ft.	60,311 SQ FT	
	Dimensions to lot lines	Set Back Required	Provided
	East	25'-0"	25'-0"
	West	25'-0"	25'-0"
	North	25'-0"	77'-0"
	South	50'-0"	98'-8"
J	Building separation measurements	NA	
K	Vehicular circulation, cars/bicycles	See site plan	
L	Rights of way, easments,	See site plan	
M	Pedestrian circulation system	See site plan	
N	Provider of water/waste water facilities	Palm Beach County Water Utilities	
O	Existing/proposed fire hydrant locations	See site plan	
P	Indication of existing vegitation to be preserved	See landscape	
Q	Site location sketch, section/towns/shiprange	See cover sheet	
R	Geometry of paved areas	See civil	
S	Location of trash & garbage disposal system	See garbage truck autoturn	
T	Location, dimensions, for parking/loading areas	See site plan	
U	Access for emergency vehicles	See fire truck autoturn	
V	Location of all drainage features	See civil	
W	Schematic water, sewer,	See civil	
X	Location of Septic Tank	NA	
Y	Landscape plan	See landscape	
	parking facility lighting plan	See lighting plan	
	floor plan & elevations	See plans	
	Site address		
*	Site Lighting		
	Total Rooms per floor		
	1st floor	14 Guest Rooms	
	2nd floor	27 Guest Rooms	
	3rd floor	27 Guest Rooms	
	4th floor	27 Guest Rooms	
	Total Rooms	95 Guest Rooms	
	Room Types	Sq. Ft.	
	Q/Q STUDIO SUITE	496 sq. ft.	
	Q/Q STUDIO SUITE + CONN.	477 sq. ft.	
	Q/Q STUDIO SUITE + ACC.	635 sq. ft.	
	KING STUDIO SUITE	398 sq. ft.	
	KING STUDIO SUITE + CONN.	636 sq. ft.	
	KING ONE BEDROOM SUITE	728 sq. ft.	
	KING ONE BEDROOM SUITE + ACC.	728 sq. ft.	
	KING STUDIO SUITE + ACC.	622 sq. ft.	
		Maximum	Provided
	Distances from lot lines		
	west		39'-3"
	east		284'-9"
	south		172'-5"
	north		118'-6"

WAIVERS
WAIVER NOTES

* 1. Relief from ULDC Section 25-043 Height, To allow the hotel building in the TC Pod to be constructed to a height exceeding 35 feet.

* 2. Relief from ULDC Section 95-023 Size of parking spaces, To allow the hotel property in the TC Pod to have parking spaces that are 9' wide and 19' long.

* 3. Relief from ULDC Section 95-100, Design of parking areas, To allow the hotel property in the TC Pod to have drive aisle widths of 24 feet instead of 28 feet.

* 4. Relief from ULDC Section 95-075 Location of loading spaces, To substitute a shared loading zone in the porte cochere of the hotel property in the TC Pod where a dedicated loading space is otherwise required.

* 5. Relief from ULDC Section 95-100.D Setback requirements, To allow an existing driveway on the TC Pod property to remain as a non-conforming driveway.

* 6. Relief from ULDC Sec. 95-095 - Outdoor Lighting. Open air parking shall be controlled by automatic devices that extinguish the lighting between 11:00 pm & 6am.
For Guest security, we are requesting that the open air parking area lighting remain on from dusk to dawn.

GENERAL NOTES

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE, ALL AMENDMENTS, AND SECTION 633 OF THE FLORIDA STATUTES.

ALL UTILITIES WILL BE LOCATED UNDERGROUND.
EXISTING FPL EASEMENT TO REMAIN. NO EASEMENT NEED TO BE VACATED.

Item 2.

Date: 10/12/2023
Project #: GW2023006
Drawn: GFW
ARC. LISC. Reg. #AR0009531

Revisions:
1. 1/31/24 revised parking
2. 4/16/24 revised parking pool area, bldg footprint
3. 4/26/24 DRC COMMENTS

HOME 2 SUITES BY HILTON

HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA

George White ARCHITECT

6127 C. DURHAM DRIVE, LAKE WORTH, FLORIDA 33467 561-289-6754

SITE PLAN

S-2

Date: 10/12/2023
Project #: GW2023006
Drawn: GFW
ARC. LISC. Reg. #AR0009531

Revisions:
⚠ 4/16/24 revised parking pool area, bldg footprint

TANGERINE DRIVE
ASPHALT
CURB CUTOUT
WOOD POST w/ HOSE
0.5' D-CURB
0.5' D-CURB(TYP.)
SEWER VALVE
RIM=17.99
CONC. FLUME
GRAVEL PIT
GRASS SWALE
R=1435.00' Δ=11°44'58" L=294.27'
DIRT PATH
RIM=14.43
N41°19'43"E 38.43'
S08°23'56"E (RADIAL)
TRANSFORMER PAD
DUMPSTER
APPRON
8 REG.
5 REG.
4 ADA
6 LONG
SIDEWALK
LANDSCAPE
ENTRANCE
7 REG.
4 STORY HOTEL
MANGO STREET
MONUMENT SIGN
N01°33'19"E 277.19'
14 deg
GREENERY
S00°00'00"E 312.40'
GRILLING PATIO
POOL
2 REG.
8 REG.
10 REG.
3 REG.
6 REG.
CONC. WALK
TRANSFORMER PAD
N43°26'43"W 34.05'
N88°26'46"W 302.00'
CONC. DRAIN PIPE
0.5' D-CURB(TYP.)
SITE PLAN
Scale: 1/16"= 1'-0"
N
AVOCADO AVENUE

HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA

George White ARCHITECT
6127 C. DURHAM DRIVE, LAKE WORTH, FLORIDA 33467 561-289-6754

SITE PLAN
AUTOTURN
FIRE TRUCK

A-002

Date: 10/12/2023
Project #: GW2023006
Drawn: GFW
ARC. LISC. Reg. #AR0009531

Revisions:
1 4/16/24 revised parking pool area, bldg footprint

HOME2 SUITES BY HILTON

HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA
George White ARCHITECT
6127 C. DURHAM DRIVE, LAKE WORTH, FLORIDA 33467 561-289-6754

SITE PLAN
AUTOTURN
REFUSE TRUCK

A-003

SITE PLAN

Scale: 1/16"= 1'-0"

Date: 10/12/2023
Project #: GW2023006
Drawn: GFW
ARC. LISC. Reg. #AR0009531

Revisions:
1. 4/16/24 revised parking pool area, bldg footprint

TANGERINE DRIVE
MANGO STREET
AVOCADO AVENUE
MONUMENT SIGN
4 STORY HOTEL
DUMPSTER
APPRON
TRANSFORMER PAD
GRILLING PATIO
POOL
SIDEWALK
LANDSCAPE
ENTRANCE
GRASS SWALE
ASPHALT
GREENERY
DIRT PATH
CONC. FLUME
GRAVEL PIT
CURB CUTOUT
0.5' D-CURB
0.5' D-CURB(TYP.)
SEWER VALVE
POST w/ HOSE
RIM=17.99
RIM=14.43
RIM=14.46
RIM=14.50
CONC. WALK
CONC. DRAIN PIPE
R=1435.00' Δ=11°44'58" L=294.27'
N41°19'47"E 35.43'
S08°23'56"E (RADIAL)
N01°33'19"E 237.79'
S00°00'00"E 312.40'
N43°26'43"W 34.05'
N88°26'46"W 302.00'
29 deg
13 deg
8 REG.
2 REG.
3 REG.
4 ADA
5 REG.
6 LONG
6 REG.
7 REG.
10 REG.

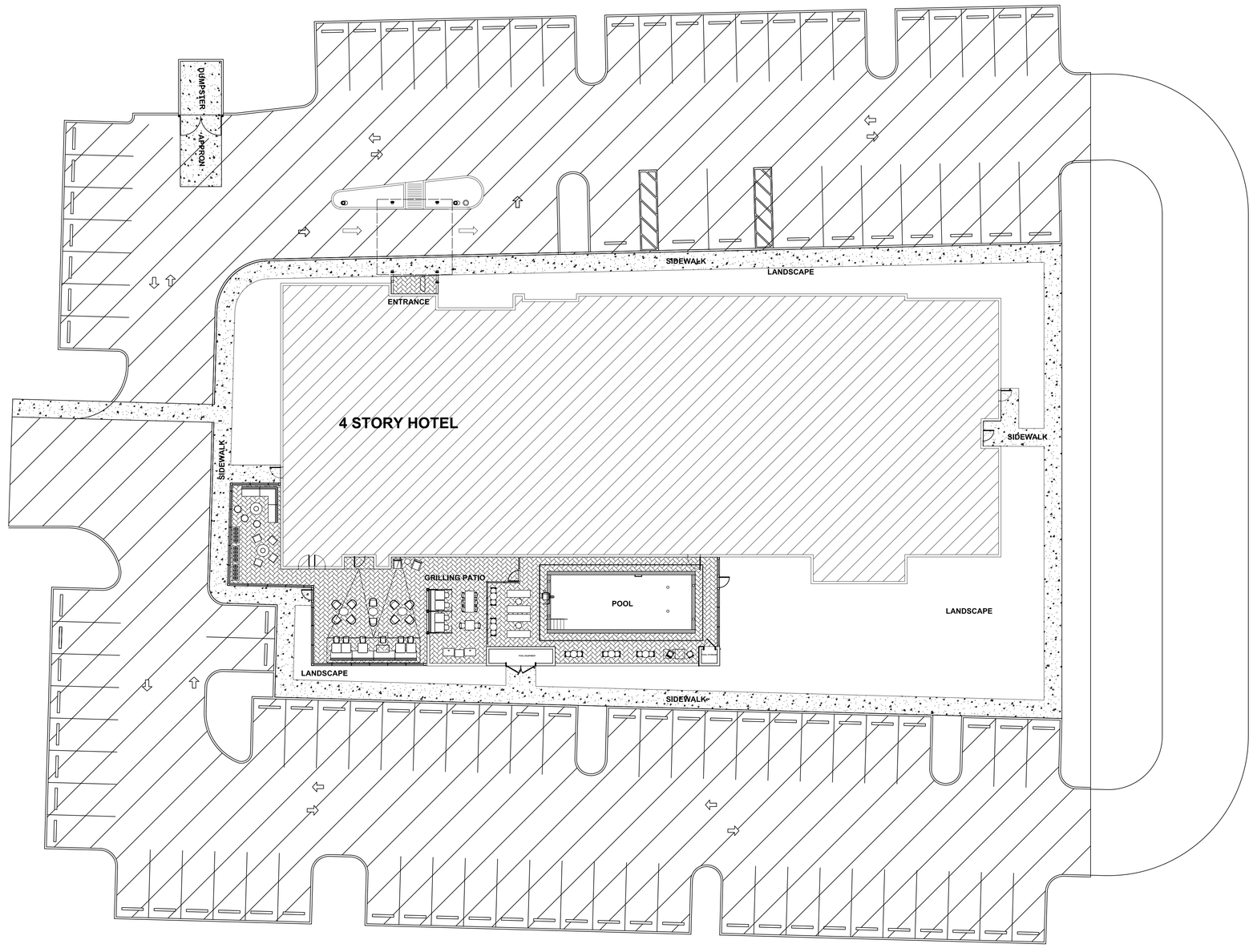
SITE PLAN

Scale: 1/16"= 1'-0"

HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA
George White ARCHITECT
6127 C. DURHAM DRIVE, LAKE WORTH, FLORIDA 33467 561-289-6754

SITE PLAN
AUTOTURN
DRLIVERY TRUCK

A-003.1



SITE PLAN - HARD SCAPES

Scale: 1/16"= 1'-0"

LEGEND - HATCH

PARKING LOT

SIDEWALK/DUMPSTER

POOL/PATIO AREA

Date: 10/12/2023
Project #: GW2023006
Drawn: GFW
ARC. LISC. Reg. #AR0009531

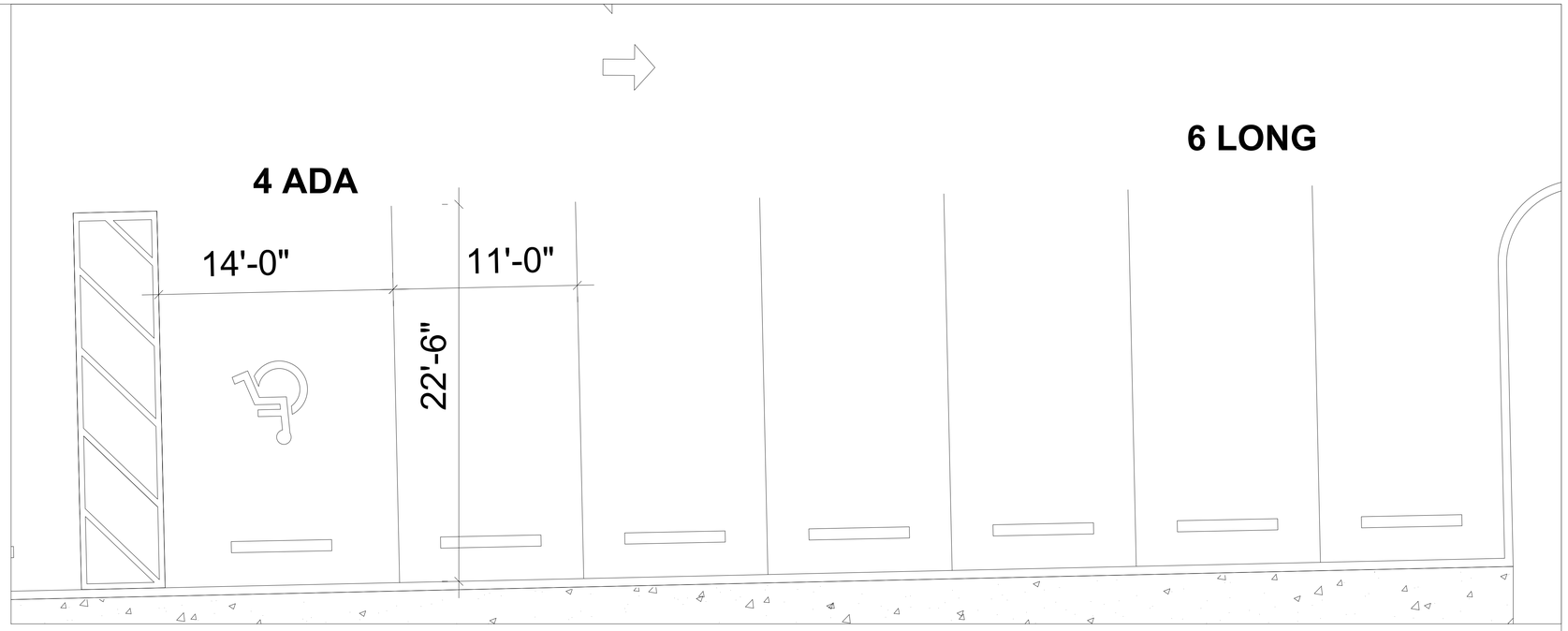
Revisions:
⚠ 4/16/24 CITY COMMENTS

HOME2 SUITES BY HILTON

HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA
George White ARCHITECT
6127 C. DURHAM DRIVE, LAKE WORTH, FLORIDA 33467 561-289-6754

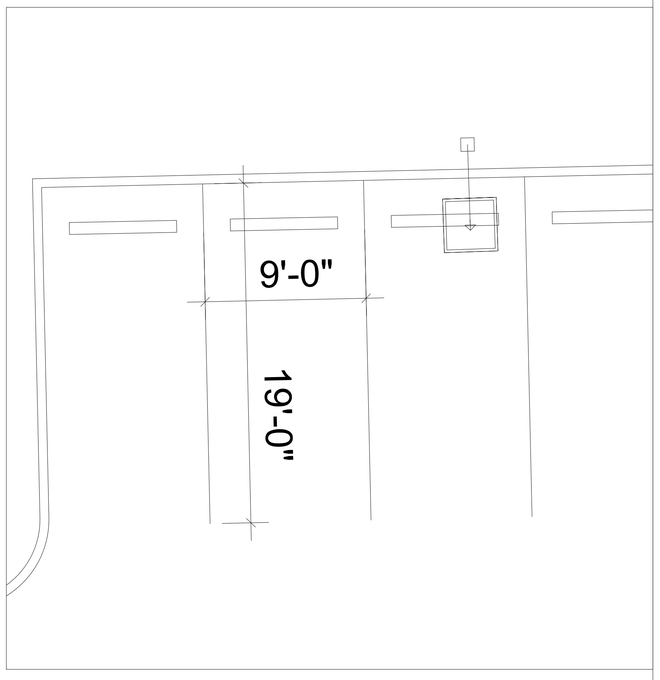
HARD SCAPES

A-004



TYPICAL HANDICAP & LONG PARKING DETAIL

Scale: 1/4"= 1'-0"



TYPICAL STANDARD PARKING DETAIL

Scale: 1/4"= 1'-0"

Date: 10/12/2023
Project #: GW2023006
Drawn: GFW
ARC. LISC. Reg. #AR0009531

Revisions:
1 4/16/24 CITY COMMENTS

HOME2 SUITES BY HILTON

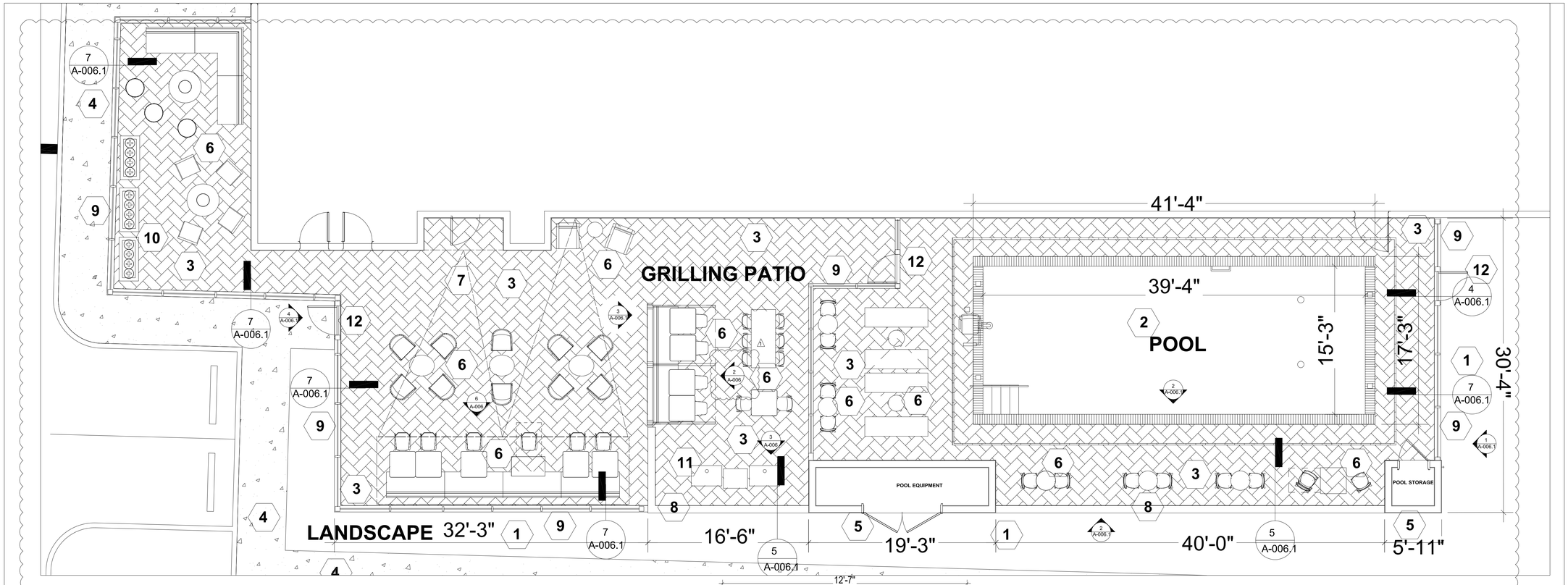
HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA
George White ARCHITECT
6127 C. DURHAM DRIVE, LAKE WORTH , FLORIDA 33467 561-289-6754

SITE DETAILS

A-005

Date: 10/12/2023
Project #: GW2023006
Drawn: GFW
ARC. LISC. Reg. #AR0009531

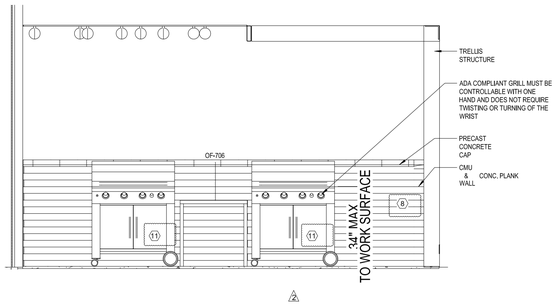
Revisions:
1 4/16/24 CITY COMMENTS
2 4/26/24 DRC COMMENTS



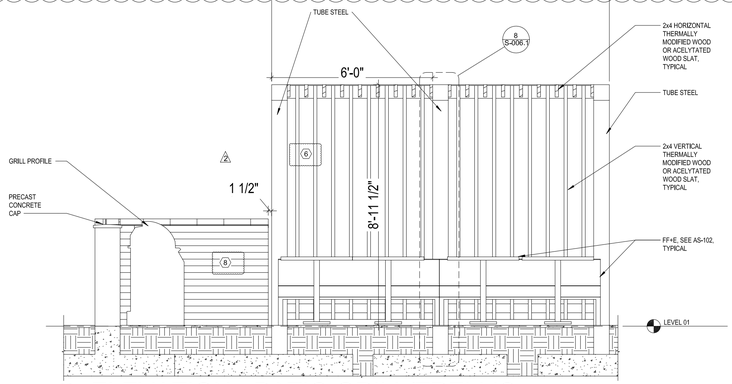
1 GRILLING PATIO/POOL AREA
3/16" = 1'-0"

LEGEND

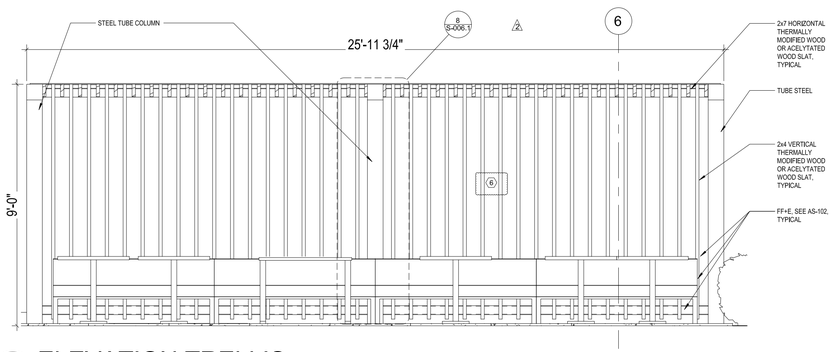
1	LANDSCAPE
2	POOL
3	PAVERS
4	4' CONCRETE SIDEWALK
5	CMU & CONCRETE SIDING BUILDING TO MATCH BUILDING
6	SEATING/TRELLIS
7	OVERHEAD LIGHTING
8	CMU/CONC. PLANK 4' HIGH WALL
9	ALUMINUM 4' HIGH FENCE
10	PLANTER
11	GRILL
12	ALUMINUM GATE



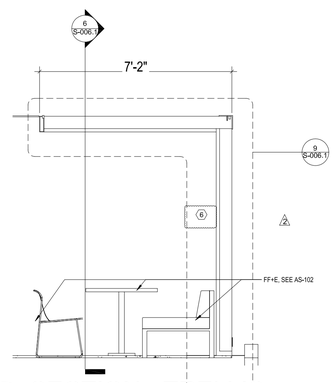
3 ELEVATION - GRILLING PATIO
3/8" = 1'-0"



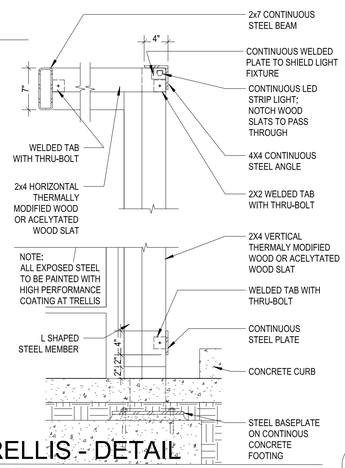
2 ELEVATION - PATIO GRILL/TRELLIS
3/8" = 1'-0"



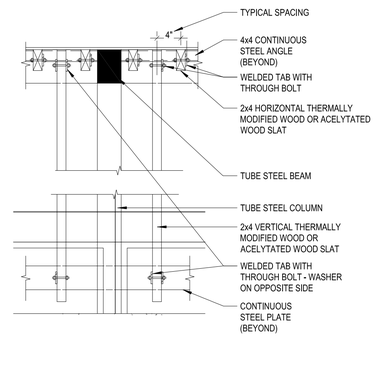
6 ELEVATION TRELLIS
3/8" = 1'-0"



5 SECTION - TRELLIS
3/8" = 1'-0"



9 TRELLIS - DETAIL
1" = 1'-0"

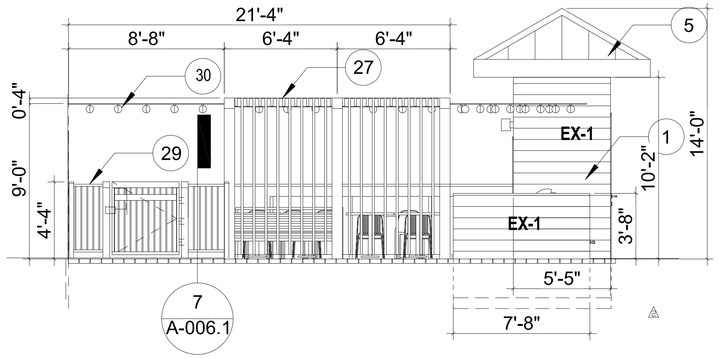


8 TRELLIS - SLAT CONNECTION
1" = 1'-0"

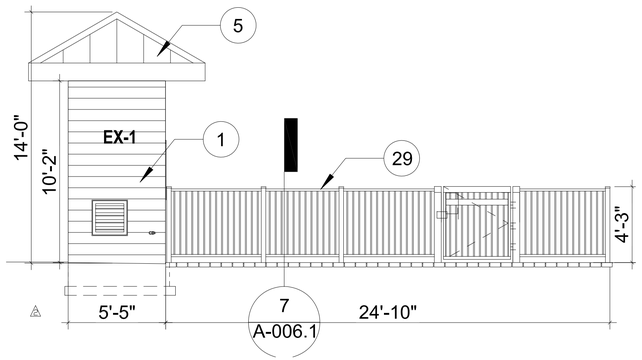
HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA
George White ARCHITECT
6127 C. DURHAM DRIVE, LAKE WORTH, FLORIDA 33467 561-289-6754

POOL DECK & DETAILS

A-006



3 EXTERIOR ELEVATION - EXT POOL .
1/4" = 1'-0"



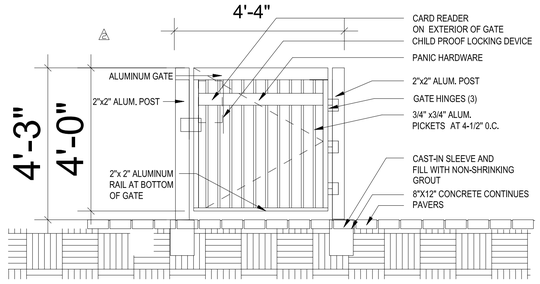
1 EXTERIOR ELEVATION - EXT POOL
1/4" = 1'-0"

LEGEND

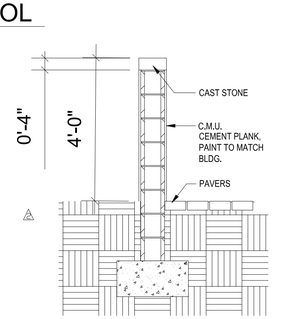
- **EX-1** 8" CONCRETE PLANK SIDING — COLOR: COOL GRAY 6CP
- **EX-2** 8" CONCRETE PLANK SIDING — COLOR: COOL GRAY 4CP
- **EX-3** 8" CONCRETE PLANK SIDING — COLOR: COOL GRAY 3CP
- **EX-4** STANDING SEAM SHEET METAL ROOF SYSTEM — COLOR: CLEAR ANODIZED
- **EX-5** ACCENT BAND: STUCCO BAND — COLOR: P1 1C WHITE
- **EX-6** CONCRETE TRIM BOARD: — COLOR: P1 1C WHITE

KEYED NOTES

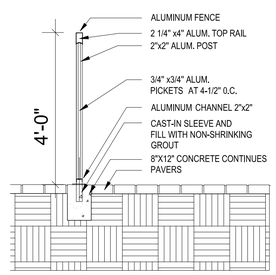
1. CMU EXTERIOR WALLS WITH PAINTED CONCRETE PLANK SIDING SYSTEM.
2. METAL STANDING SEAM ROOF OVER DENSE BD. ON METAL TRUSSES ON POURED CONCRETE ROOF.
3. CONCRETE PLANK SYSTEM FACIA BOARD PAINTED P1 C1 WHITE.
4. ENTRY PORTE COCHERE, CMU CLAD WITH CONCRETE PLANK SYSTEM FINISH TO MATCH BUILDING.
5. METAL TRUSSES WITH STANDING SEAM METAL ROOFING SYSTEM.
6. ALL MECHANICAL EQUIPMENT ON ROOF SCREENED BEHIND SLOPING METAL ROOF.
7. CAST CONCRETE FOUNDATION.
8. ALUMINUM FIXED WINDOW HURRICANE IMPACT RESISTANT, KYNAR COLOR P1 1C, LAMINATED CLEAR GLAZING WITH LOW E, WITH INTEGRAL ALUMINUM LOUVER AT PTAC A/C UNITS.
9. ALUMINUM STOREFRONT SYSTEM, HURRICANE IMPACT RESISTANT, COLOR KYNAR P1 C1 FINISH WITH LAMINATED CLEAR LOW E GLAZING
10. ALUMINUM FIXED WINDOW HURRICANE IMPACT RESISTANT, KYNAR COLOR P1 1C, LAMINATED CLEAR GLAZING WITH LOW E.
11. ELEVATOR OVERRUN BEHIND METAL STANDING SEAM ROOF.
12. LAUNDRY CHUTE OVERRUN BEHIND STANDING SEAM METAL ROOF.
13. HOME 2 BUILDING SIGN.
14. OVERFLOW SCUPPER -
15. TAMPER RESISTANT, RECESSED HOSE BIBB - MOUNT TOP AT +12" A.F.F
16. -
17. KYNAR FINISH ALUMINUM COPING SYSTEM –COLOR TO MATCH ADJACENT MATERIAL
18. KYNAR FINISH ALUMINUM FACIA -COLOR TO MATCH ADJACENT MATERIAL
19. LIGHT FIXTURE
20. CONCRETE SIDING SYSTEM, TRIM BOARD.
21. ALUMINUM LOUVER - COLOR TO MATCH ADJACENT MATERIAL MATCHING ADJACENT WALL
22. STAIR TOWER TO ROOF.
23. EXTERIOR HOLLOW METAL DOOR, PAINT TO MATCH ADJACENT SURFACE.
24. ALUMINUM AUTOMATIC SLIDING DOOR ENTRY.
25. ALUMINUM GUTTER AND DS. COLOR TO MATCH ADJ. MATERIAL
26. ACCESSIBLE KEY CARD READER WIRED TO ELECTRIC STRIKE IN DOOR - TOP OF READER AT 48" MAX. HEIGHT
27. MODIFIED WOOD CANOPY WITH STEEL SUPPORT, TRELLIS
28. PAINTED TUBE STEEL CANOPY WITH WOOD FINISHED SOFFIT
29. KYNAR FINISH ALUMINUM FENCE, 4'-0" HIGH.
30. LED EXTERIOR LIGHTS.



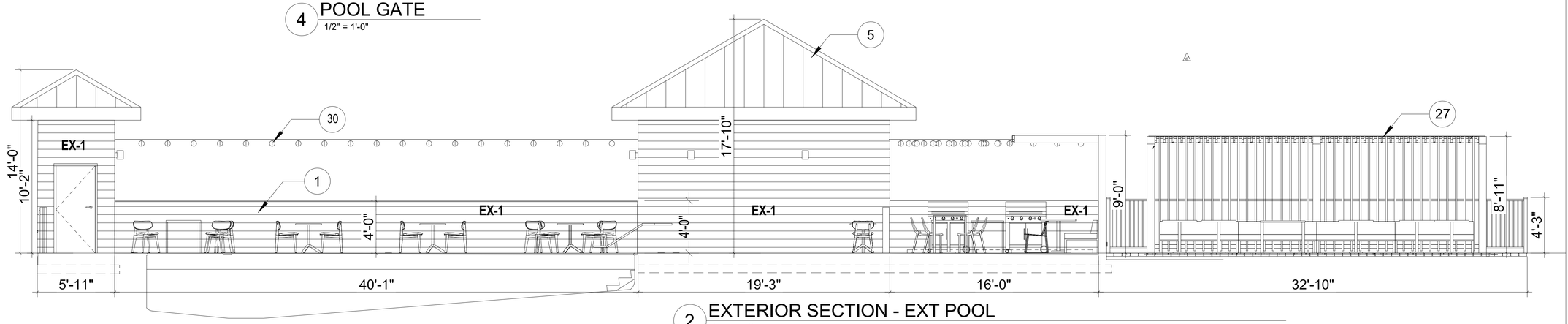
4 POOL GATE
1/2" = 1'-0"



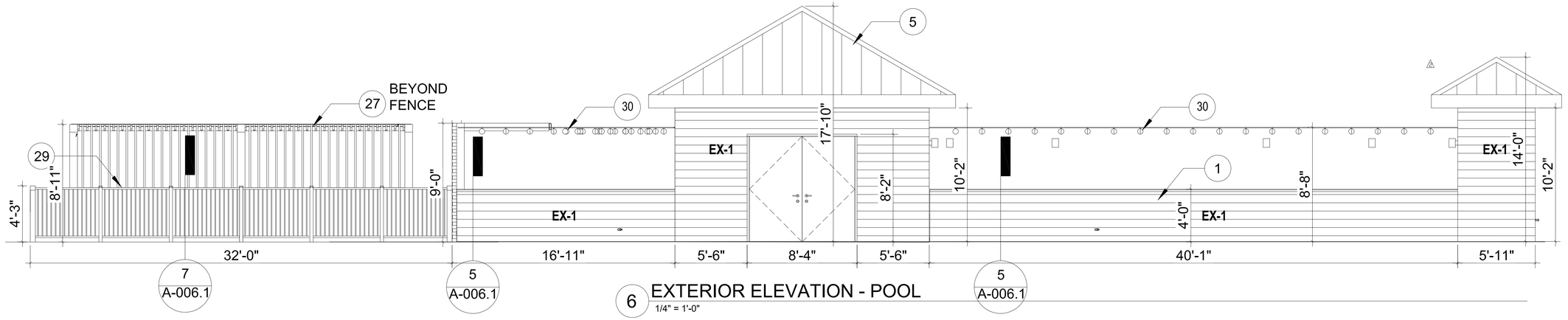
5 CMU POOL WALL
1/2" = 1'-0"



7 POOL FENCE
1/2" = 1'-0"



2 EXTERIOR SECTION - EXT POOL
1/4" = 1'-0"



6 EXTERIOR ELEVATION - POOL
1/4" = 1'-0"

Date: 10/12/2023
Project #:GW2023006
Drawn:GFW
ARC. LISC. Reg. #AR0009531

Item 2.

Revisions:
1 4/16/24 CITY COMMENTS
2 4/26/24 DRC COMMENTS ADDED DIMS.

HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA
George White ARCHITECT
6127 C. DURHAM DRIVE, LAKE WORTH, FLORIDA 33467
561-289-6754

EXTERIOR POOL ELEVATIONS & GRILLING PATIO

A-006.1

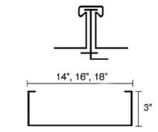
ENGLERT

METAL ROOF PANEL COLOR

18" WIDE ROOF PANEL



S3000-3"
T-Seam Mechanically Seamed panel



Panel (ribs optional)

ENGLERT'S SERIES 3000 T-SEAM is a nominal 3" deep structural roofing system designed to provide excellent structural spanning capabilities as well as insuring a high, weather tight seam, even in the lowest, longest roof runs found in today's building designs.



SAMPLE ROOF

1 DETAIL - STANDING SEAM METAL ROOF - VALLEY

ENGLERT S2500 ROOF PANEL

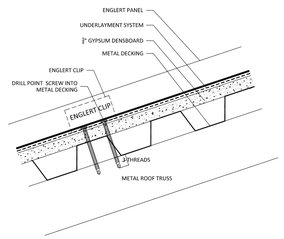
PANEL MATERIAL SHALL BE:
22 GA GALVALUME

90° MECHANICAL SEAMS SHALL BE 2" HIGH AT 18" WIDE

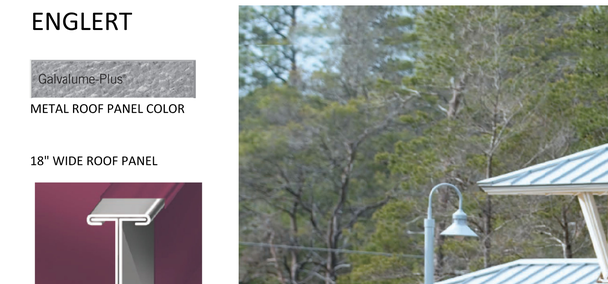
COLOR: GALVALUME PLUS



5 DETAIL - STANDING SEAM METAL ROOF - PANEL

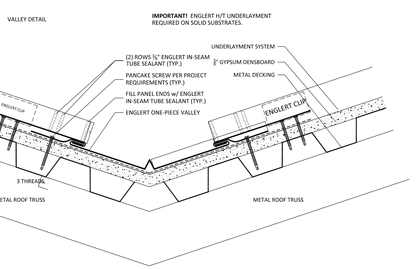


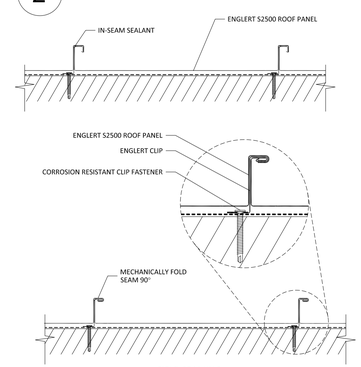
2 DETAIL - STANDING SEAM METAL ROOF - TYPICAL



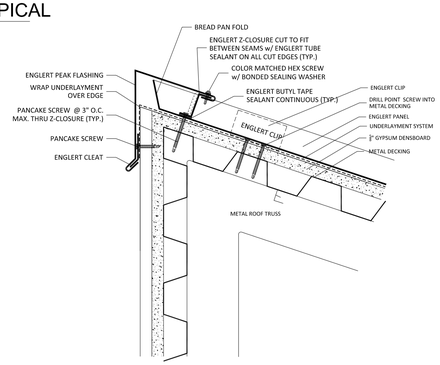
3 DETAIL - STANDING SEAM METAL ROOF - RIDGE

4 DETAIL - STANDING SEAM METAL ROOF @ WALL

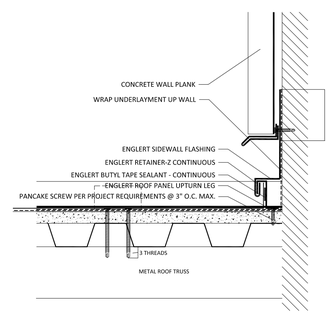




6 DETAIL - STANDING SEAM METAL ROOF - SEAM



7 DETAIL - STANDING SEAM METAL ROOF - TOP OF MANSARD



8 DETAIL - STANDING SEAM METAL ROOF @ WALL

Date: 10/12/2023
Project #: GW2023006
Drawn: GFW
ARC. LISC. Reg. #AR0009531

Revisions:

HOME 2 SUITES BY HILTON

HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA
George White ARCHITECT
6127 C. DURHAM DRIVE, LAKE WORTH, FLORIDA 33467 561-289-6754

METAL STANDING SEAM ROOF

A-007

Date: 10/12/2023
Project #:GW2023006
Drawn:GFW
ARC. LISC. Reg. #AR0009531

Revisions:
1 4/16/24 revised SIGNs/DATA
2 4/26/24 DRC COMMENTS



1 SOUTH EXTERIOR ELEVATION
3/32" = 1'-0"



Wall Sign

Proposed wall sign is LED externally illuminated channel letterset & logo with wall mounted fixtures.

This sign is operated by remote power supply.

The sign colors are white, brown and green.



Wall Sign
Rectangle sq. ft. - 33.03
Triangle sq. ft. - 1.26 & 1.29

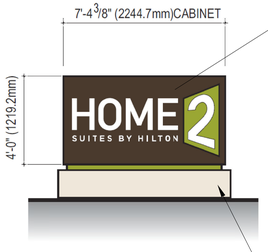
Total sq. ft. - 35.58

Monument Ground Sign

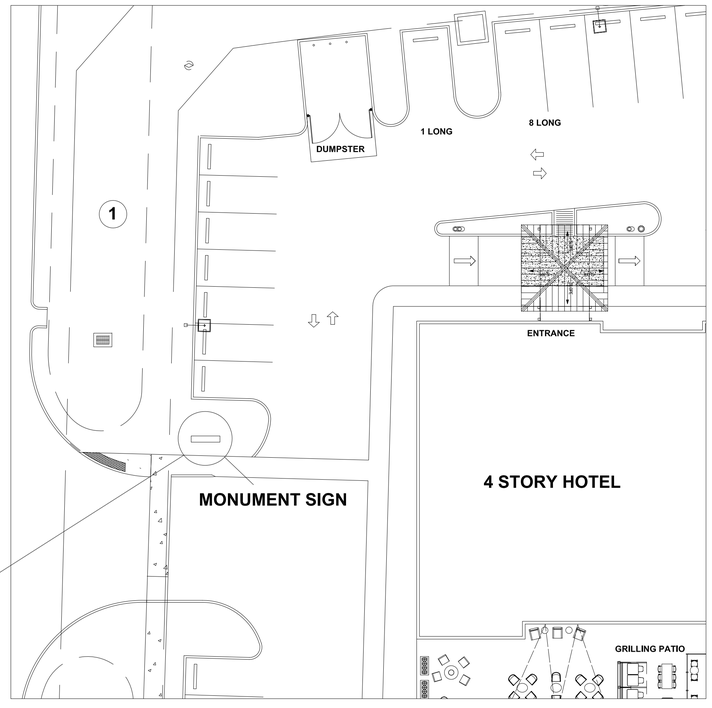
Proposed is a double faced externally illuminated channel letterset & logo with ground light fixtures.

The sign is operated by remote power supply.

The sign colors are brown, green, and white, the base is beige.



D/F MONUMENT SIGN

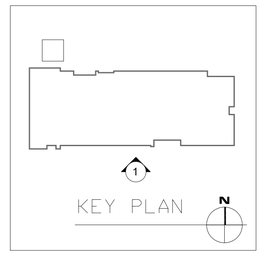


2 PARTIAL SITE PLAN

	HOME 2 LAXOHATCHEE GROVES, FLORIDA	ALLOWED	PROVIDED
A	BUILDING WALL SIGN		
	SIGN FACE AREA (MAXIMUM) building frontage is 200'-8" 200 sq. ft. of sign or 36 sq. ft. wichever is less	36 SQ. FT.	35.58 SQ. FT.
	NUMBER OF SIGNS (MAXIMUM)	1	1
	SIGN DIMENSION	LETTERING DEPTH EIGHT INCHES (MAXIMUM)	EIGHT INCHES
	OTHER RESTRICTIONS A MINIMUM OF TEN PERCENT OF THE BUILDING MUST BE MAINTAINED AS CLEAR WALL AREA ON EITHER END OF THE SIGN 10% of 30'-10" = 3' minimum required	3' minimum required	10'-2"
	ATTACHED/FREE STANDING OR BOTH	ATTACHED	ATTACHED
B	MONUMENT SIGN		
	SIGN FACE AREA (MAXIMUM) 4' x 7.33' = 29.32 sq. ft. x 2 faces = 58.64 sq. ft.	60 SQ. FT.	58.64 SQ. FT.
	NUMBER (MAXIMUM) 1 PER BUILDING	1	1
	SIGN DIMENSIONS	MAXIMUM HEIGHT OF SIX FEET AND MAXIMUM LENGTH OF 12 FEET	HEIGHT - 5'-6" LENGTH - 7'-5"
	ATTACHED/FREESTANDING OR BOTH	FREESTANDING	FREESTANDING

WAIVERS

* Sec. 50-030 - Outdoor Lighting. Open air parking shall be controlled by automatic devices that extinguish the lighting between 11:00 pm & dawn.
Waiver: For Guest security, we are requesting that the open air parking area lighting remain on from dusk to dawn.



HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA

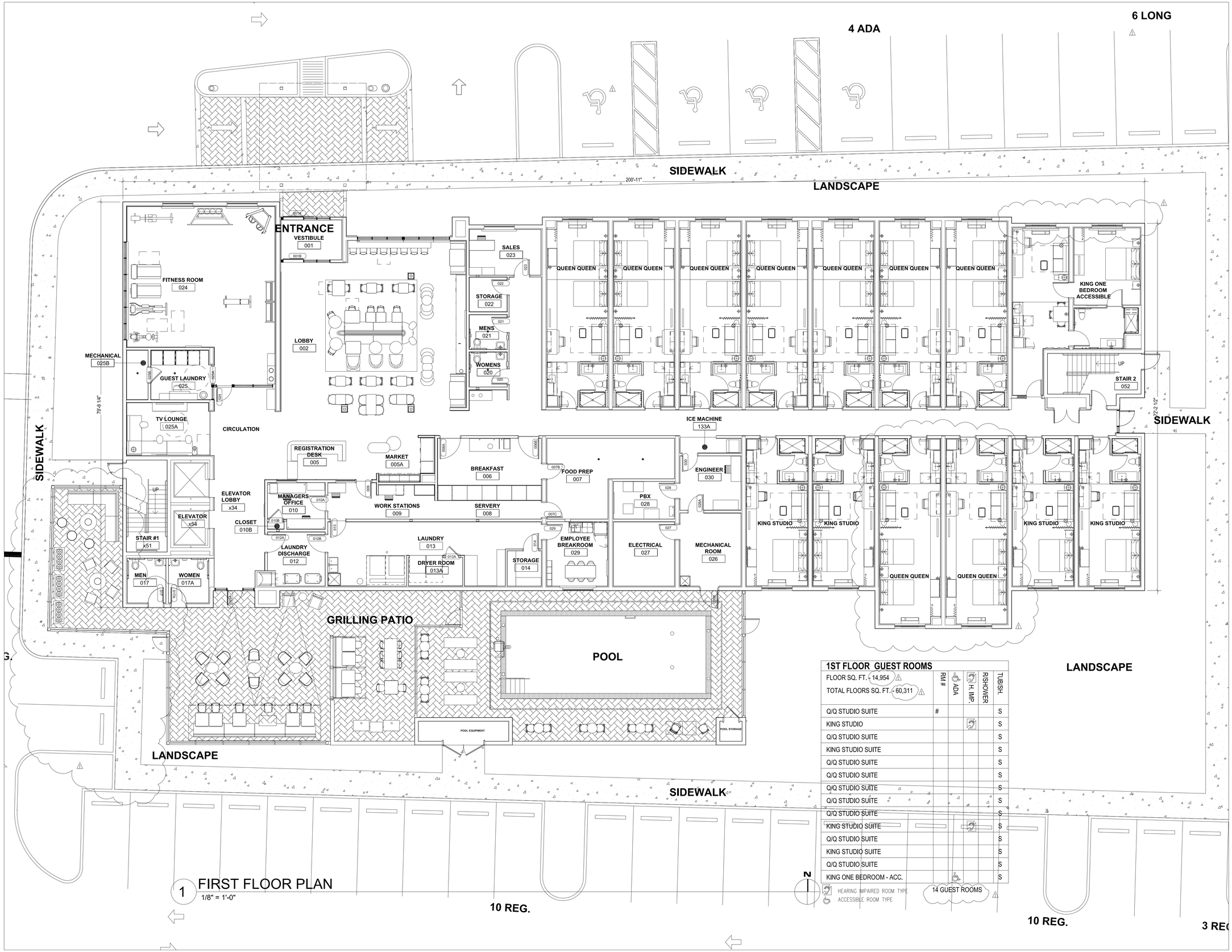
George White ARCHITECT
6127 C. DURHAM DRIVE, LAKE WORTH , FLORIDA 33467
561-289-6754

MASTER SIGNAGE

A-008

Date: 10/12/2023
Project #:GW2023006
Drawn:GFW
ARC. LISC. Reg. #AR0009531

Revisions:
⚠ 4/16/24
REVISED GUEST ROOMS
POOL AREA, PARKING



1ST FLOOR GUEST ROOMS FLOOR SQ. FT. - 14,954 ⚠ TOTAL FLOORS SQ. FT. - 60,311 ⚠	RM #	ADA	H. IMP.	RS/HOWER	TUB/SH.
Q/Q STUDIO SUITE	#				S
KING STUDIO					S
Q/Q STUDIO SUITE					S
KING STUDIO SUITE					S
Q/Q STUDIO SUITE					S
Q/Q STUDIO SUITE					S
Q/Q STUDIO SUITE					S
Q/Q STUDIO SUITE					S
Q/Q STUDIO SUITE					S
KING STUDIO SUITE					S
Q/Q STUDIO SUITE					S
KING STUDIO SUITE					S
Q/Q STUDIO SUITE					S
KING ONE BEDROOM - ACC.					S

HEARING IMPAIRED ROOM TYPE
ACCESSIBLE ROOM TYPE
14 GUEST ROOMS ⚠

1 FIRST FLOOR PLAN
1/8" = 1'-0"

HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA
George White ARCHITECT
6127 C. DURHAM DRIVE, LAKE WORTH , FLORIDA 33467
561-289-6754

1st FL PLAN

A-101



2ND FLOOR GUEST ROOMS					
FLOOR SQ. FT. - 15,119 ⚠	RM #	ADA	H. IMP.	RSHOWER	TUB/SH.
KING STUDIO SUITE - ACC.	#	♿			S
Q/Q STUDIO SUITE - CONN.			🦻		S
KING STUDIO SUITE					S
Q/Q STUDIO SUITE					S
KING STUDIO SUITE - CONN.			🦻		S
Q/Q STUDIO SUITE					S
KING STUDIO SUITE - CONN.					S
Q/Q STUDIO SUITE					S
KING STUDIO SUITE					S
Q/Q STUDIO SUITE					S
KING STUDIO SUITE					S
Q/Q STUDIO SUITE					S
KING STUDIO SUITE					S

🦻 HEARING IMPAIRED ROOM TYPE
♿ ACCESSIBLE ROOM TYPE

27 GUEST ROOMS ⚠

2ND FLOOR GUEST ROOMS					
	RM #	ADA	H. IMP.	RSHOWER	TUB/SH.
Q/Q STUDIO SUITE	#				S
KING STUDIO SUITE					S
Q/Q STUDIO SUITE					S
KING STUDIO SUITE					S
Q/Q STUDIO SUITE					S
KING STUDIO SUITE					S
Q/Q STUDIO SUITE					S
Q/Q STUDIO SUITE					S
Q/Q STUDIO SUITE					S
Q/Q STUDIO SUITE					S
Q/Q STUDIO SUITE					S
KING STUDIO SUITE					S
KING ONE BEDROOM - ACC.		♿			S
KING STUDIO SUITE					S

1 SECOND FLOOR PLAN
1/8" = 1'-0"

N

Date: 10/12/2023
Project #:GW2023006
Drawn:GFW
ARC. LISC. Reg. #AR0009531

Item 2.

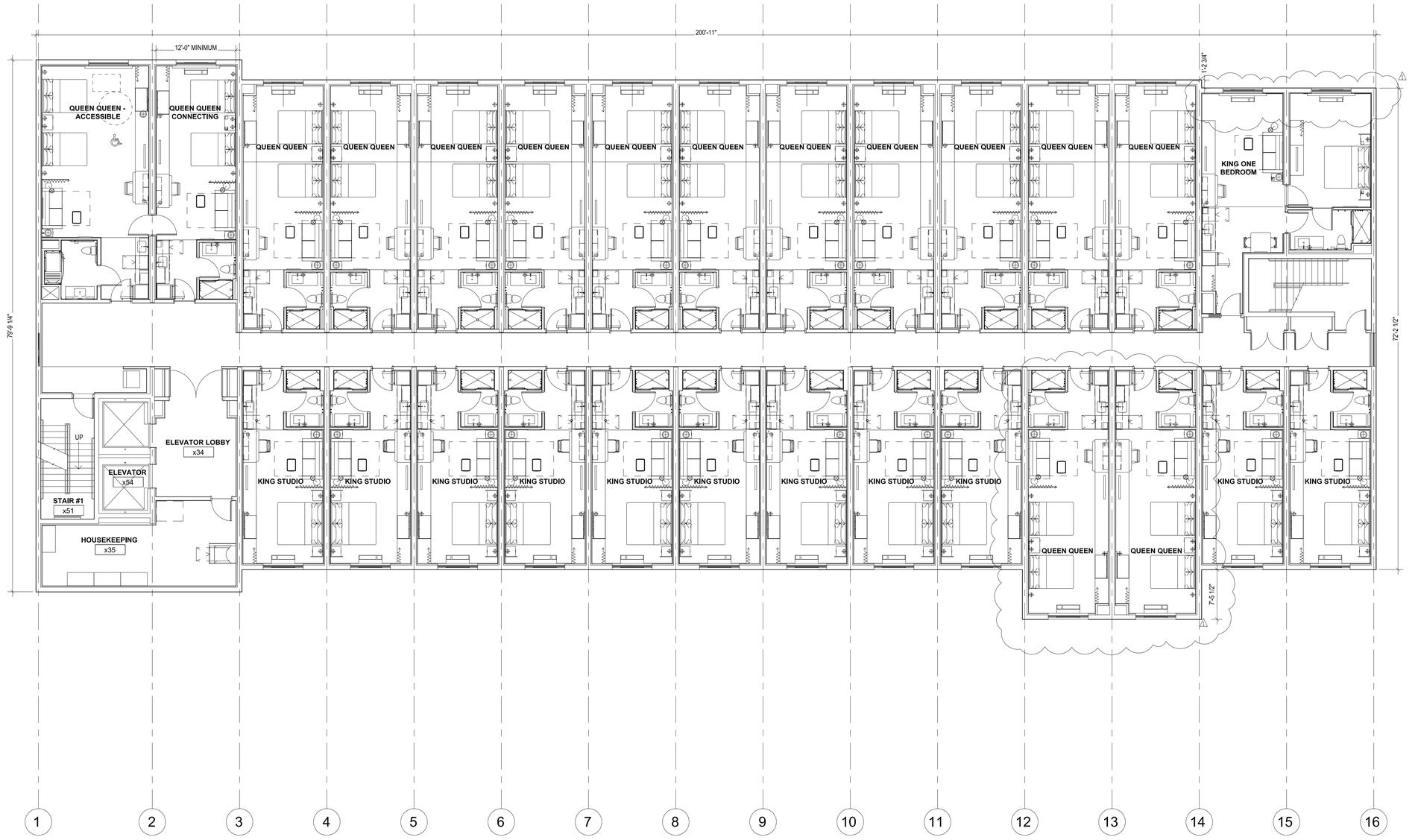
Revisions:
⚠ 4/16/24
REVISED GUEST ROOMS

HOME2 SUITES BY HILTON

HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA
George White ARCHITECT
6127 C. DURHAM DRIVE, LAKE WORTH , FLORIDA 33467 561-289-6754

2ND FL PLAN

A-102



3RD FLOOR GUEST ROOMS					
FLOOR SQ. FT.- 15,119 ⚠	RM #	ADA	H. IMP.	RISHOWER	TUBSH.
Q/Q STUDIO SUITE - ACC.	#	♿			S
Q/Q STUDIO SUITE - CONN.					S
KING STUDIO SUITE					S
Q/Q STUDIO SUITE					S
KING STUDIO SUITE					S
Q/Q STUDIO SUITE					S
KING STUDIO SUITE					S
Q/Q STUDIO SUITE					S
KING STUDIO SUITE					S
Q/Q STUDIO SUITE					S
KING STUDIO SUITE					S
Q/Q STUDIO SUITE					S
KING STUDIO SUITE					S

HEARING IMPAIRED ROOM TYPE
ACCESSIBLE ROOM TYPE

27 GUEST ROOMS ⚠

3RD FLOOR GUEST ROOMS					
	RM #	ADA	H. IMP.	RISHOWER	TUBSH.
Q/Q STUDIO SUITE	#				S
KING STUDIO SUITE					S
Q/Q STUDIO SUITE					S
KING STUDIO SUITE					S
Q/Q STUDIO SUITE					S
KING STUDIO SUITE					S
Q/Q STUDIO SUITE					S
Q/Q STUDIO SUITE					S
Q/Q STUDIO SUITE					S
Q/Q STUDIO SUITE					S
Q/Q STUDIO SUITE					S
KING STUDIO SUITE					S
KING ONE BEDROOM SUITE					S
KING STUDIO SUITE					S

1 THIRD FLOOR PLAN
1/8" = 1'-0"

N

Item 2.

Date: 10/12/2023
Project #:GW2023006
Drawn:GFW
ARC. LISC. Reg. #AR0009531

Revisions:
⚠ 4/16/24
REVISED GUEST ROOMS

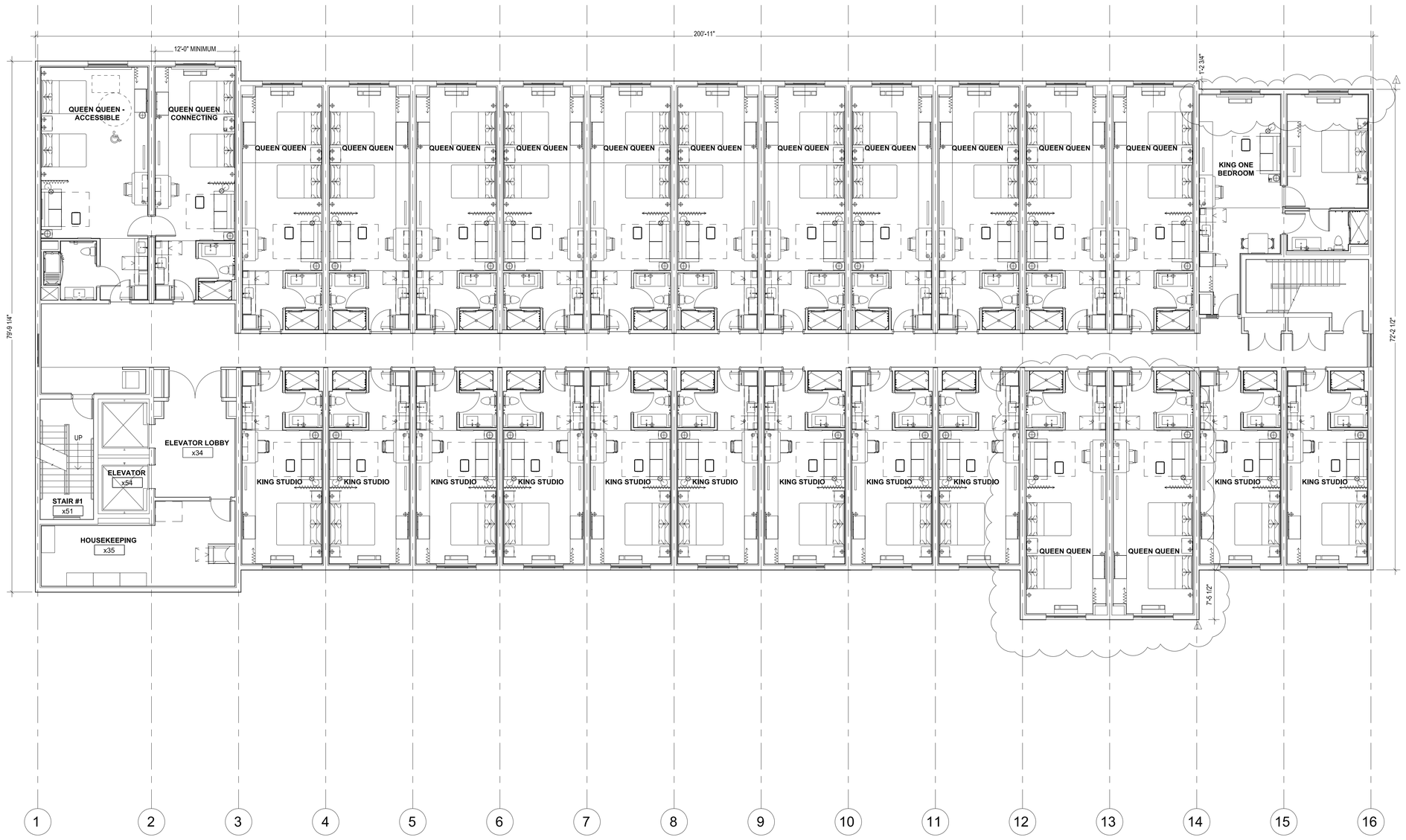
HOME2 SUITES BY HILTON

HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA

George White ARCHITECT
6127 C. DURHAM DRIVE, LAKE WORTH , FLORIDA 33467 561-289-6754

3RD FL PLAN

A-103



4TH FLOOR GUEST ROOMS

FLOOR SQ. FT. - 15,119 ⚠

RM #	ADA	H. IMP.	R/SHOWER	TUB/SH.
#	♿			S
				S
				S
				S
				S
		🦻		S
				S
				S
				S
				S
				S
				S
				S
				S

🦻 HEARING IMPAIRED ROOM TYPE
♿ ACCESSIBLE ROOM TYPE

27 GUEST ROOMS ⚠

4TH FLOOR GUEST ROOMS

	RM #	ADA	H. IMP.	R/SHOWER	TUB/SH.
Q/Q STUDIO SUITE	#				S
KING STUDIO SUITE					S
Q/Q STUDIO SUITE					S
KING STUDIO SUITE					S
Q/Q STUDIO SUITE					S
KING STUDIO SUITE					S
Q/Q STUDIO SUITE					S
Q/Q STUDIO SUITE					S
Q/Q STUDIO SUITE					S
Q/Q STUDIO SUITE			🦻		S
Q/Q STUDIO SUITE					S
KING STUDIO SUITE					S
KING ONE BEDROOM SUITE					S
KING STUDIO SUITE					S

1 FOURTH FLOOR PLAN
1/8" = 1'-0"

N

Date: 10/12/2023
Project #:GW2023006
Drawn:GFW
ARC. LISC. Reg. #AR0009531

Item 2.

Revisions:
⚠ 4/16/24
REVISED GUEST ROOMS

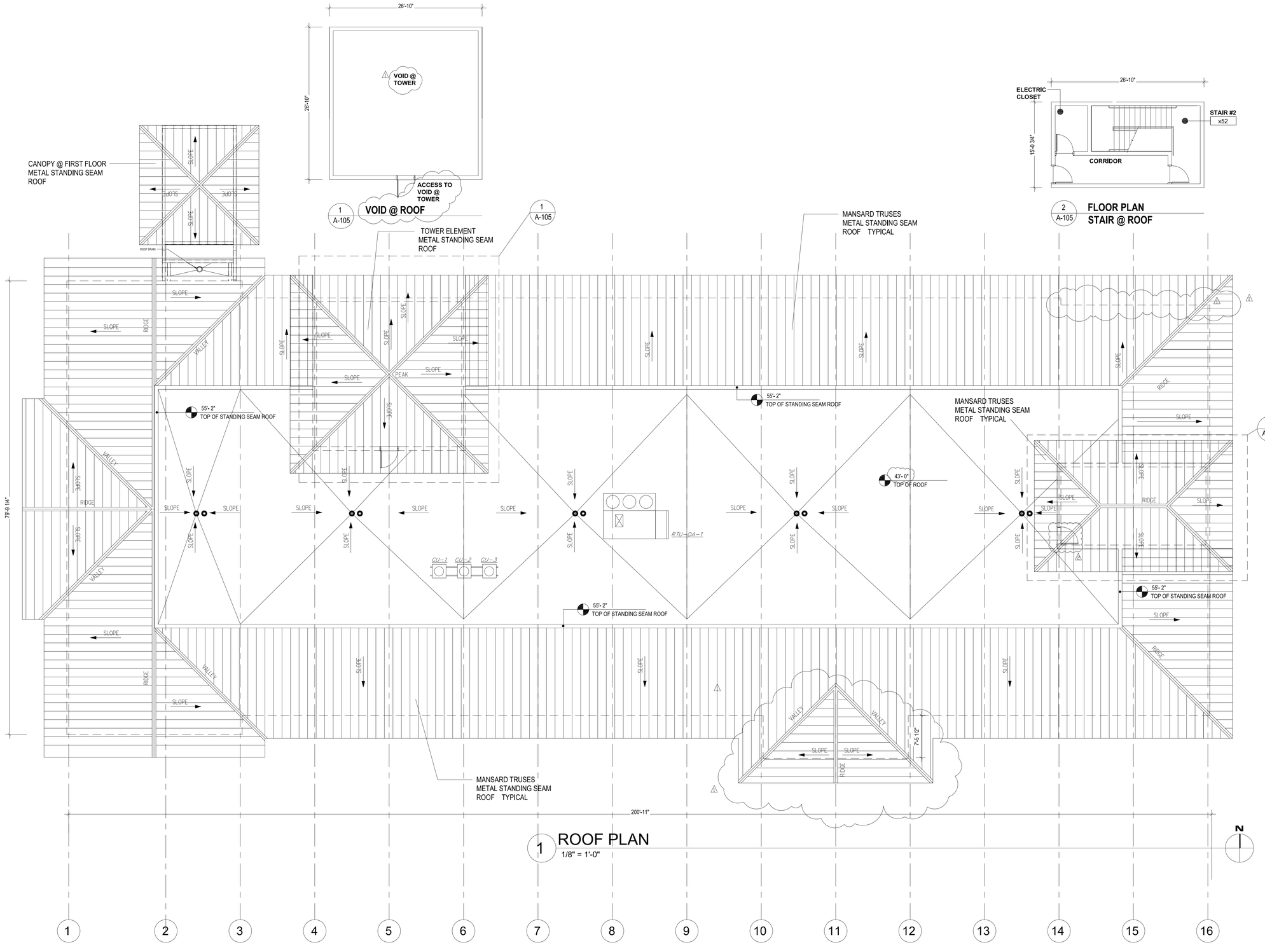
HOME2 SUITES BY HILTON

561-289-6754

HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA
George White ARCHITECT
6127 C. DURHAM DRIVE, LAKE WORTH , FLORIDA 33467

4TH FL PLAN

A-104



Date: 10/12/2023
Project #:GW2023006
Drawn:GFW
ARC. LISC. Reg. #AR0009531

Item 2.

Revisions:
1 4/16/24 VOID @ ROOF REVISED ROOF
2 4/26/24 DRC COMMENTS

HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA

George White ARCHITECT
6127 C. DURHAM DRIVE, LAKE WORTH , FLORIDA 33467
561-289-6754

ROOF PLAN

A-105



1 SOUTH EXTERIOR ELEVATION

3/32" = 1'-0"



2 NORTH EXTERIOR ELEVATION

3/32" = 1'-0"

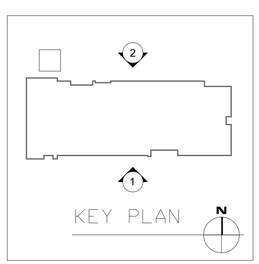
LEGEND

- EX-1 8" CONCRETE PLANK SIDING COLOR: COOL GRAY 6CP
- EX-2 8" CONCRETE PLANK SIDING COLOR: COOL GRAY 4CP
- EX-3 8" CONCRETE PLANK SIDING COLOR: COOL GRAY 3CP
- EX-4 STANDING SEAM SHEET METAL ROOF SYSTEM COLOR: CLEAR ANODIZED
- EX-5 ACCENT BAND: STUCCO BAND COLOR: P1 1C WHITE
- EX-6 CONCRETE TRIM BOARD: COLOR: P1 1C WHITE

KEYED NOTES

1 CMU EXTERIOR WALLS WITH PAINTED CONCRETE PLANK SIDING SYSTEM.
2 METAL STANDING SEAM ROOF OVER DENSE BD. ON METAL TRUSSES ON POURED CONCRETE ROOF.
3 CONCRETE PLANK SYSTEM FACIA BOARD PAINTED P1 C1 WHITE.
4 ENTRY PORTE COCHERE, CMU CLAD WITH CONCRETE PLANK SYSTEM FINISH TO MATCH BUILDING.
5 METAL TRUSSES WITH STANDING SEAM METAL ROOFING SYSTEM.
6 ALL MECHANICAL EQUIPMENT ON ROOF SCREENED BEHIND SLOPING METAL ROOF.
7 CAST CONCRETE FOUNDATION.
8 ALUMINUM FIXED WINDOW HURRICANE IMPACT RESISTANT, KYNAR COLOR P1 1C. LAMINATED CLEAR GLAZING WITH LOW E, WITH INTEGRAL ALUMINUM LOUVER AT PTAC A/C UNITS.
9 ALUMINUM STOREFRONT SYSTEM, HURRICANE IMPACT RESISTANT, COLOR KYNAR P1 C1 FINISH WITH LAMINATED CLEAR LOW E GLAZING.
10 ALUMINUM FIXED WINDOW HURRICANE IMPACT RESISTANT, KYNAR COLOR P1 1C. LAMINATED CLEAR GLAZING WITH LOW E.
11 ELEVATOR OVERRUN BEHIND METAL STANDING SEAM ROOF.
12 LAUNDRY CHUTE OVERRUN BEHIND STANDING SEAM METAL ROOF.
13 HOME 2 BUILDING SIGN.
14 OVERFLOW SCUPPER -
15 TAMPER RESISTANT, RECESSED HOSE BIBB - MOUNT TOP AT +12" A.F.F
16 -
17 KYNAR FINISH ALUMINUM COPING SYSTEM -COLOR TO MATCH ADJACENT MATERIAL
18 KYNAR FINISH ALUMINUM FACIA -COLOR TO MATCH ADJACENT MATERIAL
19 LIGHT FIXTURE
20 CONCRETE SIDING SYSTEM, TRIM BOARD.
21 ALUMINUM LOUVER - COLOR TO MATCH ADJACENT MATERIAL MATCHING ADJACENT WALL
22 STAIR TOWER TO ROOF.
23 EXTERIOR HOLLOW METAL DOOR, PAINT TO MATCH ADJACENT SURFACE.
24 ALUMINUM AUTOMATIC SLIDING DOOR ENTRY.
25 ALUMINUM GUTTER AND DS. COLOR TO MATCH ADJ. MATERIAL
26 ACCESSIBLE KEY CARD READER WIRED TO ELECTRIC STRIKE IN DOOR - TOP OF READER AT 48" MAX. HEIGHT





Date: 10/12/2023
Project #:GW2023006
Drawn:GFW
ARC. LISC. Reg. #AR0009531

Revisions:

4/16/24
REVISED GUEST ROOMS
ADDED WINDOW MUNTINS
MANSARD MEAN ROOF ELEVATION ADDED

HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA
George White ARCHITECT
6127 C. DURHAM DRIVE, LAKE WORTH , FLORIDA 33467
561-289-6754

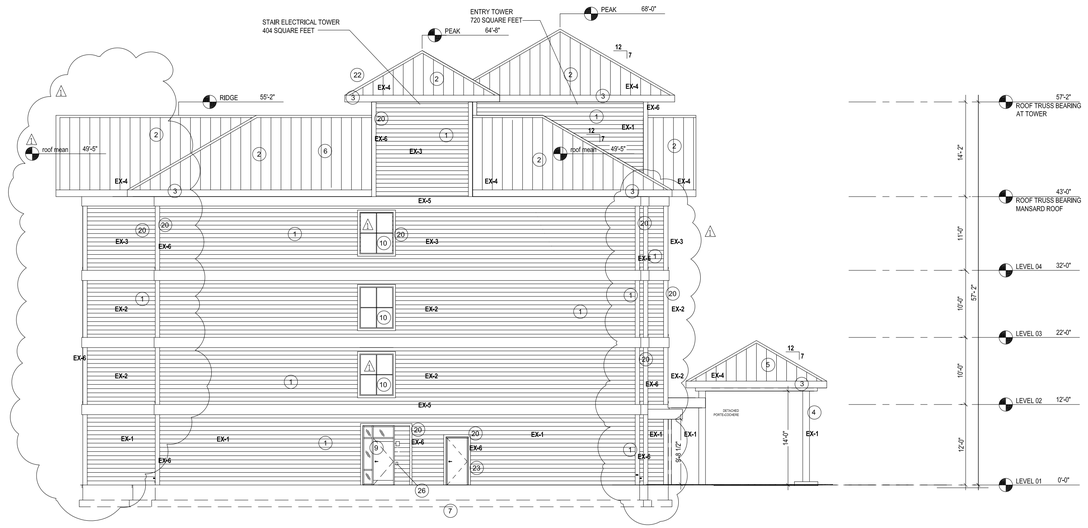
NORTH & SOUTH EXTERIOR ELEVATIONS

A-201

Date: 10/12/2023
Project #:GW2023006
Drawn:GFW
ARC. LISC. Reg. #AR0009531

Revisions:

4/16/24
REVISED GUEST ROOMS
ADDED WINDOW MUNTINS
MANSARD MEAN ROOF ELEVATION ADDED



1 EAST EXTERIOR ELEVATION
3/32" = 1'-0"



2 WEST EXTERIOR ELEVATION
3/32" = 1'-0"

LEGEND

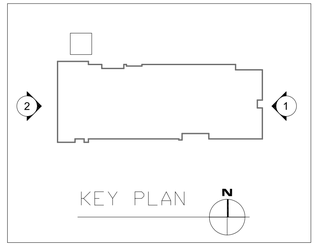
- EX-1 8" CONCRETE PLANK SIDING COLOR: COOL GRAY 6CP
- EX-2 8" CONCRETE PLANK SIDING COLOR: COOL GRAY 4CP
- EX-3 8" CONCRETE PLANK SIDING COLOR: COOL GRAY 3CP
- EX-4 STANDING SEAM SHEET METAL ROOF SYSTEM COLOR: CLEAR ANODIZED
- EX-5 ACCENT BAND: STUCCO BAND COLOR: P1 1C WHITE
- EX-6 CONCRETE TRIM BOARD: COLOR: P1 1C WHITE

KEYED NOTES

1 CMU EXTERIOR WALLS WITH PAINTED CONCRETE PLANK SIDING SYSTEM.
2 METAL STANDING SEAM ROOF OVER DENSE BD, ON METAL TRUSSES ON POURED CONCRETE ROOF.
3 CONCRETE PLANK SYSTEM FACIA BOARD PAINTED P1 C1 WHITE.
4 ENTRY PORTE COCHERE, CMU CLAD WITH CONCRETE PLANK SYSTEM FINISH TO MATCH BUILDING.
5 METAL TRUSSES WITH STANDING SEAM METAL ROOFING SYSTEM.
6 ALL MECHANICAL EQUIPMENT ON ROOF SCREENED BEHIND SLOPING METAL ROOF.
7 CAST CONCRETE FOUNDATION.
8 ALUMINUM FIXED WINDOW HURRICANE IMPACT RESISTANT, KYNAR COLOR P1 1C, LAMINATED CLEAR GLAZING WITH LOW E, WITH INTEGRAL ALUMINUM LOUVER AT PTAC A/C UNITS.
9 ALUMINUM STOREFRONT SYSTEM, HURRICANE IMPACT RESISTANT, COLOR KYNAR P1 C1 FINISH WITH LAMINATED CLEAR LOW E GLAZING.
10 ALUMINUM FIXED WINDOW HURRICANE IMPACT RESISTANT, KYNAR COLOR P1 1C, LAMINATED CLEAR GLAZING WITH LOW E.
11 ELEVATOR OVERRUN BEHIND METAL, STANDING SEAM ROOF.
12 LAUNDRY CHUTE OVERRUN BEHIND STANDING SEAM METAL ROOF.
13 HOME 2 BUILDING SIGN.
14 OVERFLOW SCUPPER -
15 TAMPER RESISTANT, RECESSED HOSE BIBB - MOUNT TOP AT +12" A.F.F
16 -
17 KYNAR FINISH ALUMINUM COPING SYSTEM -COLOR TO MATCH ADJACENT MATERIAL
18 KYNAR FINISH ALUMINUM FACIA -COLOR TO MATCH ADJACENT MATERIAL
19 LIGHT FIXTURE.
20 CONCRETE SIDING SYSTEM, TRIM BOARD.
21 ALUMINUM LOUVER - COLOR TO MATCH ADJACENT MATERIAL MATCHING ADJACENT WALL
22 STAIR TOWER TO ROOF.
23 EXTERIOR HOLLOW METAL DOOR, PAINT TO MATCH ADJACENT SURFACE.
24 ALUMINUM AUTOMATIC SLIDING DOOR ENTRY.
25 ALUMINUM GUTTER AND DS, COLOR TO MATCH ADJ. MATERIAL
26 ACCESSIBLE KEY CARD READER WIRED TO ELECTRIC STRIKE IN DOOR - TOP OF READER AT 48" MAX. HEIGHT



MAT. COLORS



HOME 2 SUITES BY HILTON

561-289-6754

PROJECT 33467

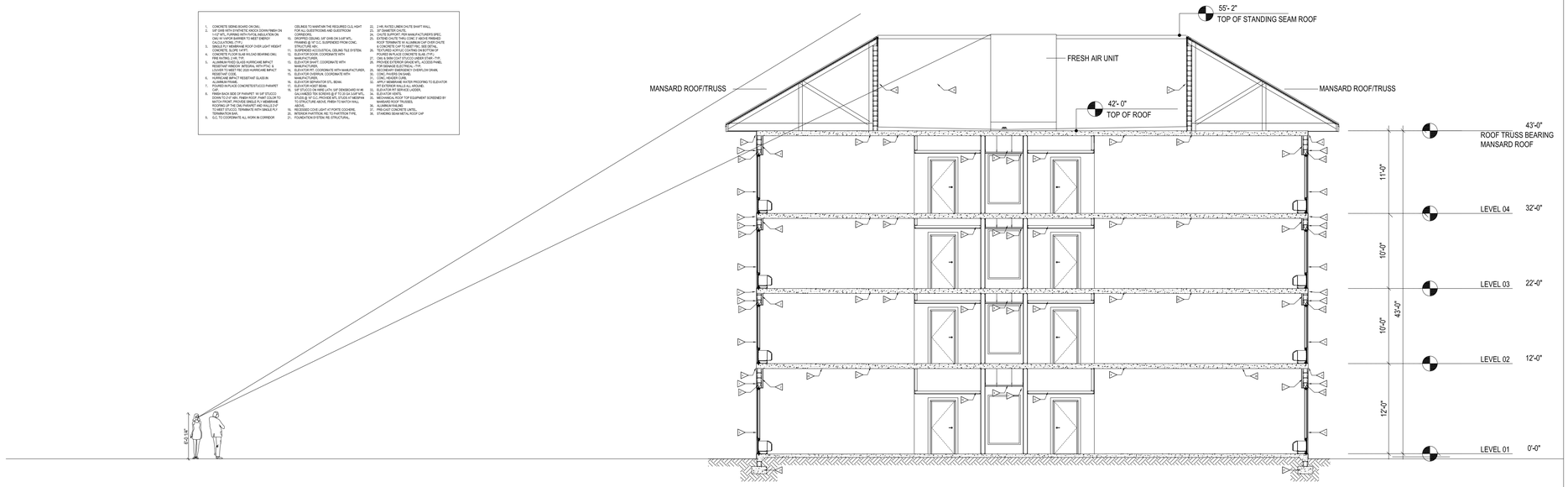
HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA

George White ARCHITECT
6127 C. DURHAM DRIVE, LAKE WORTH , FLORIDA 33467

EAST & WEST EXTERIOR ELEVATIONS

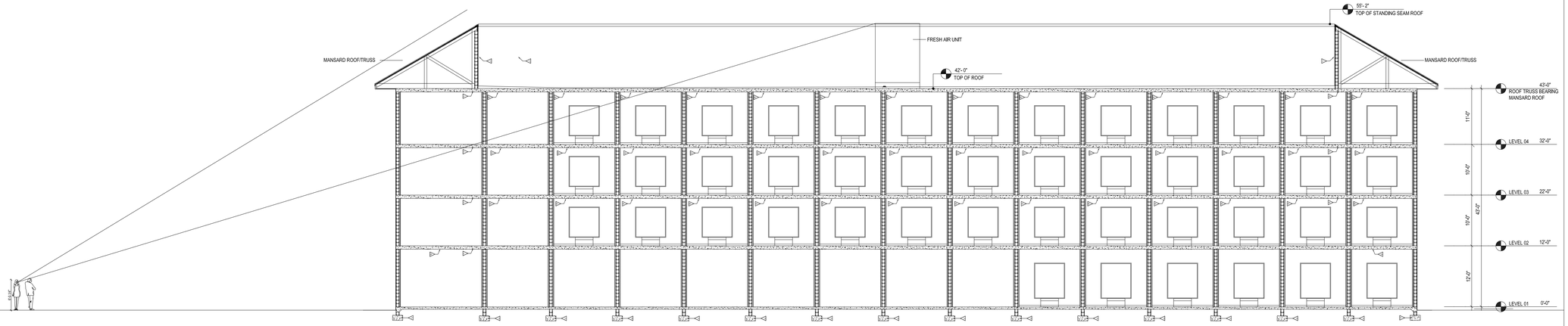
A-202

1. CONCRETE SEMIS BOARD ON CMU.
2. 3/8" EIMS WITH SYNTHETIC KNOCK DOWN FINISH ON CONCRETE SEMIS BOARD ON CMU. APPLICATION ON CMU W/ VAPOR BARRIER TO MEET ENERGY CALCULATIONS. (TYP.)
3. CONCRETE FLAT ROOF OVER LIGHT WEIGHT CONCRETE. SLOPE 1/4"/FT.
4. CONCRETE FLOOR SLAB W/CMU BEARING CMU. SEE STRUCTURAL.
5. ALUMINUM FIXED SLASS HURRICANE IMPACT RESISTANT WINDOW. INTEGRAL WITH PTAC & MECHANICAL UNIT. RE: 2020 HURRICANE IMPACT RESISTANT CODE.
6. HURRICANE IMPACT RESISTANT GLASS IN ALUMINUM DOOR.
7. POURED IN PLACE CONCRETE/STUCCO PARAPET CAP.
8. 5/8" GWB BACK SIDE OF PARAPET. W/ 5/8" STUCCO OVER TO 2'-0" MIN. FINISH ROOF. PAINT COLOR TO MATCH FRONT. PROVIDE SINGLE PLY MEMBRANE ROOFING OVER TAPERED INSULATION. TURN UP TO MEET STUCCO. TERMINATE WITH SINGLE PLY TERMINATION BAR.
9. G.C. TO COORDINATE ALL WORK IN CORRIDOR CEILINGS TO MAINTAIN THE REQUIRED CLG. HGHT FOR ALL SUSPENSIONS AND SUSTROW EQUIPMENT.
10. DROPPED CEILING. 5/8" GWB ON 5 5/8" MTL. FRAMING @ 16" O.C. SUSPENDED FROM CONC. ABOVE. (TYP.)
11. SUSPENDED ACOUSTICAL CEILING TILE SYSTEM.
12. ELEVATOR DOOR. COORDINATE WITH MANUFACTURER.
13. ELEVATOR SHAFT. COORDINATE WITH MANUFACTURER.
14. ELEVATOR PIT. COORDINATE WITH MANUFACTURER.
15. ELEVATOR OVERRUN. COORDINATE WITH MANUFACTURER.
16. ELEVATOR MACHINE STL. BEAM.
17. ELEVATOR HOIST BEAM.
18. 5/8" STUCCO ON WIRE LATH. 1/2" GENSBOARD W.R. ON 2x6 STUDS @ 16" O.C. PROVIDE 2x6 STUDS @ 16" O.C. PROVIDE 6FT. STUDS AT MEDIPAK TO STRUCTURE ABOVE. FINISH TO MATCH WALL. (TYP.)
19. RECESSED COVE LIGHT AT PORTE COCHERE.
20. INTERIOR PARTITION, RE: TO PARTITION TYPE.
21. FOUNDATION SYSTEM. RE: STRUCTURAL.
22. 2 HR. RATED LINEN CHUTE SHAFT WALL.
23. 24" DIAMETER CAUTE.
24. 2 HR. RATED CHUTE. PER MANUFACTURER'S SPEC.
25. EXTEND CHUTE THRU CONC 2' ABOVE FINISHED ROOF. TERMINATE W/ ALUMINUM CAP OVER CHUTE
26. TEXTURED ACRYLIC COATING ON BOTTOM OF POURED IN PLACE CONCRETE SLAB. (TYP.)
27. POURED IN PLACE CONCRETE COLUMN. (TYP.)
28. PROVIDE EXTERIOR GRADE MTL. ACCESS PANEL FOR SIGNAGE ELECTRICAL. (TYP.
29. CONC. PAVERS ON SAND. OVERFLOW DRAIN.
30. CONC. PAVERS ON SAND.
31. CONC. HEADER CURB.
32. SPRAY APPLIED WATERPROOF ROOFING TO ELEVATOR PIT EXTERIOR WALLS ALL AROUND.
33. ELEVATOR PIT SERVICE LADDER.
34. SUMP PUMP.
35. MECHANICAL ROOF TOP EQUIPMENT SCREENED BY MANSARD ROOF TRUSSES.
36. STANDING SEAM ROOF.
37. PRE-CAST CONCRETE LINTEL.
38. STANDING SEAM METAL ROOF CAP



1 BUILDING SECTION - SIGHT TRIANGLE

1/8" = 1'-0"



1 BUILDING SECTION - SIGHT TRIANGLE

3/32" = 1'-0"

Date: 10/12/2023
Project #:GW2023006
Drawn:GFW
ARC. LISC. Reg. #AR0009531

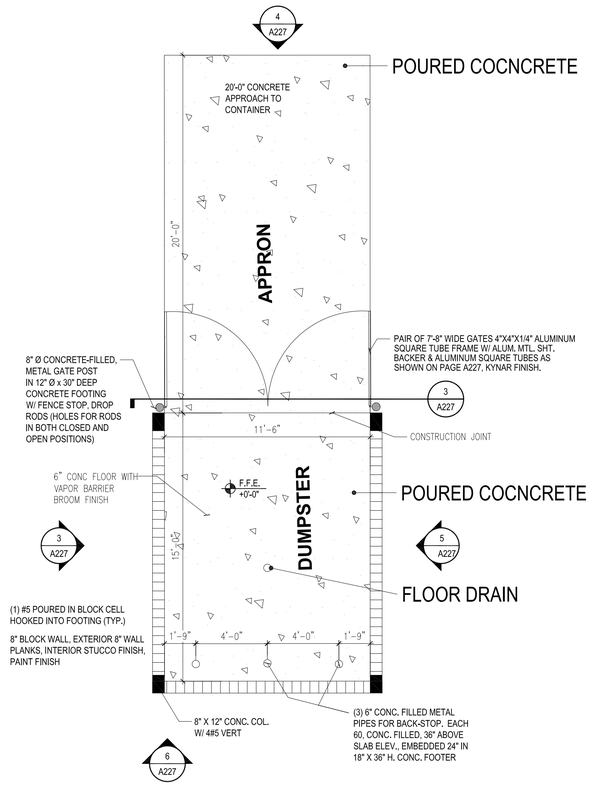
Revisions:

HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA

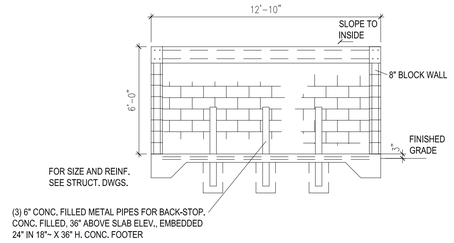
George White ARCHITECT
6127 C. DURHAM DRIVE, LAKE WORTH , FLORIDA 33467
561-289-6754

BUILDING SECTION - SIGHT TRIANGLE

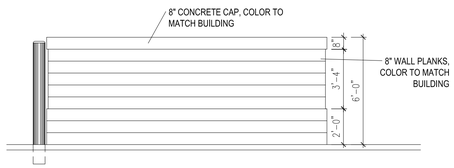
A221



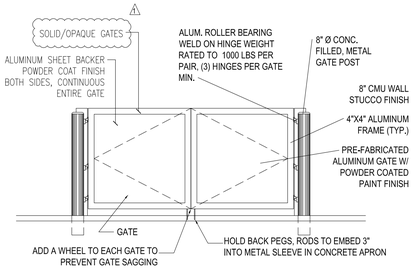
1 DUMPSTER FLOOR PLAN
SCALE: 1/4" = 1'-0"



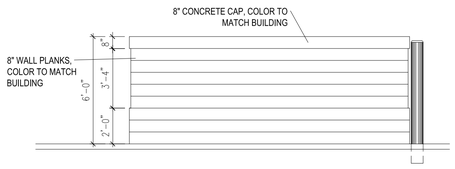
2 DUMPSTER DETAIL
SCALE: 1/4" = 1'-0"



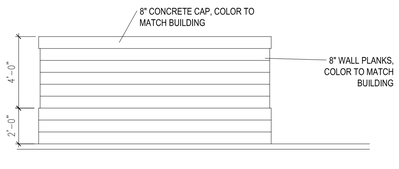
3 DUMPSTER ELEVATION
SCALE: 1/4" = 1'-0"



4 DUMPSTER GATE
SCALE: 1/4" = 1'-0"



5 DUMPSTER ELEVATION
SCALE: 1/4" = 1'-0"



6 DUMPSTER ELEVATION
SCALE: 1/4" = 1'-0"

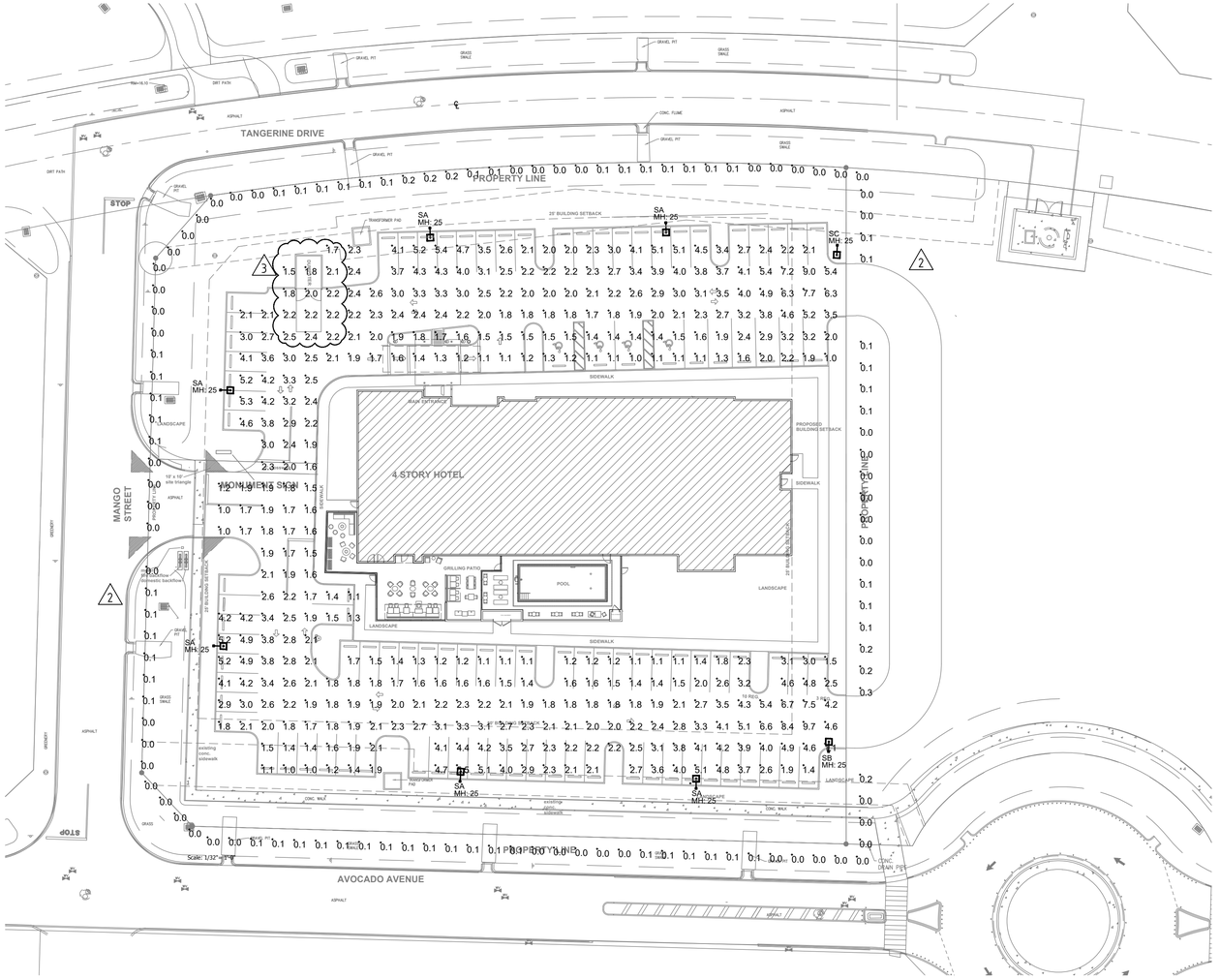
Date: 10/12/2023
Project #: GW2023006
Drawn: GFW
ARC. LISC. Reg. #AR0009531

Revisions:
1 4/16/24 CITY COMMENTS
2 4/26/24 DRC COMMENTS

HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA
George White ARCHITECT
6127 C. DURHAM DRIVE, LAKE WORTH, FLORIDA 33467 561-289-6754

DUMPSTER DETAILS

A227



ELECTRICAL SITE PLAN - PHOTOMETRIC VALUES

Scale: 1/32"= 1'-0"

Luminaire Schedule

Symbol	Qty	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts
	6	SA	GARDCO	ECF-S-64L-1A-NW-G2-4-HIS POLE MOUNT 25' AFG	21559	0.900	205.9	1235.4
	1	SB	GARDCO	ECF-S-64L-900-NW-G2-LCL POLE MOUNT 25' AFG	10853	0.900	175	175
	1	SC	GARDCO	ECF-S-64L-900-NW-G2-RCL POLE MOUNT 25' AFG	10851	0.900	175	175

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AREAS	Illuminance	Fc	2.63	9.7	1.0	2.92	10.78
PROPERTY LINE	Illuminance	Fc	0.06	0.3	0.0	N.A.	N.A.

TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE, ALL AMENDMENTS AND SECTION 633 OF THE FLORIDA STATUTES.

JOVEEN M. VALENZUELA LICENSED No 60287 STATE OF FLORIDA PROFESSIONAL ENGINEER

Joveen M. Valenzuela P.E.
Florida Reg. No. 60287

Beacon Consulting Engineers
625 Casa Loma Blvd., Suite 106
Boynton Beach, FL 33435
561 424 3270
Mechanical • Plumbing • Electrical • Fire Protection
Consulting Engineering

Date: 11/20/2023
Project #: GW2023006/BCE230165
Drawn: DJM
ARC. LISC. Reg. #AR0009531

Revisions:
2 4/24/2024 CITY COMMENTS
3 4/26/2024 DRC COMMENTS

Item 2.

HOME2 SUITES
LOXAHATCHEE GROVES, FLORIDA

George White ARCHITECT

6127 C. DURHAM DRIVE, LAKE WORTH , FLORIDA 33467 561-997-6698

E1.0a

GARDCO by Signify

Site & Area

EcoForm

ECF-S small area light



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project:
Location:
Cat.No:
Type: **"SA", "SB" or "SC"**
Lamps: Qty:
Notes:

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
ECF-S	**64L**	**1A or 900**	**NW-G2**	**AR**	**4 or LCL or RCL**	**UNV**

Prefix
- **ECF-S** EcoForm site and area, small

Number of LEDs
- **32L** 32 LEDs (2 modules)
- **48L** 48 LEDs (3 modules)
- **64L** 64 LEDs (4 modules)

Drive Current

365	365 mA
530	530 mA
700	700 mA
1A	1050 mA
1.2A	1200 mA
900	900 mA
1A	1050 mA
1.2A[9]	1200 mA
900	900 mA
1A[9]	1050 mA

LED Color - Generation
- **WW-G2** Warm White 3000K, 70 CRI Generation 2
- **NW-G2** Neutral White 4000K, 70 CRI Generation 2
- **CW-G2** Cool White 5000K, 70 CRI Generation 2

Mounting
- **AR**[1] Arm Mount (standard)

The following mounting kits must be ordered separately (See accessories)
- **SF**[2] Slip Fitter Mount (fits to 2"-⅛" O.D. tenon)
- **WS** Wall mount with surface conduit rear entry permitted
- **RAM**[3] Retrofit arm mount kit

Distribution

Type 2
- **2** Type 2
- **2-90** Rotated left 90°
- **2-270** Rotated right 270°

Type 3
- **3** Type 3
- **3-90** Rotated left 90°
- **3-270** Rotated right 270°

Type 4
- **4** Type 4
- **4-90** Rotated left 90°
- **4-270** Rotated right 270°

Type 5
- **5** Type 5
- **5W** Type 5W
- **AFR** Auto Front Row
- **AFR-90** Auto Front Row, Rotated left 90°
- **AFR-270** Auto Front Row, Rotated right 270°
- **BLC** Back Light Control
- **BLC-90** Back Light Control rotated at 90°
- **BLC-270** Back Light Control rotated at 270°
- **LCL**[16] LEED Corner Optic Left
- **RCL**[16] LEED Corner Optic Right

Voltage

120	120V
208	208V
240	240V
277	277V
347	347V
480	480V
UNV	120-277V (50/60Hz)
HVU	347-480V (50/60Hz)

Options

Dimming controls
- **DD**[4,18] 0-10V External dimming (for controls by others)
- **DCD**[4,5,6,18] Dual Circuit Control
- **FAWS**[4,5,18] Field Adjustable Wattage Selector
- **LLC**[4,5,6,18] Integral wireless module
- **BL**[4,7,18] Bi-level functionality
- **SRDR**[4,5,6,8,17] SR driver connected to Zhaga socket

DynaDimmer: Automatic Profile Dimming
- **CS50**[4,5] Safety 50% Dimming, 7 hours
- **CM50**[4,5] Median 50% Dimming, 8 hours
- **CS30**[4,5] Safety 30% Dimming, 7 hours
- **CM30**[4,5] Median 30% Dimming, 8 hours

Motion sensing lens
- **IMRI3**[9] Integral with #3 lens
- **IMRI7**[9] Integral with #7 lens

Photo-sensing
- **PCB**[8,9] Photocontrol Button
- **TLRDS**[9,10] Twist Lock Receptacle 6 Pin
- **TLRD7**[9,10] Twist Lock Receptacle 7 Pin
- **TLRPC**[9,10,15,17] Twist Lock Receptacle w/ Photocell

Electrical

Fusing
- **F1**[9] Single (120, 277, 347VAC)
- **F2**[9] Double (208, 240, 480VAC)

Pole Mount Fusing
- **FP1**[9] Single (120, 277, 347VAC)
- **FP2**[9] Double (208, 240, 480VAC)
- **FP3**[9] Canadian Double Pull (208, 240, 480VAC)

Surge Protection (10kA standard)
- **SP2** Increased 20kA

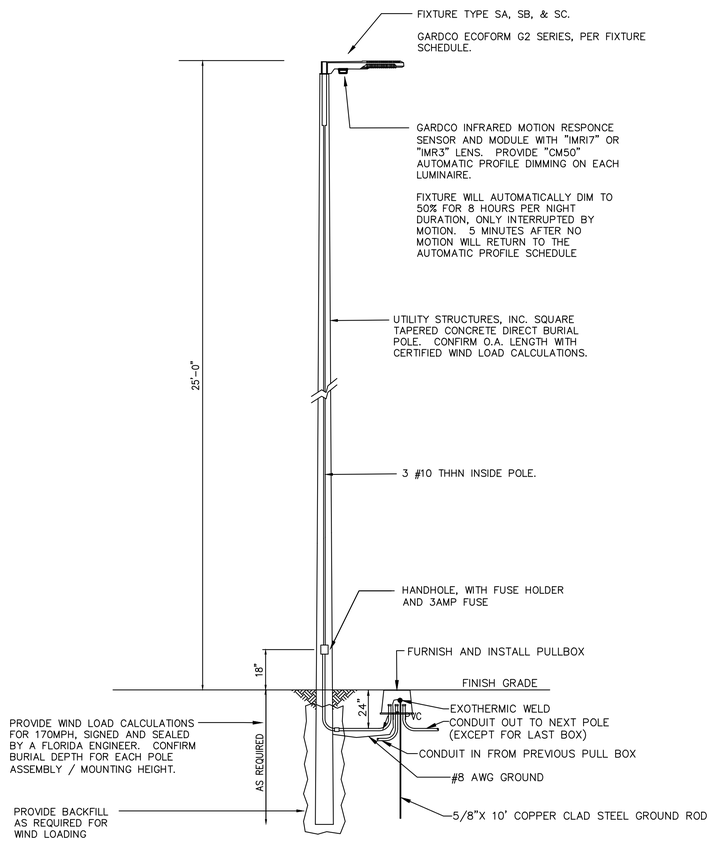
Luminaire
- **HIS** Square Pole Adapter included in standard product
- **TB**[9] Terminal Block
- **RPA**[9] Round Pole Adapter (fits to 3"- 3.9" O.D. pole)
- **HIS**[14] Internal House Side Shield

Finish
- **BZ**

Textured
- **BK** Black
- **WH** White
- **BZ** Bronze
- **DGY** Dark Gray
- **MGY** Medium Gray

Customer specified
- **RAL** Specify optional color or RAL (ex: RAL7024)
- **CC** Custom color (Must supply color chip for required factory quote)

1. BL=IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Must specify a motion sensor lens.
8. Not available in 347 or 480V
9. Must specify input voltage.
10. TLRDS, TLRD7 and TLRPC receptacle pins 4 & 5 are capped off when ordered with any of the Dimming controls DD or FAWS or LLC.
11. Not available in 480V. Order photocell separately with TLRDS/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HIS not available with Type 5, 5W, BLC, BLC-90, BLC-270, LCL or RCL optics.
15. Not available with DD, DCC, and FAWS dimming control options.
16. Not available with DD, DCC, FAWS and LLC dimming control options.
17. When ordering SRDR, controller (by others) to be used on socket must be SR compatible (See specifications for more details). Consult factory for lead time. All 7 pins in NEMA receptacle are connected to SR driver. SRDR not available with TLRD6 or TLRPC.
18. 0-10V dimming driver standard.
19. LCL and RCL not available with 48L-1.2A or 64L-1A.



LIGHT POLE DETAIL

Scale: NONE

TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE 2020 FLORIDA BUILDING CODE, ALL AMENDMENTS AND SECTION 633 OF THE FLORIDA STATUTES.

Joeven M. Valenzuela P.E.
Florida Reg. No. 60287

Beacon Consulting Engineers
625 Casa Loma Blvd., Suite 106
Boynton Beach, FL 33435
561 424 3270
Mechanical • Plumbing • Electrical • Fire Protection
Consulting Engineering

Date: 11/20/2023
Project #: GW2023006/BCE230165
Drawn: DJM
ARC. LISC. Reg. #AR0009531

Revisions:

Item 2.

HOME 2 SUITES
LOXAHATCHEE GROVES, FLORIDA

George White ARCHITECT
6127 C. DURHAM DRIVE, LAKE WORTH, FLORIDA 33467 561-997-6698

E1.0b


HOME2
SUITES BY HILTON




HOME 2
SUITES BY HILTON

Groves Town Center Hotel

PROPOSED HOTEL AT GROVES TOWN CENTER COMPLIANCE WITH THE RURAL VISTA GUIDELINES

I. RURAL CHARACTER

Groves Hospitality LLC is proposing to develop a 91-Room Hotel within the Groves Town Center as part of serving guests who want to visit the western communities and the west end of the County. The building has been designed to resemble a barn. The four-story structure incorporates many preferred rural design elements on the exterior facades in keeping with other recently developed commercial buildings located in close proximity and adjacent to the subject site.

II. EXTERIORS:

Per Ordinance No. 2019-08 Groves Town Center Conditions of Approval F. Architectural, the building is designed in a Florida Vernacular style of architecture and incorporates many rural design elements such as a metal mansard roof, building siding, windows, and color scheme. The building exterior is consistent with the other commercial buildings already developed and/or approved and under development within Groves Town Center such as Aldi on Pod A; Wawa on Pod A, and the Carwash and Culvers restaurant on Pod B.

III. DESIGN DETAILS & BUILDING MATERIALS:

The four-story building incorporates a large canopy and moldings breaking up the massing between all floors. The building is designed to resemble a barn with the exterior primarily consisting of concrete (fiber cement) siding to achieve the rural look. The mansard roof along with horizontal and vertical articulation of the facades has been achieved with bump outs and roof towers. The building has concrete siding in multiple colors that are approved in the Town palette (i.e. Pantone Gray 6 CVP, Pantone Gray 3 CVP, Pantone Gray 4 CVP, and Pantone White 1-1-C).

IV. SIGNS:

The Hotel will incorporate one (1) wall sign (towards Southern Blvd.); one (1) monument sign; and a directional/wayfinding sign all meeting the requirements of the ULDC. A Master Sign Plan has been prepared to identify the location and sizes of all proposed signage. No advertising is proposed on any exposed amenity or facility such as benches and trash containers.

V. LIGHTING:

Aesthetic lighting throughout the site will be used to enhance building entrances, parking lot and site amenities around the site. Parking lot lighting on polls have been designed to not exceed 20 feet. All exterior lighting has been designed to direct downward and is shielded to contain light within the project as much as possible to provide security.

VI. PARKING:

Due to the Hotel use, parking has been provided to the ULDC minimum. Curbing has been incorporated into the driveway and parking space design to increase the amount of permeable area within the site. The proposed hotel has ninety three (93) parking spaces including four (4) Accessible parking spaces. All parking lots and vehicular use areas have been screened from all abutting properties with a durable vegetative landscape barrier.

VII. LANDSCAPING:

The landscape plan proposes to keep all the existing oaks and sabal palms along the north edge and northwest corner of the property. The landscape plan also proposes to relocate some existing small to medium size live oaks (existing along the south side) to the south edge of the property. This, along with new landscaping, will create sufficient screening/buffering from neighboring off-site uses and roadways.

ATTACHMENT 7– Proposed Site Plan, Public Park (Pod G)

April 10, 2024

Francine Ramaglia
Town Manager
Town of Loxahatchee Groves
155 F Road
Loxahatchee Groves, FL 33470

RE: Request Summary for Site Plan application for Town Commons use in Pod G in Groves Town Center

Dear Ms. Ramaglia,

WGI, Inc. represents Solar Sportsystems, Inc., ("Owner") who is the property owner of the Groves Town Center PUD project (the "PUD") located on Southern Boulevard between B and C Roads. The PUD received conceptual master plan approval from the Town Council on January 7, 2020 via Ordinance No. 2019-08.

Owner is currently in the process of modifying the PUD conceptual master plan in order to move the Town Commons use from Pod TC to Pod G and to allow a lodging use on Pod TC. Therefore, Owner is simultaneously applying for site plan approval for Pod G.

The proposed site plan for Pod G is similar in nature to the previously approved site plan for the Town Commons use on Pod TC. The proposed site plan has a stabilized pervious parking area that is large enough to accommodate trucks with horse trailers and it has a culverted horse trail crossing from Pod G across a drainage swale that connects to the existing equestrian trail in the 300-foot wide buffer to the west of Pod G. The grass parking lot will allow people who live too far away to ride their horses to the PUD property to trailer their horse and drive to Pod G, park, and access the equestrian trail through this spur to the trail. A split-rail wood fence will demark the outside boundaries of the parking lot. A water line is proposed to be extended into Pod G near the trail head in order to provide water for horses as needed. Electric service is not proposed to be extended to Pod G.

The remainder of Pod G is open grass area for use by the Town or other parties as scheduled through the Town for temporary events as described by condition B.9 of the PUD Ordinance.

Maintenance of Pod G will be borne by Owner as is required by condition B.9 of the PUD Ordinance.

The site plan for the Town Commons requires one (1) waiver from the Unified Land Development Code (“ULDC”). The waiver is to exceed the maximum plot size of five acres for an Institutional use per Sec. 30-035. Pod G is 5.43 acres. The Town Commons use is a low impact Institutional use, therefore exceeding the minimum lot size will not cause any issues. Further, if you exclude the conservation easement on Pod G that protects the existing wetland, the size of Pod G comes down to 4.16 acres.

Sec. 155-010(Z) of the Town Code states, “*An applicant for site plan approval for a non-residential use shall provide written documentation with the application demonstrating the specific measures*

that will be taken to prevent or minimize impacts upon adjacent residential plots within 250 feet of a boundary of the site plan. These impacts include the effects of excessive noise, objectionable odors, visible emissions, particulate matter (including dust, smoke, soot, and aerosols), solid wastes, hazardous wastes, fire and explosion. Specific measures include but are not limited to the provision of setbacks, buffers, landscaping, fencing, walls, and/or other measures as required by the ULDC."

Please note that the nearest residential plot to the north is approximately 650 feet away and the nearest residential plot to the west is 150 feet away. In-between Pod G and the properties to the west is the 100-foot-wide buffer of the Town Commons PUD, which is heavily landscaped and has an equestrian trail running through it. To the north, there is a wide flood compensation area, a landscaped berm and landscaping on both sides of the stormwater retention area in the 300-foot-wide portion of the PUD buffer. The Town will be in control of the schedule of events in the Town Commons so the Town can control noise at such events. There will be no odors, visible emissions, particulate matter, solid wastes or hazardous wastes generated in the Town Commons.

We respectfully request your favorable review and recommendation of the proposed site plan for Pod G and we look forward to working with your staff and presenting to the Town Council.

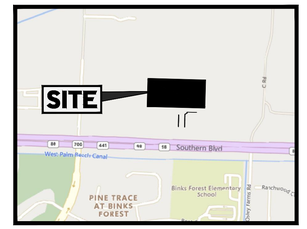
Sincerely,



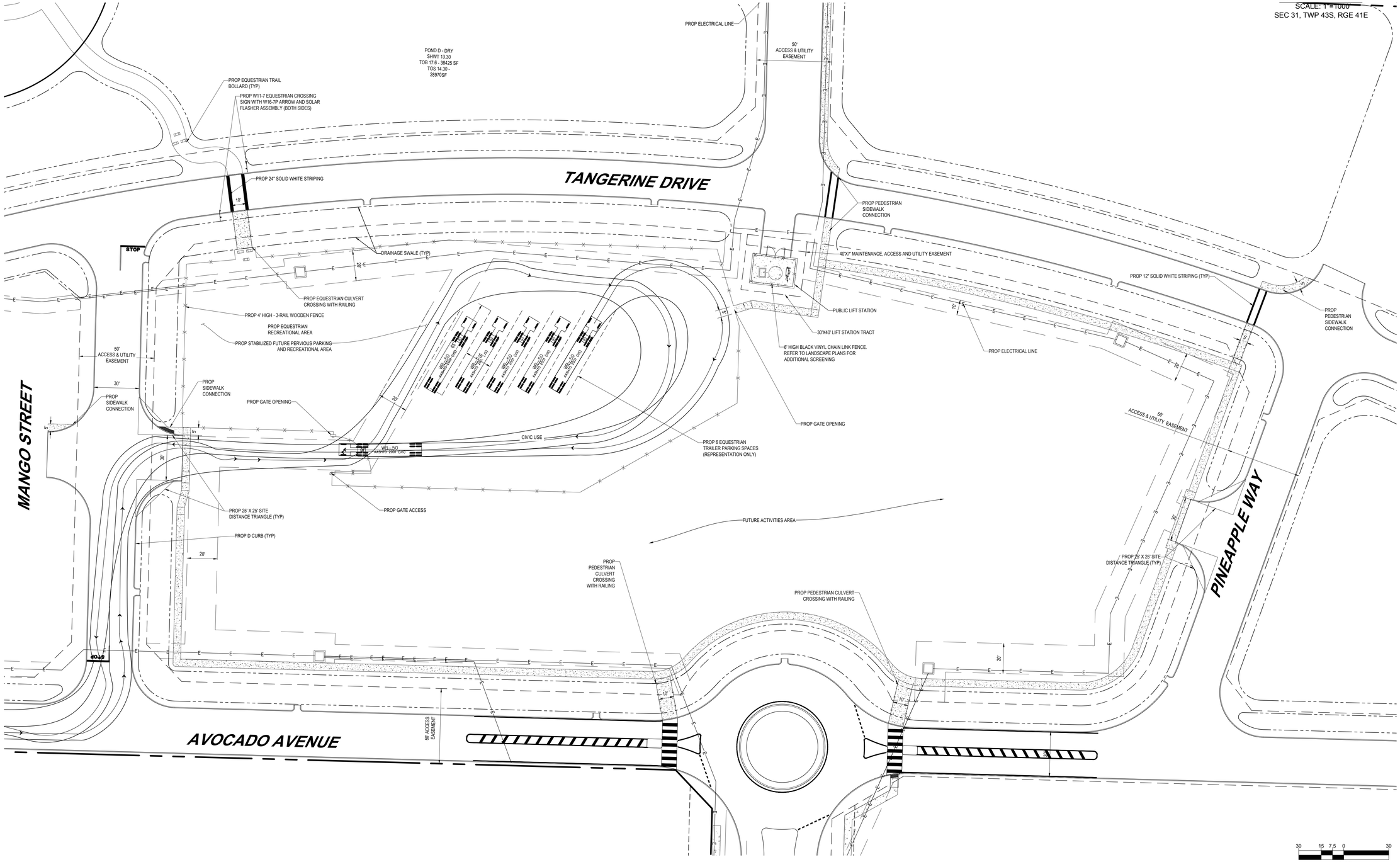
Matthew Barnes, AICP

PREVIOUSLY APPROVED SITE PLAN FOR TOWN COMMONS





LOCATION MAP
SCALE: 1" = 1000'
SEC 31, TWP 43S, RGE 41E



REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	01/06/2021	TOWN COMMENTS	SMM / TP
2	02/10/2021	TOWN COMMENTS	SMM / TSP
3	06/14/2021	TOWN COMMENTS	SMM / TSP

Sunshine 811
ALWAYS CALL 811
It's fast. It's free. It's the law.

SITE PLAN APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FLB200012
DRAWN BY:	SMM
CHECKED BY:	TP / SMM
DATE:	01/07/21
CAD I.D.:	FLB200012-SPP-0

PROJECT:

TOWN CENTER POD

FOR

SOLAR SPORTSYSTEM, INC.

LOCATION OF SITE:

N.E. CORNER OF SOUTHERN BLVD.
AND B ROAD
TOWN OF LOXAHATCHEE GROVES
PALM BEACH COUNTY, FL
SEC 31, TWP 43S, RGE 41E

BOHLER
200 S. BISCAYNE BLVD.
SUITE 20-126
MIAMI, FLORIDA 33131
Phone: (786) 681-0800
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

TOWN CENTER POD SITE PLAN

SHEET NUMBER:

EX-1

REVISION 3 - 06/14/2021

BOHLER TM
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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BSM



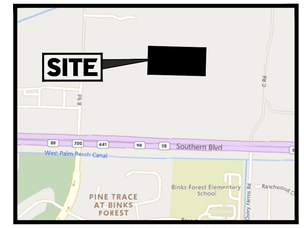
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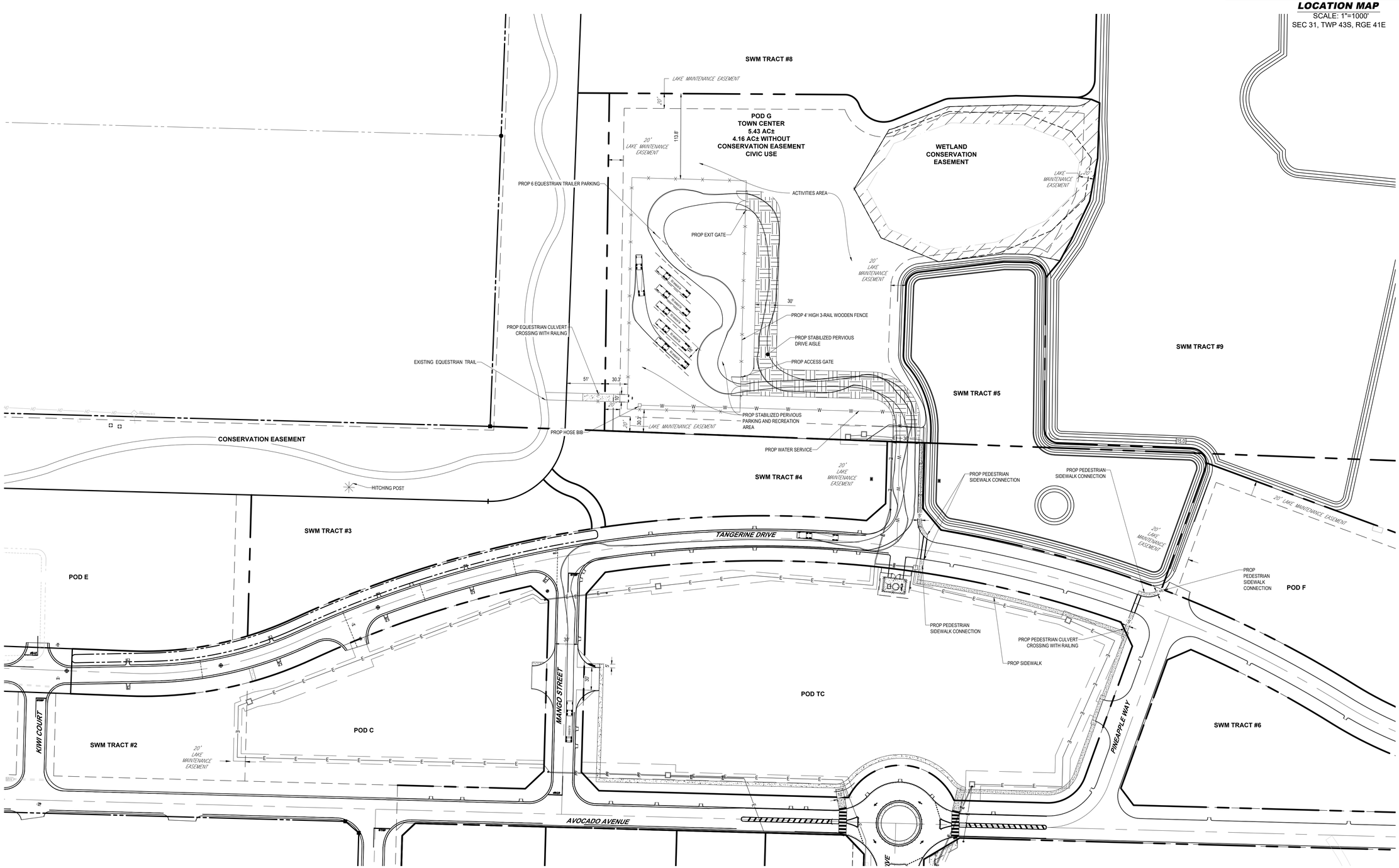
LEGEND

PERVIOUS DRIVE AISLE

SITE DATA TABLE	
TOTAL AREA (EXCLUDING CONSERVATION EASEMENT)	4.16 AC
IMPERVIOUS AREA	0 AC
PERVIOUS AREA	4.16 AC



LOCATION MAP
SCALE: 1"=1000'
SEC 31, TWP 43S, RGE 41E



REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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SITE PLAN APPROVAL

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PROJECT No.:	FLC220010
DRAWN BY:	TB
CHECKED BY:	SMM
DATE:	01/07/21
CAD I.D.:	FLC220010.00-SITE-TC-0

PROJECT:

TOWN COMMONS SITE PLAN

FOR

SOLAR SPORTSYSTEM, INC.

LOCATION OF SITE:

N.E. CORNER OF SOUTHERN BLVD. AND B ROAD
TOWN OF LOXAHATCHEE GROVES
PALM BEACH COUNTY, FL
SEC 31, TWP 43S, RGE 41E

BOHLER
1 SE 3RD AVE.
SUITE 2700
MIAMI, FLORIDA 33131
Phone: (786) 681-0800
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

POD G TOWN COMMONS SITE PLAN

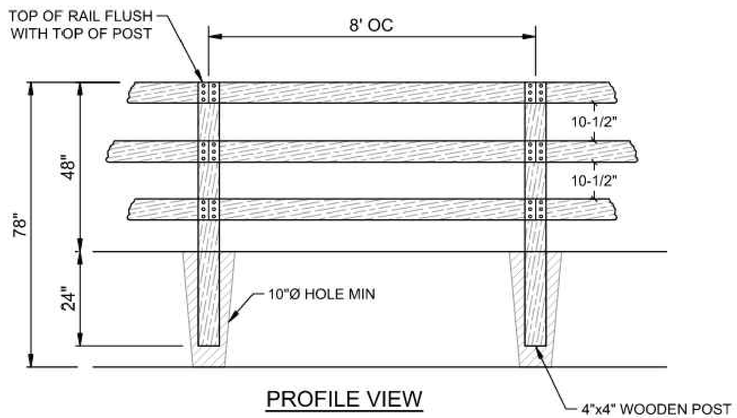
SHEET NUMBER:

EX-2

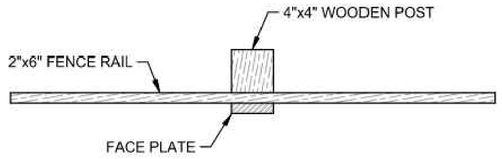
ORG. DATE - 02/08/2024

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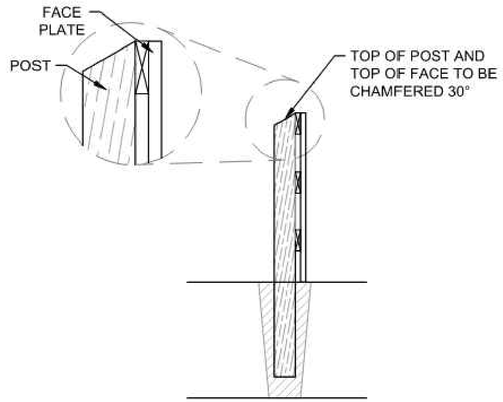
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PROFILE VIEW



PLAN VIEW

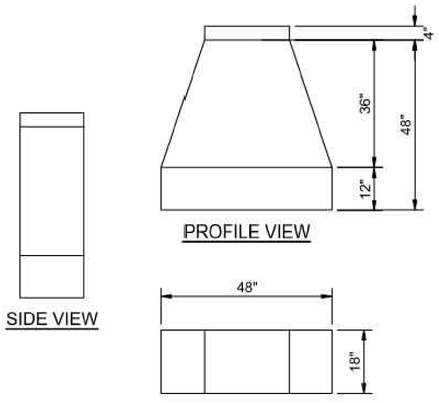


SECTION VIEW

NOTES

1. ALL WOOD SHALL BE PRESSURE TREATED
2. ALL FACE PLATES & FENCE RAILS SHALL FACE THE 'STREET SIDE' OF THE POSTS.
3. FASTENERS TO BE 3" GALVANIZED WOOD SCREWS
4. WOODEN POST TO BE DIRECT BURIED IN GROUND.

3-RAIL FENCE



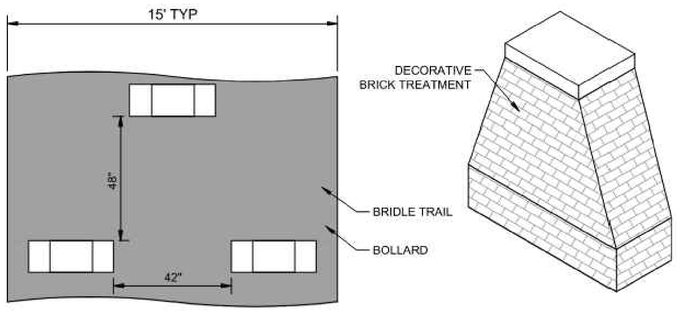
SIDE VIEW

PROFILE VIEW

PLAN VIEW

NOTES

1. FOR DIMENSIONAL AND LAYOUT PURPOSES ONLY.



TYPICAL LAYOUT

ISOMETRIC VIEW

EQUESTRIAN TRAIL BOLLARDS

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PROJECT No.:	FLC220010
DRAWN BY:	TB
CHECKED BY:	SMM
DATE:	01/07/21
CAD I.D.:	FLC220010.00-SITE-TC-0

PROJECT:

TOWN COMMONS SITE PLAN

FOR

SOLAR SPORTSYSTEM, INC.

LOCATION OF SITE:

N.E. CORNER OF SOUTHERN BLVD. AND B ROAD
TOWN OF LOXAHATCHEE GROVES
PALM BEACH COUNTY, FL
SEC 31, TWP 43S, RGE 41E

BOHLER
1 SE 3RD AVE.
SUITE 2700
MIAMI, FLORIDA 33131
Phone: (786) 681-0800
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

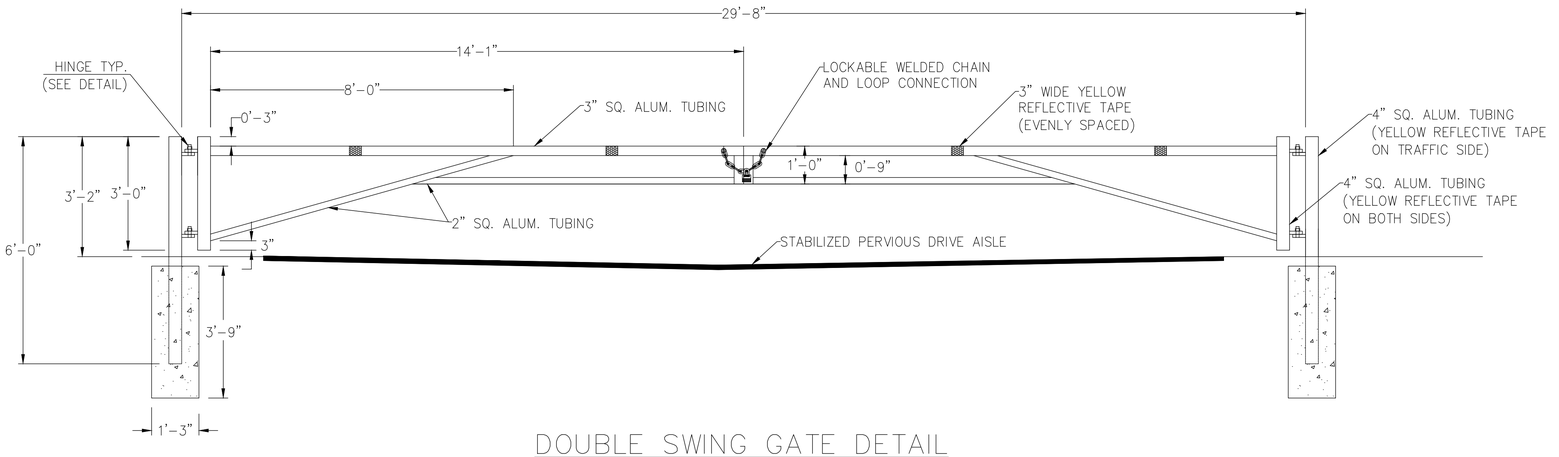
POD G TOWN COMMONS DETAILS

SHEET NUMBER:

EX-3

ORG. DATE - 02/08/2024

H:\2021\FLC220010.00\CAD\DRAWINGS\PLAN SETS\FLC220010.00-SITE-TC-0-----2LAYOUT DETAILS.dwg

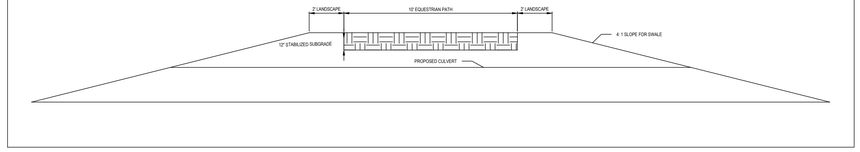


DOUBLE SWING GATE DETAIL

NOT TO SCALE

GENERAL NOTES

1. ALL ALUMINUM TUBING TO $\frac{1}{4}$" THICK ANODIZED WITH ROUNDED EDGES.
2. ALL JOINTS TO BE WELDED.
3. ALL OPEN ENDS OF ALUM. TUBING TO BE CAPPED WITH $\frac{1}{4}$" ALUM PLATE, WELDED. EDGES TO BE GROUND SMOOTH AND ROUNDED.



EQUESTRIAN PATH DETAIL

NOT TO SCALE

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PROJECT No.:	FLC220010
DRAWN BY:	TB
CHECKED BY:	SMM
DATE:	01/07/21
CAD I.D.:	FLC220010.00-SITE-TC-0

PROJECT:

TOWN COMMONS SITE PLAN

FOR

SOLAR SPORTSYSTEM, INC.

LOCATION OF SITE:

N.E. CORNER OF SOUTHERN BLVD. AND B ROAD
TOWN OF LOXAHATCHEE GROVES
PALM BEACH COUNTY, FL
SEC 31, TWP 43S, RGE 41E

BOHLER
1 SE 3RD AVE.
SUITE 2700
MIAMI, FLORIDA 33131
Phone: (786) 681-0800
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

POD G TOWN COMMONS DETAILS

SHEET NUMBER:

EX-4

ORG. DATE - 02/08/2024

H:\2021\FLC220010.00\CAD\DRAWINGS\PLAN SETS\FLC220010.00-SITE-TC-0-------JLAYOUT: DETAILS (2)

LEGEND:

◯ EXISTING TREE OR PALM TO REMAIN

S FPL SWITCH BOX

UTILITY EQUIPMENT NOTE:

1. SEE CIVIL DRAWINGS FOR FENCING, SWITCH BOX, AND HOSE BIB DETAILS.

LANDSCAPE AND ROOT BARRIER NOTES:

1. TREE LOCATION AND SPACING IS BASED ON DESIGN REQUIREMENTS AND THE THE TREES SHOWN ON THIS PLAN ATTEMPT TO ACCOMPLISH SPACING REQUIREMENTS WHILE MAINTAINING THE REQUIRED SETBACKS FROM PUBLIC UTILITIES. IN ANY CASE THE TREES SHALL BE PLANTED IN ACCORDANCE WITH THE PLANT DETAILS SHOW HEREIN.

2. TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY PAVING OR PUBLIC WATER, SEWER MAIN SERVICE, OR LIFT STATIONS. IF A TEN FOOT (10') CLEARANCE CANNOT BE ACHIEVED, SPACING CAN BE REDUCED TO SEVEN FOOT (7') IF INSTALLED WITH A 24" DEEP CONTINUOUS APPROVED ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCROACH INTO AN EASEMENT WITHOUT PRIOR APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 7.5 FEET OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL.

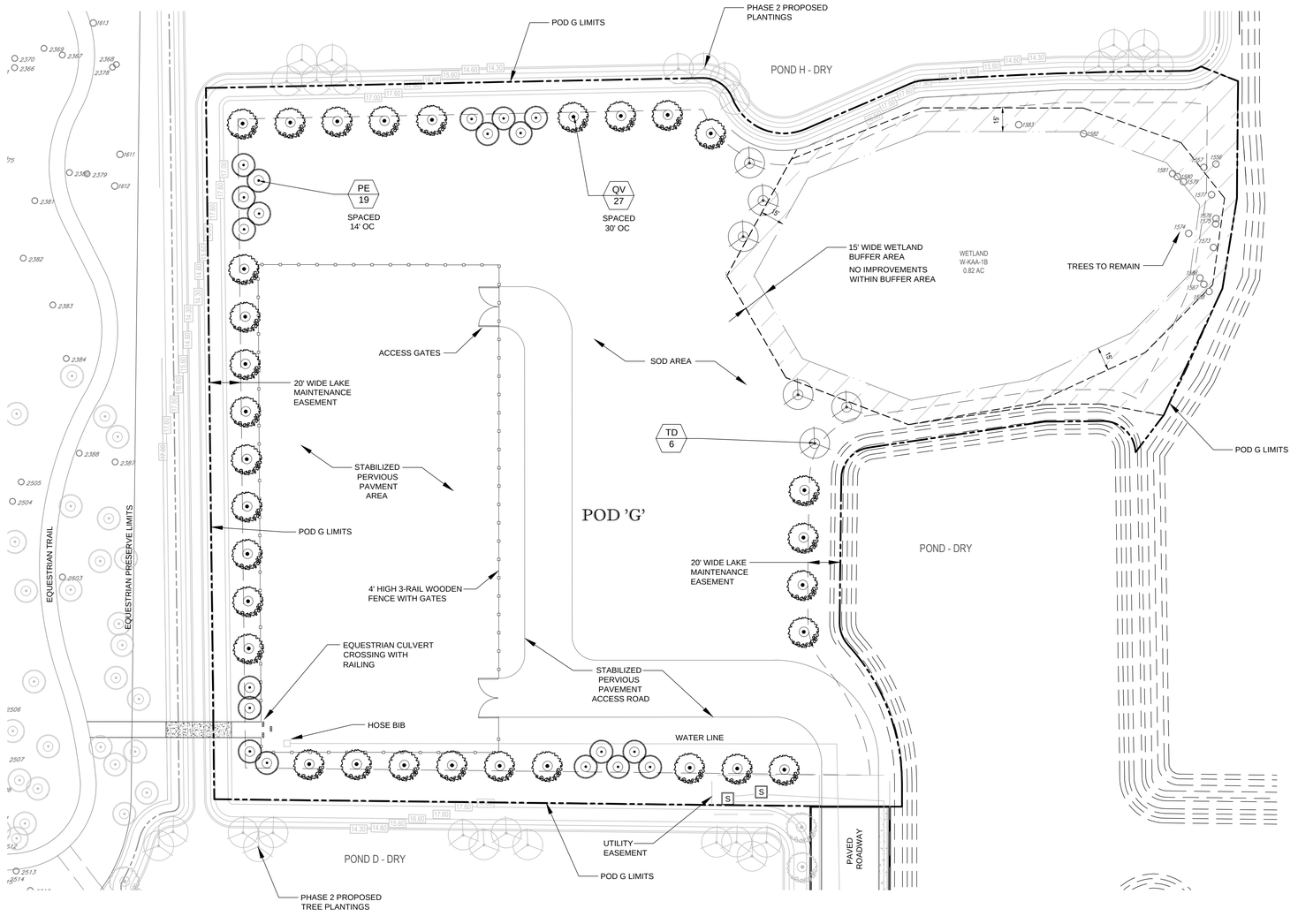
IRRIGATION PERFORMANCE NOTES:

1. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING WATER AND HAND WATERING TREES BASED ON THE FOLLOWING SCHEDULE:

   MONTH 1 - WATER DAILY WITH 3 GALLONS PER INCH CALIPER
   MONTH 2 THRU 4 - WATER EVERY OTHER DAY WITH 3 GALLONS PER INCH CALIPER
   MONTH 5 THRU 7 - WATER ONCE A WEEK WITH 3 GALLONS PER INCH CALIPER

GENERAL LANDSCAPE NOTES:

1. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE COMMON AREA LANDSCAPE TRACTS. FUTURE LANDSCAPE WITHIN THE PARCEL WILL BE MAINTAINED BY THE OWNER OR LESSEE.
2. ALL UNPAVED DISTURBED SURFACES SHALL BE GRADED AND SODDED WITH ARGENTINE BAHIA GRASS. GRASS AREAS SHALL BE WATERED UNTIL ESTABLISHED, AND RE-SEEDED OR SODDED IF NECESSARY TO OBTAIN A HEALTHY STAND OF GRASS PRIOR TO FINAL ACCEPTANCE. THE BANKS OF DRY RETENTION AREAS SHALL BE SODDED WITHIN THE SITE LIMITS AND ANY DAMAGED SOD AREAS OUTSIDE OF THE PROJECT LIMITS WITH ARGENTINE BAHIA GRASS.
3. ALL TREES WILL BE MULCHED WITH A 4' DIAMETER x 3" LAYER OF SHREDDED HARDWOOD.
4. NO REFERENCE TO ENGINEERING SHOULD BE MADE FROM THIS SHEET. SHEET(S) ARE FOR LANDSCAPE REFERENCE ONLY.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANS AND WRITTEN SPECIFICATIONS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL BY THE OWNER'S REP.
6. THE LANDSCAPE PLANTINGS SHALL BE INSTALLED IN COMPLIANCE WITH EXISTING CODES AND APPLICABLE DEED RESTRICTIONS OR REQUIREMENTS.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MATERIALS AND QUANTITIES PRIOR TO BIDDING, AND NOTIFY OWNER'S REP OF ANY PLAN DISCREPANCIES PRIOR TO CONSTRUCTION. RESOLUTION OF DISCREPANCIES FOUND DURING CONSTRUCTION SHALL BE IN FAVOR OF THE OWNER.
8. ANY DEVIATION FROM PLANT QUANTITY, SIZE OR GRADE MAY JEOPARDIZE THE CERTIFICATE OF OCCUPANCY.
9. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS ARE MINIMUMS ONLY. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. OWNER'S REP SHALL BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE PLANS.
10. CONTRACTOR TO NOTIFY SUNSHINE STATE ONE CALL OF FLORIDA, INC AT 800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
11. THE HEALTHY, NEAT, AND ORDERLY APPEARANCE OF ALL REQUIRED LANDSCAPING MATERIALS IS THE CONTINUAL RESPONSIBILITY OF THE PROPERTY OWNER AFTER FINAL ACCEPTANCE.

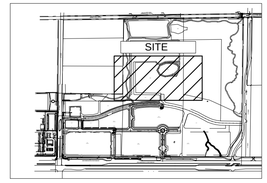


PLANT SCHEDULE:

	SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	SPECIFICATIONS (MINIMUMS)
	TREE CREDITS PLANTED				
MITIGATION	QV	27	Quercus virginiana	Southern Live Oak	16' Ht, 4"- 6" DBH
MITIGATION	PE	19	Pinus elliottii var. densa	Densa Slash Pine	16' Ht, 4"- 6" DBH
MITIGATION	TD	6	Taxodium distichum	Bald Cypress	16' Ht, 4"- 6" DBH
	SOD				
	⁎	⁎⁎		Argentine Bahia	Sod - Tight Joints, Clean Cut In

⁎ SEE GENERAL LANDSCAPE NOTE 2
⁎⁎ CONTRACTOR TO VERIFY BEFORE BIDDING

KEY MAP:



SCOTT BARBER DESIGNS P.A.
LANDSCAPE ARCHITECTURE & PLANNING
LC-26000593
1551 WYNDCLIFF DRIVE
WELLINGTON, FL 33414
(561) 309-7263

REGISTERED LANDSCAPE ARCHITECT
SCOTT J. BARBER
LA-0001660
STATE OF FLORIDA

REVISIONS

REV	DATE	COMMENT	BY

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	20-010.09
DRAWN BY:	SJB
CHECKED BY:	SM
DATE:	3/8/24
SCALE:	AS NOTED
CAD I.D.:	LD_3/8/24.DWG

PROJECT:
GROVES TOWN CENTER
POD 'G'
FOR
SOLAR SPORTSYSTEM, INC.
LOCATION OF SITE
NE. CORNER OF SOUTHERN BLVD. AND 'B' ROAD
LOXAHATCHEE GROVES
PALM BEACH COUNTY

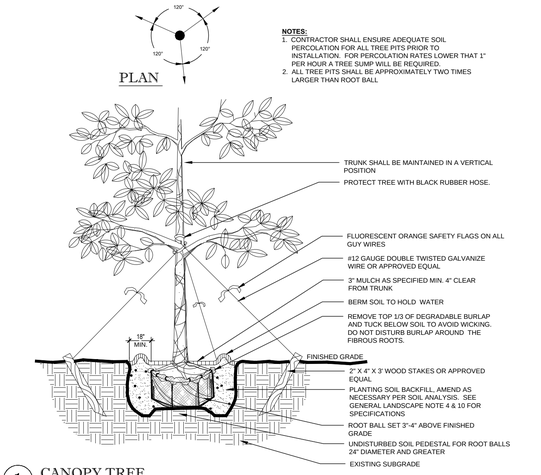
SCALE:
N W E S
40 20 0 40
1"= 40'

SHEET TITLE:
POD 'G' LANDSCAPE PLAN

SHEET NUMBER:
LP-1

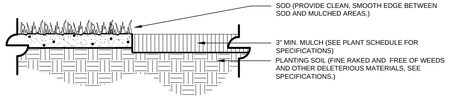
CANOPY TREE PLANTING NOTES:

1. EACH TREE SHALL RECEIVE SIX "AGRIFORM" 21 GRAM TABLETS PER MANUFACTURER'S DIRECTIONS.
2. ALL TREES SHALL HAVE A MINIMUM CLEARANCE OF 15' FROM LIGHT POLES, AND SHALL NOT BE INSTALLED WITHIN 10 FT. OF ANY ABOVE GROUND UTILITIES OR WITHIN 30 FT. OF THE FACE OF A STOP SIGN.
3. ANY NECESSARY TREE TRIMMING SHALL BE IN ACCORDANCE WITH LOCAL CODES AND THE AMERICAN NATIONAL STANDARD INSTITUTE (ANSI)A-300 PRUNING STANDARDS.

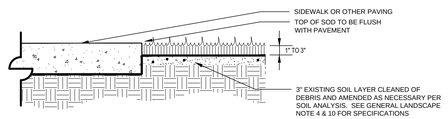


1 CANOPY TREE
SCALE: NTS

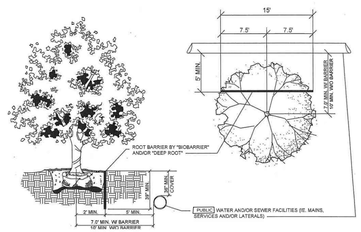
NOTES:
1. ALL MULCH SHALL BE PEST AND INSECT FREE.
2. COMPLETELY REMOVE EXISTING SOD AS REQUIRED PRIOR TO PLACING MULCH.



2 MULCH APPLICATION
SCALE: NTS



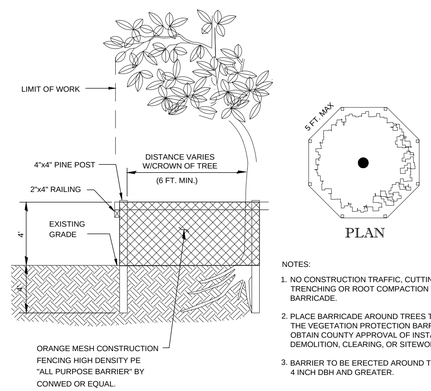
3 SOD APPLICATION
SCALE: NTS



4 LANDSCAPE ROOT BARRIER DETAIL
SCALE: NTS

GENERAL PLANTING NOTES:

1. NUISANCE, EXOTIC PLANT SPECIES REMOVAL SHALL BE COMPLETED IN ACCORDANCE WITH SECTIONS OF THE MUNICIPAL REGULATIONS, GUIDELINES AND STANDARDS.
2. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER, AS SET FORTH BY THE LATEST EDITION OF FLORIDA GRADES AND STANDARDS,
3. PLANT MATERIAL SHALL BE LOCAL FLORIDA NURSERY STOCK.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A TOPSOIL / PLANTING SOIL ANALYSIS REPORT WITH FERTILIZER RECOMMENDATIONS, FOR ORNAMENTAL PLANTINGS, PRIOR TO INSTALLATION OF THE PLANTING SOIL. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY IMPROPER SOIL CONDITIONS (WETNESS, MUCK, DEBRIS, ETC.) PRIOR TO INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR ALL SOIL AMENDMENTS AND/OR FERTILIZER RECOMMENDED BY THE SOIL ANALYSIS REPORT FOR HEALTHY, VIGOROUS PLANT GROWTH. SEE NOTE 10.
5. ALL PLANT MATERIAL HOLES SHALL BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES, EXISTING TREE ROOTS, OR PROJECT IMPROVEMENTS.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPE ELEMENTS UNTIL FINAL ACCEPTANCE BY THE OWNER'S REP. THIS MAINTENANCE SHALL INCLUDE BUT MAY NOT BE LIMITED TO MOWING, EDGING AND TRIMMING GRASS, KEEPING PLANTING BEDS FREE OF DEBRIS AND WEEDS, MANAGING ALL DISEASE OR INFESTATION, WATERING OF PLANT MATERIALS, AND MAINTAINING MULCH.
7. ALL SHRUB / GROUND COVER MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS, AND ALL TREES / PALMS FOR 1 YEAR, FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER'S REP.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND STAKE ALL UTILITIES. A MINIMUM OF TEN FEET SEPARATION IS REQUIRED BETWEEN UTILITIES AND TREE PLANTINGS WITHOUT A ROOT BARRIER. IN ADDITION, ALL TREES SHALL BE LOCATED AT LEAST 15 FEET FROM LIGHT POLES AND SIX FEET AWAY FROM THE FLOW LINE OF SWALES AND PROPOSED OR EXISTING STORM WATER INLETS.
9. NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDER-STORY TREES AND SHRUBS OR GROUND COVER. THIS WILL ENSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
10. PLANTING SOIL SHALL CONSIST OF NATURAL, FRIABLE, FINE LOAM SOIL WITH A pH OF 5.5 TO 7.0, AND 3-5% ORGANIC MATTER. IT SHALL BE FREE OF WEED SEEDS, PATHOGENS, LITTER, SOD, CLAY, ROAD BASE, STONES, ROOTS AND STUMPS TO A DEPTH OF 2 FEET. ALL PLANTING AREAS SHALL HAVE POSITIVE DRAINAGE. TOP SOIL THAT DOES NOT MEET THIS SPECIFICATION SHALL BE SUBSTITUTED WITH PROPER BORROW SOIL OF 50/50 MIXTURE OF MUCK AND CLEAN SAND OR APPROVED EQUAL. SEE NOTE 4.
11. BED PREPARATION: LOOSEN SOIL TO A MINIMUM DEPTH OF TWELVE INCHES AND REMOVE ANY DEBRIS. RE-GRADE THE BED TO ITS ORIGINAL GRADE. DIG PLANTING PITS AT 2 TIMES THE DIAMETER OF THE POT. FILL PLANT PIT WITH SPECIFIED PLANTING MIX AND COMPACT SO THAT THE TOP OF ROOT BALL WILL SETTLE 1/8 DEPTH OF THE ROOT BALL ABOVE FINISH GRADE. SET PLANT AND FILL REMAINDER OF HOLE WITH PLANTING MIX. FERTILIZE EACH PLANT WITH THE RECOMMENDED RATE BASED ON SOIL ANALYSIS AND RECOMMENDATIONS. WATER IN THOROUGHLY. RESET ANY PLANTS THAT SETTLE TOO DEEP. REMOVE SPOIL SOIL AND RAKE THE BED TO ITS FINISH GRADE. COVER ALL BED AREAS WITH A 3" DEPTH OF APPROVED ORGANIC MULCH, ENSURE MULCH OVER ROOT BALLS DOES NOT EXCEED A DEPTH OF ONE INCH. REMOVE ALL DEBRIS FROM THE MULCH. WATER BED THOROUGHLY.
12. ALL PROPOSED PLANTING AREAS SHALL RECEIVE A THREE INCH LAYER OF MULCH. ALL TREES NOT LOCATED WITHIN A PLANTING BED SHALL RECEIVE A FOUR FEET DIAMETER MULCH RING. SEE GENERAL LANDSCAPE NOTES FOR TYPE.
13. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HOLDING THE FINE GRADING OF PLANTING AREAS TO ENSURE AT LEAST THREE PERCENT POSITIVE DRAINAGE AWAY FROM PAVED AREAS INTO TURF AREAS, PONDS OR OTHER DRAINAGE WAYS.
14. SLOPES GREATER THAN 4:1 SHALL REQUIRE SODDING FOR STABILIZATION.
15. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING IS REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1.
16. IF ALTERNATIVE VEGETATION IS UTILIZED (I.E. MATCHING AND/OR EXTENDING EXISTING SHRUB BED, THE INSTALLED MATERIAL MUST BE HEAL THY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE TO FLORIDA NO.1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS", PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. MATERIAL IN SOME INSTANCES SHALL EXCEED NO. 1 GRADE, IN ORDER TO MEET THE MINIMUM REQUIREMENTS OF THIS PROJECT.
17. SOD SHALL BE INSTALLED IN ALL DISTURBED LANDSCAPE AREAS THAT ARE NOT PLANTED OR HARDSCAPED. CONTRACTOR SHALL VERIFY SOD QUANTITY.
18. LANDSCAPE CONTRACTOR SHALL REPAIR, RELOCATE AND/OR REPLACE ANY CONSTRUCTION DAMAGED OR REMOVED LANDSCAPE MATERIALS, ON OR OFF SITE, THAT ARE NOT DELINEATED ON THE DEMOLITION PLANS. CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER'S REP. PRIOR TO ANY REMEDIATION LANDSCAPE EFFORTS.



5 TREE BARRICADE DETAIL
SCALE: NTS

SCOTT BARBER DESIGNS P.A.
LANDSCAPE ARCHITECTURE & PLANNING
LC-26000593
1551 WYNDCLIFF DRIVE
WELLINGTON, FL 33414
(561) 309-7263

REGISTERED LANDSCAPE ARCHITECT · SCOTT J. BARBER · LA-0001660 · STATE OF FLORIDA

REVISIONS

REV	DATE	COMMENT	BY

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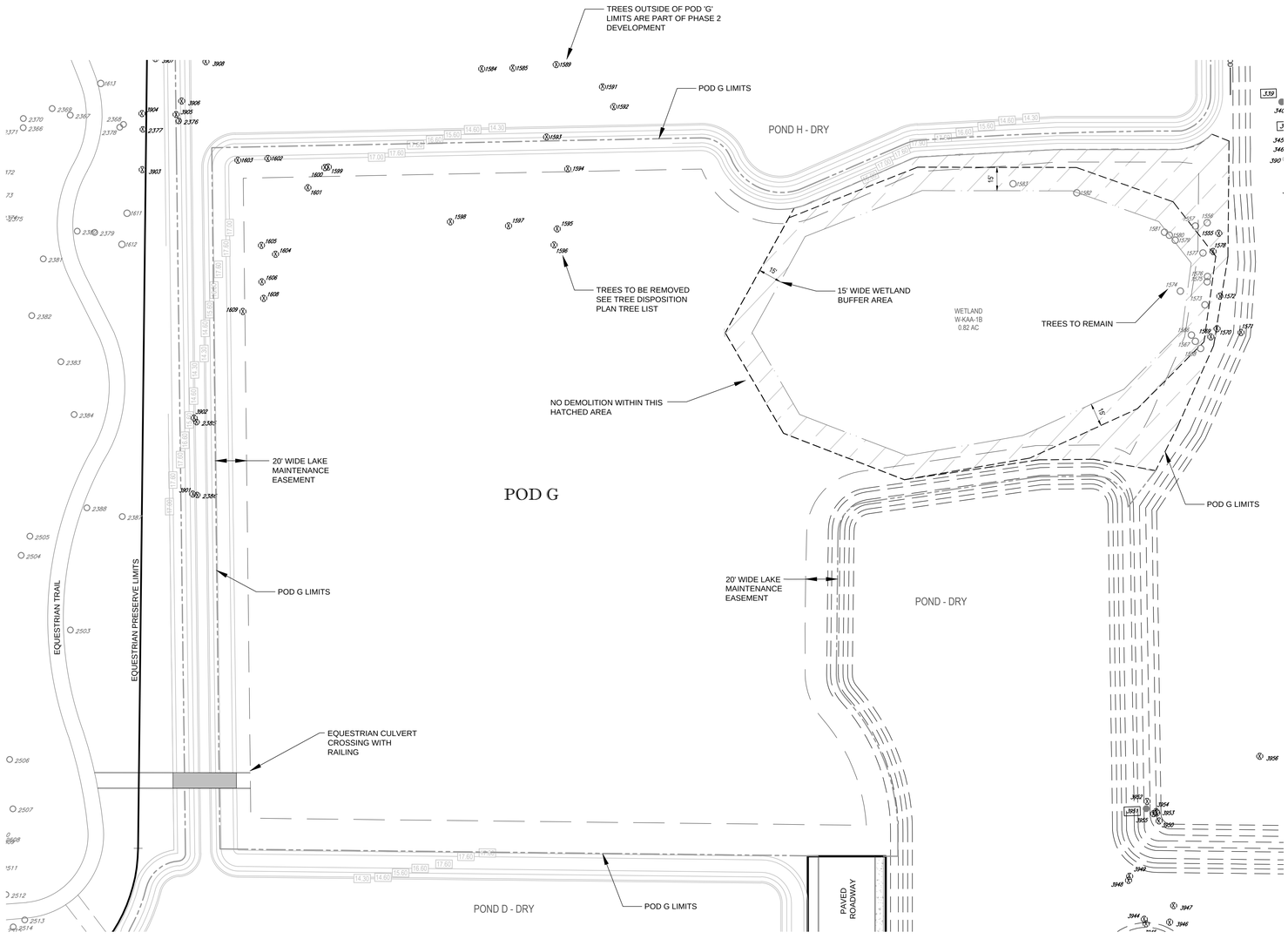
PROJECT No.:	20-010.09
DRAWN BY:	SJB
CHECKED BY:	SM
DATE:	3/8/24
SCALE:	NOTED
CAD I.D.:	LD_3/8/24.DWG

PROJECT:
GROVES TOWN CENTER
POD 'G'
FOR
SOLAR SPORTSYSTEM, INC.
LOCATION OF SITE
NE. CORNER OF SOUTHERN BLVD. AND 'B' ROAD
LOXAHATCHEE GROVES
PALM BEACH COUNTY

SCALE:

SHEET TITLE:
POD 'G' LANDSCAPE NOTES & DETAILS

SHEET NUMBER:
LP-2



LEGEND:

○ EXISTING TREE OR PALM TO REMAIN

⊗ EXISTING TREE OR PALM TO REMOVE (4" DBH AND GREATER)

TREE DISPOSITION NOTES:

1. 1 NON-SPECIMEN OAK (8" DBH), WITH 7" - 13" DBH WILL BE REMOVED AND REPLACED ON SITE AT 1:1 DBH WITH 2 - 16' HT x 4" DBH OAKS.
2. 8 NON-SPECIMEN PINES (76" DBH) WITH 7" - 13" DBH WILL BE REMOVED AND REPLACED ON SITE AT 1:1 WITH 19 - 16' HT x 4" DBH PINES.
3. 2 SABAL PALMS WILL BE REMOVED AND REPLACED ON SITE AT 1:1 WITH 1 - 16' HT X 4" DBH OAK.
4. ALL TREES WITHIN THE WETLAND BUFFER AREA WILL BE PRESERVED. NO VEGETATION DEMOLITION WILL OCCUR WITHIN THE WETLAND BUFFER AREA.
5. SEE POD G LANDSCAPE PLANS FOR MITIGATION TREE INSTALLATION LOCATIONS.

TREES TO REMOVE		
TREE ID	TREE DIAMETER	TREE SPECIES
1595	12"	SABAL PALM
1596	7"	PINE TREE
1597	9"	PINE TREE
1598	12"	PINE TREE
1599	11"	PINE TREE
1600	6"	PINE TREE
1601	11"	PINE TREE
1604	12"	PINE TREE
1605	8"	PINE TREE
1606	12"	SABAL PALM
1608	8"	OAK TREE

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REVISIONS

REV	DATE	COMMENT	BY

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	20-010.09
DRAWN BY:	SJB
CHECKED BY:	SM
DATE:	3/8/24
SCALE:	AS NOTED
CAD I.D.:	TD_3/8/24.DWG

PROJECT:
GROVES TOWN CENTER MASTER INFRASTRUCTURE
FOR
SOLAR SPORTSYSTEM, INC.
LOCATION OF SITE
NE. CORNER OF SOUTHERN BLVD. AND 'B' ROAD
LOXAHATCHEE GROVES
PALM BEACH COUNTY

SCALE:
N W E S
150 75 0 150
1"= 150'

SHEET TITLE:
POD 'G' TREE DISPOSITION PLAN

SHEET NUMBER:
TD-1

EXHIBIT C
Town Center (TC) Pod G Site Plan
Conditions of Approval

A. GENERAL

1. The conditions of approval herein shall apply to the Owner, Applicant and their successors and assigns.

2. The Final Conditions of Approval in Town Ordinance ~~2019-08~~[insert new ordinance number for PUD] are adopted and incorporated herein by reference. Ordinance ~~2019-08~~[insert new ordinance number for PUD] assigned an amended Multiple Land Use Planned Unit development (MLU,'PUD) zoning designation to the site.

3. Development of the site is limited to the uses depicted and stated in the Site Plan ~~is~~ dated ~~August 17, 2021~~[insert new date]. All modifications to the Site Plan shall be approved by the Town Council with the following exceptions which may be approved by the Town Manager:

a) Administrative amendments permitted under Section 155-005 of the ULDC;

b) Amendments required to conform to the Conceptual Master Plan;

c) Amendments necessary to comply with Site Plan Conditions of Approval; and

d) Infrastructure and utility improvements which are in accordance with the ULDC.

4. The Town Manager and his designated agents shall review and approve all building permit applications prior to processing by ~~Palm Beach County~~the Town of Loxahatchee Groves for consistency with the following: (1) Site Plan and Conditions of Approval; (2) Landscape Plan; (3), and Pedestrian Access Exhibit

5. Prior to submittal of any building permit applications for processing by ~~Palm Beach County~~the Town of Loxahatchee Groves, the Town Manager and Town Engineer shall review and approve all land development plans.

6. Consistent with the Palm Beach County Mandatory Traffic Performance Standards criteria in place at the time of this approval, no building permits for the site shall be issued after ~~December 3~~ 1, ~~2022~~November 29, 2029. A time extension for this condition shall be acknowledged by the Town of Loxahatchee Groves pursuant to a State of Emergency Order issued by the Governor of Florida upon written notification by the Owner, or

approval of a traffic study which complies the Palm Beach County Mandatory Traffic Performance Standards in place at the time of the request.

7. Exhibit D *Description of Common Areas* of the Declaration of Master Covenants for Groves Town Center recorded in the Public Records of Palm Beach County (ORB 30693 PG 680) shall be revised by Owner to reflect the current Conceptual Master Plan, per Town Ordinance ~~2019-08~~[insert new ordinance number for PUD], including the redefined and relocated Town Center (~~TC~~ Pod G)

8. The Town Center (~~TC~~ Pod G) shown on the Conecptual Master Plan dated ~~December 30, 2019~~[insert new date] shall remain owned by Owner and their successors and assigns and maintenance of ~~TC~~ Pod G is the responsibility of Owner. Scheduling uses for ~~the TC~~ Pod G is the responsibility of the Town. The Town may use ~~TC~~ Pod G at any time the Town sees fit, subject to compliance with the Town Unified Land Development Code (ULDC). ~~The TC~~ Pod G may be rented or leased to any individual person(s) and/or business (es) for temporary uses, subject to compliance with the ULDC and any Town permitting requirements. Any party that uses ~~TC~~ Pod G is responsible for cleaning up after the event and returning ~~TC~~ Pod G to the same condition ~~the TC~~ Pod G was in before the party used ~~the TC~~ Pod G.

B. LAND USE AND SITE PLANNING

1. Development of the site shall be limited to ~~a~~ uses consistent with the Site Plan dated ~~August 17, 2021~~[insert new date].

2. All on-site deliveries during construction shall be made from project entrances off of Southern Boulevard unless previously approved by the town Manager.

~~3. Coincident with construction of the perimeter drainage swales, the pedestrian access connections shall be installed on Tangerine Drive, Avocado Avenue and Mango Street and certified and approved by the Town.~~

C. **ENGINEERING**

~~1. Prior to the issuance of the Site Development Permit for this project, The Master Site Development Permit for the 1st Phase of Construction must be approved by the Town.~~

~~2. Prior to the issuance of the Site Development Permit and Building Permit for this project, Applicant shall provide itemized cost estimates and surety for the affected portion of Pod B per Town Code Section 100-060.~~

~~3.~~1. Prior to the commencement of construction of this project Applicant shall:

a. Provide the Town Engineer with copies of all permits, permit applications, and requests for additional information to and from the regulatory agencies regarding issues on all permit applications, certification, and approvals for this project including, but not limited to, the South Florida Water Management District, Palm Beach County Water Utilities Department, Palm Beach County Fire Rescue, Palm Beach County Health Department, etc.

b. Schedule a pre-construction meeting worth the Town. Inspections related to the Site Development Permit for this project will not be performed until the pre-construction meeting has occurred. Failure to comply with this condition could result in a Stop Work Order for all work and construction activity related to this project.

~~4.~~2. The applicant shall comply with all Federal EPA and State of Florida Department of Environmental Protection NPDES requirements including, but not limited to, preparation of a stormwater pollution prevention plan and identification of appropriate Best Management Practices, as generally accepted by the Environmental Protection Agency (EPA) and local regulatory agencies, for construction activities, implementation of the approved plans, inspection, and maintenance of controls during construction, including a Notice of Intent prior to the start of construction and a Notice of Termination prior to the certification of the Site Development Permit.

~~5.~~3. The construction, operation and maintenance of any elements of this project shall not have any negative impacts on the existing drainage of the surrounding areas, If at any time during the project development, it is determined by the Town that any of the surrounding areas are experiencing negative drainage impacts caused by this project, it shall be the applicant's responsibility to resolve said impacts in a period of time and a manner that is acceptable to the Town prior to additional construction activities. The Town may issue a Stop Work Order or cease issuance of any related Building Permits until all drainage concerns are resolved.

~~6.~~4. Prior to the issuance of the Certificate of Completion for the Site Development Permit, the application shall:

a. Submit to the Town all required recorded easements and easement modifications.

b. Provide electronic certified civil design as-built drawings in both PDF and AutoCAD formats for review and approval by the Town Engineer.

D. LAND CLEARING AND LANDSCAPING

1. Prior to any land clearing activities, the property owner shall comply with the permit requirements of the Loxahatchee Groves Native Tree Preservation, Soil Stabilization and Invasive Exotic Removal regulations (ULDC Article 87).

2. Project landscaping shall comply with the Landscape Plan dated ~~June14, 2021~~[insert new date].

3. Preconstruction surveys shall be implemented for the following species: Eastern Indigo Snake; Gopher Tortoise; and Florida Bonneted Bat. Appropriate relocation and protective measures, to be coordinated with the Town, shall be undertaken pending the results of the surveys.

4. A Floodplain Development Application shall be submitted to, and approved by the Town prior to commencing any land clearing or development.

5. Potentially objectionable features (e.g. mechanical equipment, sewer lift station, dumpsters and trash receptacles, etc.) shall be indicated on project site plans and screened from public view.

~~6. Fencing along Tangerine Drive and Mango Street shall be of the same materials and design as that presented on Sheet C-901 of the Town Center Pod Details dated January 7, 2021.~~

E. EXTERIOR LIGHTING

1. Should exterior lighting be proposed in the future, a site plan amendment shall be required and lighting shall comply with the requirements of ULDC Section 50-030 *Outdoor Lighting,* as revised by Ordinance 2019-06.

~~F. PARKING AND LOADING~~

~~1. Prior to, or in conjunction with the next Grove Town Center Pod site plan application, the location of an equestrian parking lot shall be approved by the town Council.~~

~~G.~~F. SIGNAGE

1. Permitted signs are listed in ULDC Section 90-040(C).~~The initial sign permit submittal, including pedestrian crossing signs, shall include a master sign program detailing the location, number, colors and size of proposed signage within the TC Pod development. The master sign program shall be used as model for all subsequent signage within the TC Pod development.~~

2. Per Sections 05-040 and 90-070 of the ULDC, permits for all projects signs shall be ~~obtained prior to~~processed concurrently with the building permit application.

I. UTILITIES AND SERVICES

~~1. A Developer's Agreement shall be executed between Owner and the Palm Beach County Water Utility Department and approved by the Town Council of the Town of Loxahatchee Groves for wastewater lit station.~~

1. Solid waste collection and disposal may become necessary, as determined by the Town Council. If so, collection and disposal service shall be accomplished by contract between the Owner and the Town's contract hauler.