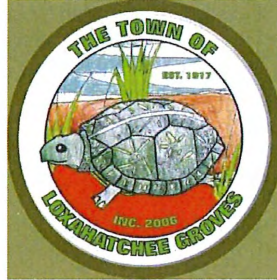


TOWN OF LOXAHATCHEE GROVES
TOWN HALL CHAMBERS
PLANNING AND ZONING BOARD AS LOCAL PLANNING AGENCY

AGENDA

December 15, 2022 – 5:30 to 6:30 P.M.



William Ford Chairmen (Seat 1)
Audrey Friedrich (Seat 3)
William Bell Vice Chairman (Seat 5)

Brett Raslowitz (Seat 2)
Neil O'Neal III (Seat 4)

Administration

Town Manager Francine Ramaglia
Town's Planning Consultant, Jim Fleishmann
Town Clerk, Lakisha Q. Burch

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's 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.

The Planning & Zoning Board generally meets on the 4th Thursday of each month subject to the filing of applications. It also acts as the Local Planning Agency (LPA).

CALL TO ORDER

OPENING

- 1. Call to Order & Roll Call**
- 2. Approval of Agenda**

2. Public Comments

REGULAR AGENDA

1. Loxahatchee Groves Orthopedic Institute ((PBOI) Site Plan Approval

2. Public Comments

COMMITTEE MEMBER COMMENTS

SET NEXT MEETING DATE

ADJOURN PLANNING AND ZONING BOARD

**TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD (PZB)
December 8, 2022**

**AGENDA ITEM STAFF SUMMARY:
Site Plan Review SP 2022-504189
Loxahatchee Groves Orthopedic Institute (PBOI)**

I. Site and Applicant Information

Current Project Name	Groves town Center Pod C
Proposed Project Name	Loxahatchee Groves Orthopedic Institute
Project No.	Site Plan Approval SP 2022-504189
Agent	Brian Cheguis, iPlan & Design , LLC
Applicant	Palm Beach Orthopedic Institute, P.A. and Prestige Construction and Development, LLC
Owner	Loxahatchee Equestrian Partners, LLC and Solar Sportsystems, Inc.; Daniel Zimmer
Parcel Control No.	41-41-43-31-13-000-0031 and 41-41-43-31-13-000-0032
Location	Northeast corner of Southern Boulevard and "B" Road
Size (Acreage)	1.964 Acres
Zoning	Multiple Land Use Planned Unit Development (MLU/PUD)
Future Land Use	Multiple Land Use
Site Area Existing Use	1.964 - Vacant
Site Area Proposed Use	1.964 – Medical Office Building

II. Site Area Adjacent Properties (Refer to Exhibit 1)

LAND USE	NORTH	SOUTH	EAST	WEST
EXISTING USE	Vacant - Groves Town Center MLU/PUD	Avocado Avenue followed by Aldi Grocery and Vacant	Vacant - Groves Town Center MLU/PUD	Retention Pond- Groves Town Center MLU/PUD
APPROVED USE	Office)and Retention Pond	Aldi Grocery and Southern Palms Car Wash	Mango Street followed by Groves town Center Pod TC (Town Center)	Groves Town Center Retention Pond.
FUTURE LAND USE	Multiple Land Use (MLU)	Multiple Land Use (MLU) Groves Town Center Pods A and B	Multiple Land Use (MLU) Groves Town Center TC Pod	Multiple Land Use (MLU) -
ZONING	Multiple Land Use Planned Unit Development (MLU/PUD): Groves town Center Pod E and Retention Pond	Multiple Land Use Planned Unit Development (MLU/PUD): Groves Town Center Pods A and B	Multiple Land Use Planned Unit Development (MLU/PUD) Groves Town Center Pod TC	Multiple Land Use Planned Unit Development /PUD)

III. Principal Submitted Support Documents

ITEM	CONTENT
Summary of Applicant's Use and Justification Statement	The proposed Medical Office/Surgical Center will provide out-patient surgery services and support complimentary Medical Office services at this location. On-site physical therapy will be integrated into the use as well so that the facility provides a one-stop location for a multitude of cross-treatment medical services. The Surgery Center will operate for up to 23 hours per day and up to 6 days a week with no overnight patient stays
Site Plan	Proposed development of Groves Town Center MLU/PUD Pod C <u>Tabular data and computations</u> , including: Proposed Uses; Building Area; CLO building standards (Required vs. Provided); Impervious and Pervious Area (Required vs. Provided); and <u>Major Graphic Depictions</u> : Location and height of structures, vehicular use areas, including drive aisles, parking spaces and circulation system including connections to public r-o-w, location; locations of parking and loading areas; locations of dumpster and generator; locations of way finding signs; and setback locations and dimensions.
Engineering Plans	Drainage Statement; Engineering Plans (Survey, Conceptual Engineering Plan, Paving, Grading and Drainage Details, and Water and Wastewater Details); Traffic Statement.
Architectural Plans	North, South, East and West elevations; and Typical floor plan, and Signage Plans pending.
Service Provider Letters	PBC Fire Rescue; and Palm Beach County Water Utilities Request Application filed.
Natural Features Inventory	Aerial photo submitted showing Subject Property totally cleared. Property is included within the Phase 1 Tree Removal Permit for Groves Town Center.
Landscape Plans	Landscape Plans indicating locations of tree, palm and shrub species (number and location) required and provided;; and Irrigation Plans
Photometric Plan	Site Lighting Fixture Locations and Distribution of Lumens throughout the property and at site boundaries.
Consistency with Rural Vista Guidelines	Submitted report entitled: "Proposed PBOI at Groves town Center Compliance with the Rural Vista Guidelines"

IV. Project Description

The Loxahatchee Groves Orthopedic Institute Site Plan SP 2022-504189, consists of 20,200 sq. ft. of two-story building space; 45.9% of the 44,000 sq. ft. of approved commercial office space in the Groves Town Center MLU/PUD.

The Subject Site is located in Pod C of the Groves Town Center MLU/PUD as illustrated in Exhibit 1. A brief description of the proposed project is presented in Section III, above, while Site Plan and Landscape Plan details are presented in Exhibits 2 and 3.

V. Staff Review Summary

B. Infrastructure Impacts

Infrastructure Service	Summary
Water/wastewater	Utility Concurrency Request form submitted. Reply to be submitted upon receipt. Property can be served by County central water/wastewater along Southern Boulevard. A Standard Developers Agreement (SDA) with PBCWUD is required to be approved by the Town Council.
Surface Water Management	Drainage statement and Engineering Plans provided. Project is within SFWMD C-51 Basin. Legal positive outfall for Subject Site to the Groves Town Center master drainage system to be permitted by the South Florida Water Management System, including conveyance, water quality and storage requirements, C-51 Basin requirements and Town requirements.
Solid Waste Disposal	Solid Waste Authority annual confirmation of capacity. Applicants to execute contract with Town's private hauler for collection and disposal.
Transportation	Traffic Statement provided by PTC Transportation Consultants demonstrating that trips generated by the proposed project, previously approved site plans, and remaining development potential do not exceed the approved trip thresholds for Groves Town Center MLU/PUD. Therefore, Palm Beach County Traffic Performance Standards have been met
FIRE/EMS	Letter from Palm Beach County Fire/Rescue stating that the proposed project will be served by Station #20, located on Greenview Shores in Wellington, and with an average response time of 7 minutes 14 seconds.
Flood Zone	Project is located in an AE Zone (subject to flooding by the 100-year flood) at a Base Flood Elevation of 17.6 feet. A Floodplain Development Application (FDA) is to be submitted to the Town prior to approval of any building permits.

D. Comprehensive Plan, Zoning, and Site Plan Approvals

The proposed Loxahatchee Groves Orthopedic Institute Site Plan SP 2022-504189 is consistent with the Comprehensive Plan and Unified Land Development Code (ULDC).

- The current Future Land Use Map designation of the property is Multiple Land Use. SP 2022-504189 is consistent with the Future Land Use designation.
- The Zoning Map designation of the property is Multiple Land Use Planned Unit Development (MLU/PUD). SP 2022-504189 is consistent with the Zoning designation.
- The proposed commercial uses (medical office and surgery center) are permitted uses within the Commercial component (i.e. CL zoning district permitted uses) of the Groves Town Center MLU/PUD.
- Per the Staff Report supporting Ordinances 2013-010, 2018-08, and 2019-08 the Groves Town Center MUPUD has met the PUD requirements.

E. Zoning Requirements: Commercial (i.e. CL Zoning District) Regulations

Regulation	Standard	Property Complies?
Minimum lot size	1 acre	Yes – 1.964 acres.
Frontage and Access	ULDC Section 100-35: legal access from a publically dedicated street	Yes – Access to both Tangerine Drive and Avocado Avenue within Groves Town Center
Site Area Minimum lot frontage/width	200 feet	Yes – 393 ft. on Avocado Avenue and 420 ft. on Tangerine Avenue
Site Area Minimum lot depth	200 feet	Yes - 227 feet on Mango Street
Maximum Floor-Area-Ratio	0.10 in CL District and 0.20 in CLO District	Yes - Proposed at 0.236. F.A.R. on a given Pod can exceed the zoning district maximum provided that the total approvals of 103,000 sq. ft. of commercial and 44,000 sq. ft. of office are not exceeded.
Maximum building and roofed structures lot coverage	25%	Yes – 11,247 sq. ft.; 13.1% of Site Area
Front setback	50 feet	Yes – 68.6 feet (Site Area)
Side street setback	25 feet	Yes – 68.5 feet (East Side)
Rear setback	50 feet	Yes – 88.2 feet
Minimum pervious area	30%	Yes – 24.5%
Maximum building height	35 feet	Yes – 35 feet

F. ULDC Section 155-020: Substantive Requirements (Site Plan)

Criterion	Compliance
Section 150-020 (A) Conformance to the approved and/or recorded plat, if applicable	Site Plan SP 2022-504189 is consistent with Tract Pod C of Groves Town Center PUD Amendment No. 1 Plat recorded in the Public Records of Palm Beach County.
Section 150-020 (B) Consistency with the Loxahatchee Groves Comprehensive Plan	Yes – Refer to Section D, above.
Section 150-020 (C) Conformance with the Town of Loxahatchee Groves ULDC	Yes – Refer to Section D, and E above and Section G, below.
Section 150-020 (D) Conformity with the water control district's requirements and regulations.	Site drainage discharge to the Groves Town Center Master Drainage System. The ultimate system to serve the 90.33 acre Groves Town Center is designed to meet SFWMD conveyance, water quality and storage requirements and C-51 Basin and Town requirements.

G. ULDC Supplementary Requirements

1. ULDC Article 85: Landscape Plan Requirements

Requirement	Response
Plots of 3 acres or more shall preserve or create and maintain an ecological community of at least 3% of area of the property.	N/A. Preserve area included within the Conservation Land Use portion (23.2 acres) of the 90.33 acre Groves Town Center MLU/PUD. – Meets requirement.
A tree survey, including trees to be removed or relocated, including proposed relocation sites	The inventory and tabular were included in the Clearing Permit previously issued for Pod A of the Groves Town Center MLU/PUD. Meets requirement
The location, including height, caliper and canopy spread of all landscape materials	Specifications provided the Landscape Plan dated July 28, 2022. Meets requirement
Irrigation plan if irrigation system to be used	Automatic underground irrigation system per Irrigation Plan dated July 28, 2022. Meets requirement
Primary structures treated with shrubs @ 2.5 foot height along 40% of the structure frontage	Shrubs provided on 100% of Avocado Avenue and Tangerine Drive frontages per Landscape Plan dated July 28, 2022. Meets requirement
Interior open space area defined and located.	Provided in the Site Plan dated July 28, 2022 @ 7.5% of site area (interior landscape areas). – Meets requirement.
interior open space ground cover and/or hedge requirements: 1 tree and 10 shrubs per 2,000 sq. ft.	Provided in the Landscape Plan – Meets requirements.
Dumpsters, mechanical equipment and electrical transformers screened	Generator pad and dumpster enclosure landscaped per Site Plan and Landscape Plan dated July 28, 2022 – Meets requirement
Section 85-055 (G) Signs screened	Provided in the Landscape Plan – Monument signs screened. Meets requirement
Existing vegetation credit requested and calculated	N/A. Not requested in the Clearing Pod A Permit.
Landscape buffer along property line abutting AR District	N/A. No AR zoned property adjacent to the Subject Site.
25 foot vehicular use area landscape strip required	NA. No frontage on Southern Boulevard or Letter
Vehicular use area landscape requirements	N/A. No Parking Islands provided in the Site Plan - Meets requirement.
Site distance requirements	Clear Site Triangles provided at project entrances. Site Distance Triangles provided at street intersections per Site Plan and Landscape Plan dated July 28, 2022. Meets Requirement.

2. ULDC Article 90 Signs

Allowed Signs	Response
Permits required and Sign permit requirements	Condition of Approval
Standards by sign type and zoning district (CL District shopping center or other multi-tenant center)	
Mandatory attached building identification (i.e. address) sign : 1 per structure or business @ maximum sign face of 4 sq. ft.	Condition of Approval
Attached canopy sign (optional): Maximum 1 per structure or business @ maximum sign face of 4 sq. ft.	None proposed per the Master Signage Plan dated June 16, 2022.
Shopping Center attached building wall sign(s): 1 per tenant, 2 if corner location: Anchor tenants @ maximum sign face of 60 sq. ft.; other tenants sign face @ 18 sq. ft. to 36 sq. ft.	Two proposed per the Master Signage Plan dated June 16, 2022.
Attached canopy sign: 1 per canopy or 2 per building which ever is less @ 16 sq. ft. to 24 sq. ft.	One proposed per the Master Signage Plan dated June 16, 2022.
Free-standing monument or panel sign(s): Primary sign - 1 per tenant: @ maximum sign face of 72 sq. ft.	Two proposed per the Master Signage Plan dated June 16, 2022.
Real Estate or Project Sign (to be removed after sale or project completion) 1 per street frontage @ maximum sign face of 12 sq. ft.	To be determined at the time of Sign Permit Application per ULDC Section 90-070 requirements.

3. Article 95 Parking and Loading

Requirement	Response
Minimum parking space requirements – 95 spaces required.	95 spaces provided per Site Plan dated July 28, 2022. Meets Code Requirement.
Size of parking spaces – Standard space = 11' x 22.5". Handicap space = 14' x 22.5'	Standard spaces @ 11' x 22.5' (meets ULDC requirement). Handicap spaces @ 14' x 22.5' (meets ULDC requirement)
Minimum loading space requirements (i.e. for uses that receive materials by truck).- 1 space	One provided (meets ULDC requirement)
Size of loading spaces – 12' x 45' with 14' vertical clearance	One space @ 25 feet x 45 feet (meets ULDC requirement)
Parking Aisle requirements = 28 feet; Drive Aisle requirements (2-way)	Two-way Drive Aisles (28 feet widths). Meets ULDC requirement.
Driveway. Minimum distance from street line to interior drive aisle = 22 feet.	Avocado Avenue and Tangerine Drive ingress/egress driveways = 22.5 feet. Meets ULDC requirement.

H. Architecture (Discussion of Rural Vista Guidelines by Applicant)

The Applicant has prepared the document entitled: "Proposed Loxahatchee Groves Orthopedic Institute at Groves Town Center Statement of Compliance with Rural Vista Design Guidelines: November 17, 2022". The document presents an overview of the architectural features as they relate to the Rural Vista Guidelines.

The Palm Beach Orthopedic Institute (PBOI) building is designed in a Florida Vernacular architectural style including the incorporation of many rural design elements. A mixed stucco (smooth and rough) finish for the building facades is proposed in order to articulate the style. Cultured stone is incorporated around the principal public entrance and on the west facade in accordance with the rural design standards.

The two story building incorporates a large canopy and moldings breaking up the massing between the first and second floors at approximately 10 feet above grade. The project has been designed with square windows on the first floor and decorative picket railings located along each facade and squared entry columns. Horizontal and vertical articulation of the facades has been achieved with bump outs.

Compatibility

The following Groves Town Center internal roads are directly adjacent to the proposed Loxahatchee Groves Orthopedic Institute on its North (Tangerine Drive); South (Avocado Avenue); and East (Mango Street). A Lake Tract is directly adjacent to Orthopedic Center on its West.

An inventory of Groves Town Center Development Pods following the adjacent road network is presented in Section B of this analysis. Following properties are designated Office and Lake (North and West); Commercial (South); and Town Center TC (East).

Compatible land uses are defined as those which are consistent with each other in that they do not create or foster undesirable health, safety, or aesthetic effects arising from direct association of dissimilar activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise vibration, smoke, hazardous odors, radiation, and other land use conditions.

The Conceptual Master Plan associated with the MLU/PUD and Pod-specific Site Plans will insure internal compatibility of the proposed Loxahatchee Groves Orthopedic Institute with Groves Town Center Development Pods.

V. Staff Finding and Recommendation

Staff finds proposed Site Plan SP 2022-504189 (Loxahatchee Groves Orthopedic Institute) consistent with the Town's Comprehensive Plan and land development regulations, including the Groves Town Center MLU/PUD (i.e. Town Ordinance 2013-10, as amended by Ordinances 2018-08 and 2019-08) subject to the Conditions of Approval presented in Exhibit 4.

VI. Planning and Zoning Board Recommendation

To be determined.

GROVES TOWN CENTER PUD AMENDMENT NO. 1

BEING A REPLAT OF GROVES TON CENTER PUD, LESS TRACT POD A AND LESS TRACT L83, 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

SHEET 4

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	30°32'54"	78.00'	41.59'	S57° 09' 21"E	41.10'
C2	76°18'12"	42.81'	56.73'	N34° 17' 42"W	52.63'

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)382-1991
LB #3591

KEY MAP
NOT TO SCALE

NOTES
COORDINATES, BEARINGS AND DISTANCES

COORDINATES TOWNSHIP 48N ARC GRID
DATUM = NAD 83 2002 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAL UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES HAVE BEEN
SCALED FACTOR = 1.000002
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ROTATION DEGREE
= SOUTH 85°52'34" EAST (PLAT)
= SOUTH 87°07'33" EAST (ONG)
PLAT TO GRID BEARING = 5°05'07" CLOCKWISE

COORDINATES SHOWN ON THE CONTROL P.L.M.S. WILL BE
EXCEEDED. LOCAL AND STATE DEPARTMENTS OF A
CENTIMETER OCEANIC CONTROL SURVEY.

COORDINATE VALUES SHOWN ARE PER
SHIMAN TRUST BOUNDARY PLAT
PLAT BOOK 116, PAGE 76

[illegible]

Groves Town Center Plat Amendment 1 (Portion)

EXHIBIT 1

Loxahatchee Groves Orthopedic Institute

 ∞

November 2022

Palm Beach Orthopaedic Institute	
LocalAthletic Grove Town Center Pkg - C	
4741433000031	
47414330000032	
Multiple Land Use (NALU)	
Multiple Land Use/Planned Unit Development (NALU/PUD)	
N/A	

[illegible][illegible]

Technical drawing of a roof section. A line segment is labeled with a dimension of 30.9m. The angle between this segment and the horizontal is labeled 30.9°. A dashed line indicates a vertical height of 10.0m. The area under the roof is hatched with dots.

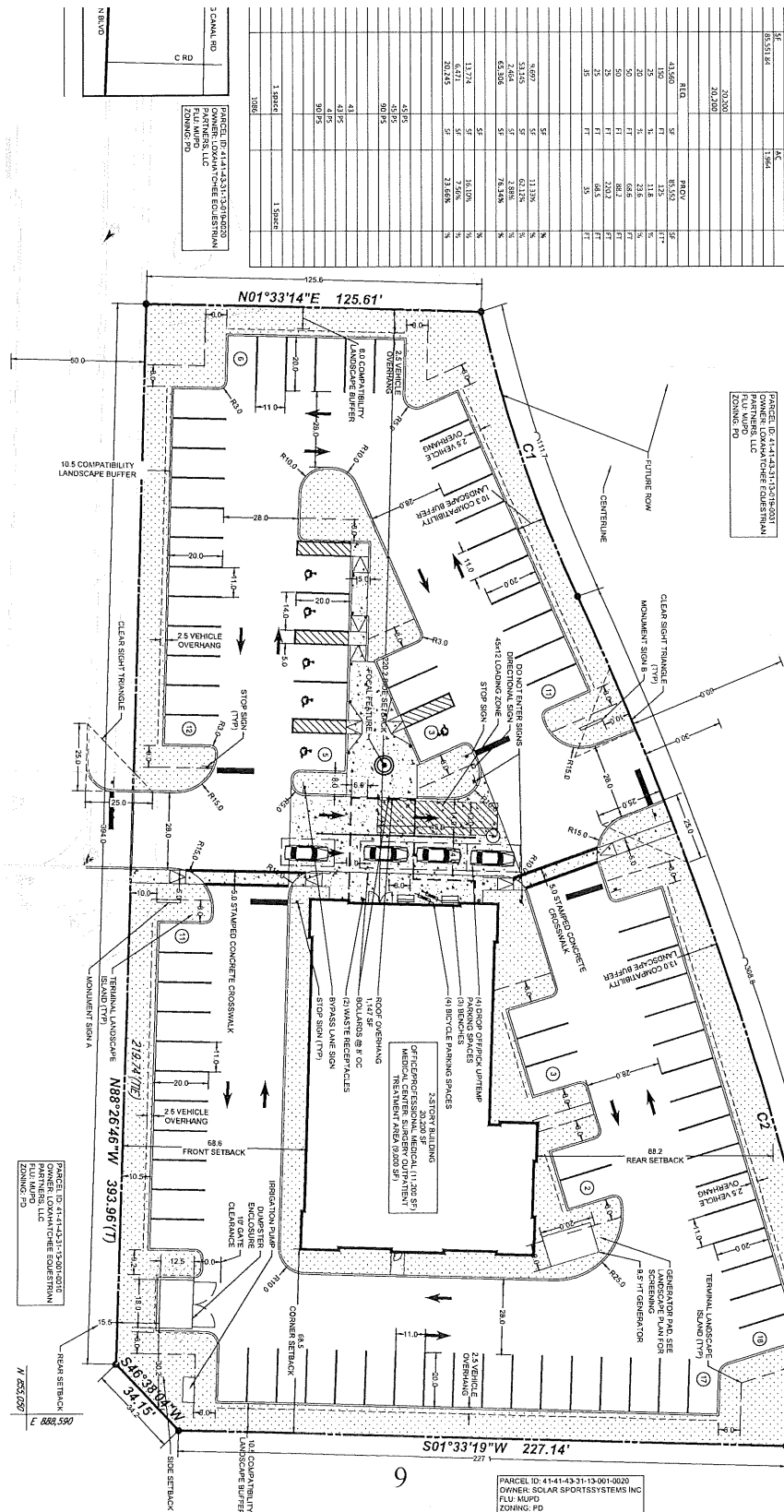


EXHIBIT 2

Keep what's below.
Call before you dig.

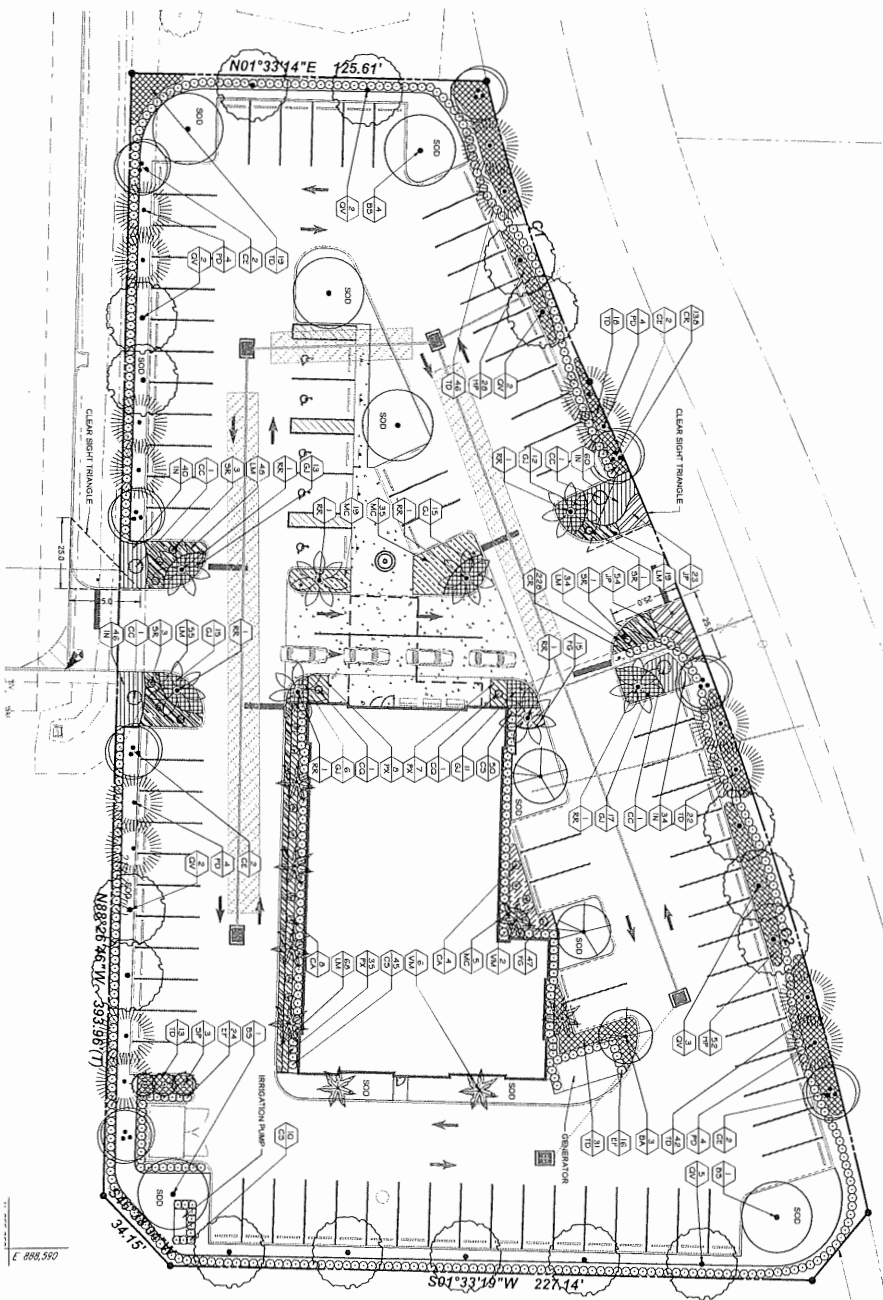
811

JESSAMINE
DESIGN BUILD
5607 OAKTRAC DRIVE
ORLANDO, FL 32839
(508) 736-6697



1115

	REQUIRED	PROVIDED
STANDS ONE SHADBLOW PER TREE AND ONE THUNDER BOLT TREE	14 TREES	14 TREES
TWO MORE STANDS ARE TO BE PLANTED IN THE OTHER TWO TIER AREAS	NORTH: 17 TREES SOUTH: 17 TREES	NORTH: 17 TREES SOUTH: 16 TREES
ONE STAND SHALL BE NATIVE	34 NATIVE TREES/DRALES 77% NATIVE BROTHERHOOD	68 NATIVE TREES/DRALES 1,011 NATIVE BROTHERHOOD

[illegible][illegible]

811
Know what's below.
Call before you dig.

JESSAMINE
DESIGN BUILD
5427 OAK TERRACE DRIVE
ORLANDO, FL 32839
(508) 796-6897

EXHIBIT 4
PROPOSED CONDITIONS OF APPROVAL
Loxahatchee Groves Orthopedic Institute

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 Ordinances 2018-08 and 2019-08 are adopted and incorporated herein by reference. The Ordinances assigned a 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 Exhibit 2, hereto (Loxahatchee Groves Orthopedic Institute Site Plan). The Site Plan is dated July 28, 2022. 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 required during the Development Permit review process.

4. Prior to submittal of any building permit applications for processing by Loxahatchee Groves, the Town Manager and his designated agents shall review and approve the following plans for consistency with these Conditions of Approval, Site Plan, Landscape Plan, Floor Plans, and Elevations.

5. Prior to submittal of any building permit applications for processing by Loxahatchee Groves, the Town Manager, Town Public Works Director 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, as extended by Governor's Executive Orders, no building permits for the site shall be issued after October 28, 2025.. 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 additional States of Emergency declared by the Governor of Florida.

7. All parking and loading shall occur on site as indicated on the approved Site Plan dated July 28, 2022.

B. LAND USE AND SITE PLANNING

1. Development of the site shall be limited to a maximum of 20,200 sq. ft. of commercial low office uses consistent with the Site Plan dated July 28, 2022.

2. Bars and night clubs are prohibited.

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

4. All on-site deliveries during construction shall be made the Groves Town Center internal road system with entrances off of Southern Boulevard.

C. ENGINEERING

1 Prior to the issuance of any Site Development Permit or an initial Building Permit for any of the project uses, the applicant shall provide itemized cost estimates and surety for the affected portion of Pod C of the Groves town Center Conceptual Master Plan per Town Code Section 100-060.

2. Prior to the commencement of construction of any of the project uses the Applicant shall:

- a. Provide the Town Engineer and Building Official with copies of all permits, permit applications, and requests for additional information to and from 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, and Palm Beach County Health Department, etc.
- b. Schedule a pre-construction meeting with 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.

3. 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.

4. 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.

5. Prior to the issuance of the Certificate of Completion for the Site Development Permit, the application shall:

- a. Provide copies of the required test results as provided for on the plans and specifications for review by the Town Engineer.
- b. Submit to the Town all required recorded easements and easement modifications.
- c. 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. Project landscaping shall comply with the Landscape Plan dated July 28, 2022.
2. Clearing of the west portion of the site was approved as part of the Groves Town Center Pod B Clearing Permit issued in 2021.

E. EXTERIOR LIGHTING

1. Exterior lighting shall comply with the Photometric Plan dated June 10, 2022.
2. All exterior lighting shall be directed downward and contain shields to contain lighting within the property boundaries.

F. PARKING AND LOADING

1. All parking and loading shall occur on site, as indicated on the approved Site Plan dated July 28, 2022.

G. ARCHITECTURAL

Architectural elevations shall be designed to be consistent with the Town's Rural Vista Guidelines, as described in Section H of the SP 2022-504189 application. Elevations shall be reviewed and approved for consistency with approved plans by the Town Manager with applications for building permit approval. The Town Manager may refer subsequent building elevations to the Town Council for approval if she determines that an inconsistency with approved plans is proposed.

H. SIGNAGE

The initial Sign Permit application submittal shall include a master sign program detailing the location, number, colors and size of proposed monument and wall signage. All signage shall be reviewed during the sign permit review process.

1. Per Sections 05-040 and 90-070 of the ULDC, permits for all wall signs shall be obtained prior to building permit application.

2. Attached building identification signs shall be provided for each business with a maximum sign face of 4 sq. ft.

3. The number of monument signs shall be limited to the following:

(a) One monument sign at the entrance on Tangerine Boulevard, and one monument sign at the entrance on Avocado Avenue per the Site Plan dated July 28, 2022 with a maximum sign face of 72 sq. ft. each.

4. Internal directional signs may be provided, as needed without obtaining a sign permit(s).

I. UTILITIES AND SERVICES

1. A Developer's Agreement shall be executed by the Property Owner and the Palm Beach County Water Utility Department and approved by the Town Council of the Town of Loxahatchee Groves for the provision of central potable water and wastewater service to the project prior to the issuance of the first building permit.

2. Solid waste collection and disposal shall be accomplished by contract between the Property Owner and the Town's third-party hauler prior to issuance of the initial certificate of occupancy.

J. ULDC WAIVERS

Per Ordinance 2018-08, the Property Owner has been granted the right to request the following two waivers: (1) Relief from ULDC Section 50-303(D) (5) "*Glare*"; and (2) ULDC Section 95-100(E) "*Wheelstops and curbing*".

The following waiver is granted:

1. A waiver to ULDC Section 95-100(E) "*Wheelstops and curbing*", which states: "Parking stalls which abut sidewalks or structures shall be designed with wheel stops or contiguous curbing to help prevent accidental human injury or property damage. The required wheel stops shall be located at least two and one-half feet from any sidewalk or structure." A waiver is granted in order to provide bollards in lieu of wheel stops or curbing.