

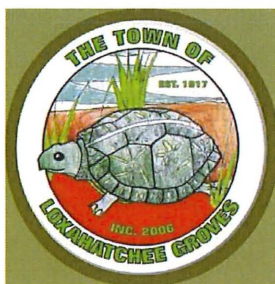
TOWN OF LOXAHATCHEE GROVES

TOWN HALL CHAMBERS

PLANNING AND ZONING BOARD MEETING

AGENDA

July 15, 2021; Rescheduled to August 4, 2021 – 6:00 P.M.



PZB MEMBERS

William Ford (Seat 1)
Matthew Otero (Seat 3)
William Bell (Seat 5)

Brett Raflowitz (Seat 2)
Neil O'Neal III (Seat 4)
Laura Cacioppo (Alt.)

Administration

Town Manager Jamie Titcomb
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 meets on the 2nd or 3rd Thursday of each month subject to the filing of applications. It also acts as the Local Planning Agency (LPA).

OPENING

1. **Call to Order & Roll Call**
2. **Election of Officers (Chairman and Vice-Chairman)**

3. Approval of Agenda

4. Public Comments

REGULAR AGENDA

1. Groves Town Center – Town Center (TC) Pod Site Plan

2. Public Comments

COMMITTEE MEMBER COMMENTS

SET NEXT MEETING DATE (Tentative – September 15, 2021)

ADJOURN PLANNING AND ZONING BOARD

**TOWN OF LOXAHATCHEE GROVES
PLANNING AND ZONING BOARD
July 15, 2021
STAFF SUMMARY:
Town Center Pod (TC Pod) Site Plan Review**

I. Site and Applicant Information

Project Name	Groves Town Center (GTC) TC Pod Site Plan
Project No.	SP-20-2009
Agent	Matthew Barnes, AICP Senior Project Manager, WGI
Applicant	Solar Sportsystems, Inc.
Owner	Solar Sportsystems, Inc.
Parcel Control No.	41-41-43-31-12-002-0010 (a portion thereof)
Location	Southeast corner of Tangerine Drive (extended) and Mango Street (proposed) in Groves town Center
Size (Acreage)	4.6 Acres
Zoning	Multiple Land Use Planned Unit Development (MLU/PUD)
Future Land Use	Multiple Land Use (MLU)
Existing Use	Vacant
Approved Use	TC Pod of Groves Town Center PUD (GTC PUD)
Proposed Use	TC Pod Improvements (Refer to Section III)

II. Adjacent Properties (Existing Use, Future Land Use and Zoning)

LAND USE	NORTH	SOUTH	EAST	WEST
EXISTING USE	Vacant	Vacant	Vacant	Vacant
APPROVED USE	GTC Tangerine Drive followed by detention lakes	GTC Avocado Avenue followed by GTC Pods B and D	GTC Pineapple Way followed by GTC Pod D	GTC Mango Street followed by GTC Pod C
FUTURE LAND USE	MLU	MLU	MLU	MLU
ZONING	MLU/PUD	MLU/PUD	MLU/PUD	MLU/PUD

III. Submitted Support Documents

ITEM	CONTENT
Site Plan	Locations of the following GTC Pod features: (1) Ingress/egress (equestrian, vehicular and pedestrian) ways; (2) grassed equestrian trailer parking lot; (3) drainage swales along the interior perimeter of the Pod; (4) sewer lift station; (5) area of wooden rail fencing; and (6) future activities area.

ITEM	CONTENT
Engineering Plans	Floodplain Development Application; Master Infrastructure Plan and Permit Application; Grading and Drainage Plan; First Phase of Construction
Architectural Plans	Not Applicable
Service Provider Letters	Correspondence from PBC Water Utilities Department stating that the current lift station, including screening is approved.
Natural Features Inventory	Overall Tree Disposition Plan
Landscape Plans	Landscape Plan and Landscape Details; Fence Details
Photometric Plan	Not Applicable

IV. Property History

The 4.6 acre property is part of the 90 acre "Groves Town Center" which was assigned a Multiple Land Use (MLU) future land use designation by the Town in 2011 (Ref: Ordinance 2011-17) for the purpose of implementing a mixed-use development concept consisting of the following three land use categories: Commercial Low (CL), Commercial Low Office (CL-O), and Institutional (INST). Subsequent to the MLU future land use designation, the Groves Town Center parcel was assigned an MLU/PUD zoning approval, including a Conceptual Master Plan, by the Town in 2015 (Ordinance 2013-10), later revised by Ordinances 2018-08 and 2019-08).

The initial Conceptual Master Plan (Ref: ATTACHMENT 1) included a TC Pod to be used primarily for future special events. The current Conceptual Master Plan (Ref: ATTACHMENT 2), most recently revised by Ordinance 2019-08, relocated and reconfigured the TC Pod to better accommodate future special events and provide an equestrian transport parking lot to service the GTC multi-purpose trail.

V. Staff Review

Per ULDC Section 155-005 *Mandatory Site Plan Approval*, an approved site plan is required prior to development of the TC Pod.

The Applicant is currently in the process of applying for permits to construct the first phase of Groves Town Center master infrastructure improvements, some of which are located within the TC Pod. The subject infrastructure improvements are required in order to develop additional GTC Pods. Required infrastructure improvements within TC Pod include the following:

1. Construction of drainage swales along the inside perimeter of the TC Pod as part of the integrated surface drainage system for the GTC PUD. The swales will hold and convey surface water from the south to the north within the PUD. The South Florida Water Management District has issued a Conceptual Permit for the for the PUD master infrastructure, including the TC Pod swales.

ATTACHMENT 1 Groves Town Center Conceptual Master Plan (Initial Approval)



**MILLER
LAND
PLANNING, INC.**

508 E. Boynton Beach Blvd.
Boynton Beach, FL 33435
(561) 734-6838

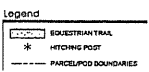
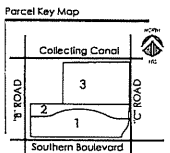
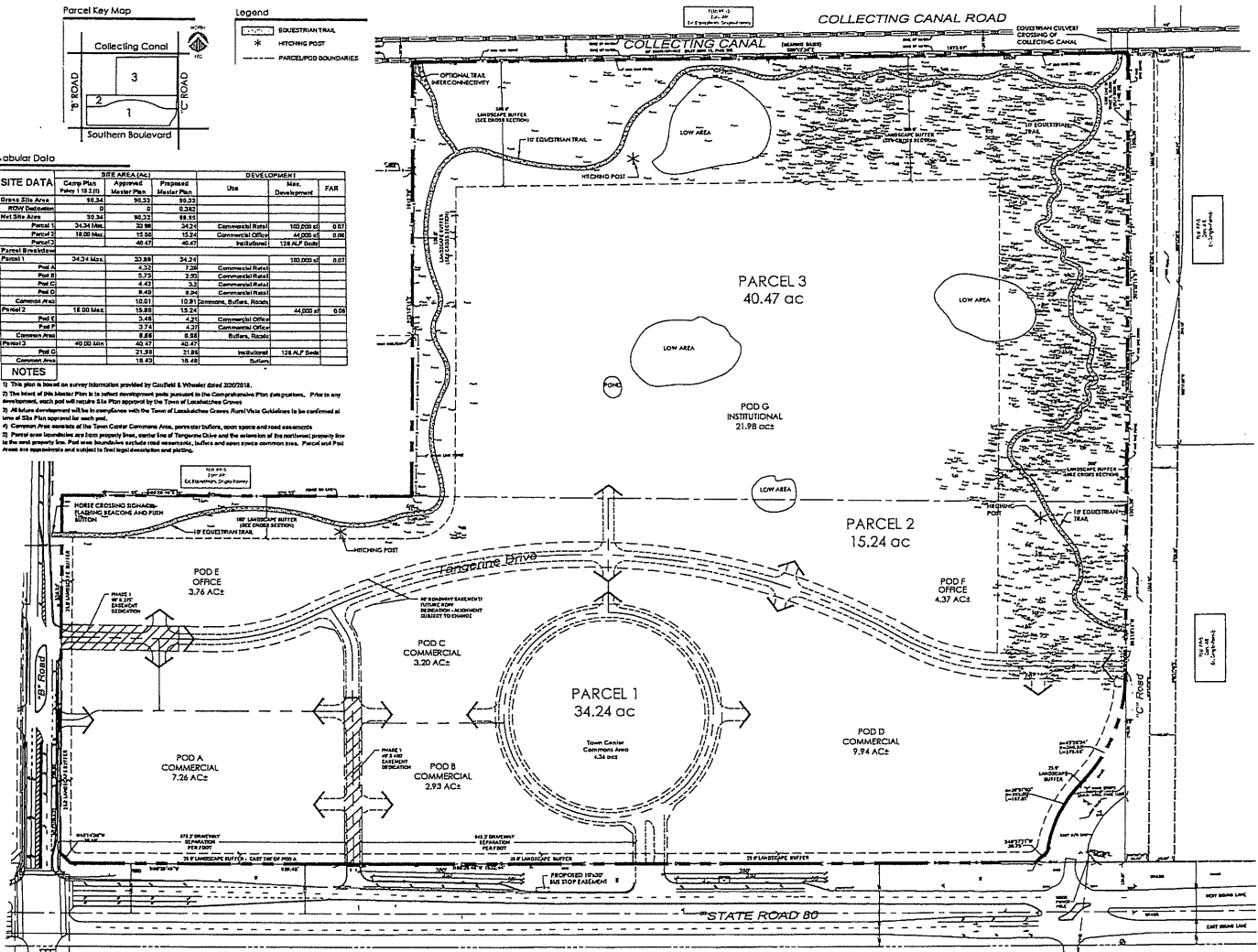
Prepared For:
TO GARDEN
100 Logansway Way
Boynton, MA 02114

Groves Town Center
Loxahatchee Groves, Florida

DATE: January 2, 2021
BY: [Signature]
REVISED: [Signature]
DATE: [Signature]
DATE: [Signature]

NORTH
0' 50' 100' 150'
SCALE 1" = 100'

**MASTER
PLAN**



Tabular Data

SITE DATA	SITE AREA (AC)		Proposed Master Plan	Use	Max. Development	FAR
	Camp Plan Parcel 1 15.24	Appraised Master Plan				
Gross Site Area	15.24	15.24				
Net Site Area	15.24	15.24				
Parcel 1	34.24	34.24	Commercial/Residential	100,000 sq. ft.	0.81	
Parcel 2	15.24	15.24	Commercial/Office	40,000 sq. ft.	0.80	
Parcel 3	40.47	40.47	Residential	128 ALP Units		
Parcel Breakdown						
Parcel 1	34.24	34.24			100,000 sq. ft.	0.81
Parcel 1A	4.32	4.32	Commercial/Residential			
Parcel 1B	3.70	3.70	Commercial/Residential			
Parcel 1C	4.43	4.43	Commercial/Residential			
Parcel 1D	8.40	8.40	Commercial/Residential			
Common Area	10.01	10.01	Commons, Buffer, Road			
Parcel 2	15.24	15.24			44,000 sq. ft.	0.80
Parcel 2A	3.48	3.48	Commercial/Office			
Parcel 2B	3.74	3.74	Commercial/Office			
Parcel 2C	8.02	8.02	Buffer, Road			
Parcel 3	40.47	40.47			128 ALP Units	
Parcel 3A	21.38	21.38	Residential			
Common Area	19.09	19.09	Buffer			

NOTES

- This plan is based on survey information provided by [Name] dated 2007/03/18.
- The intent of the Master Plan is to reflect development goals pursuant to the Comprehensive Plan. Prior to any development, each parcel will require a Site Plan approved by the Town of Loxahatchee Groves.
- All future development shall be in accordance with the Town of Loxahatchee Groves Rules/White Guidelines to be confirmed at time of Site Plan approval for each parcel.
- Common Area consists of the Town Center Commons Area, parking buffers, open spaces and road easements.
- Parcel area boundaries are from property lines, center line of Logansway Drive and the extension of the national property line to the west property line. Parcel area boundaries exclude road easements, buffer and open space common areas. Parcel and Pod areas are approximate and subject to final subdivision and grading.

ATTACHMENT 2

Groves Town Center Conceptual Master Plan (Current Approval)



**MILLER
LAND
PLANNING, INC.**

300 E. Sullivan Street, Suite
Bornton, MA 02114
(508) 734-8821

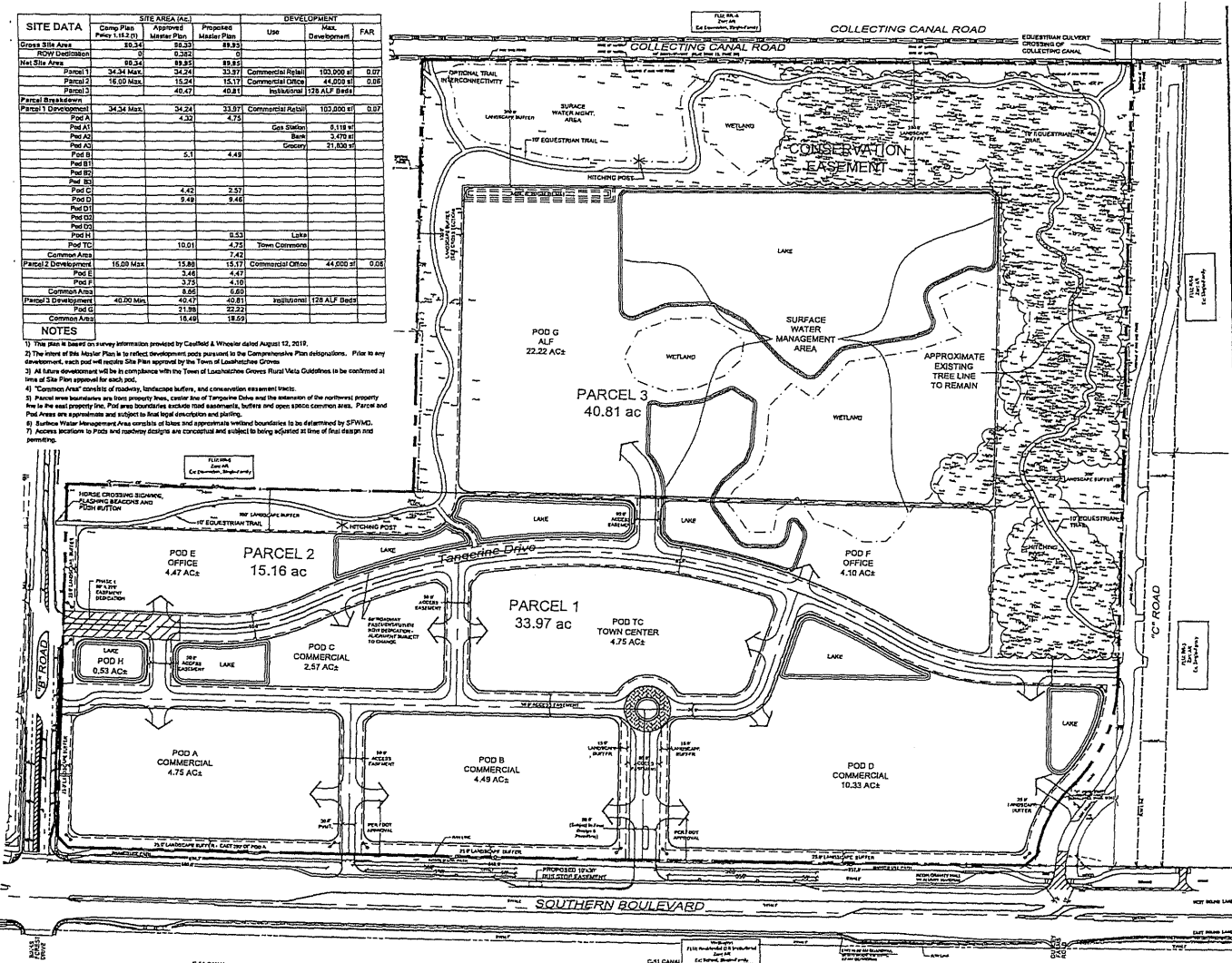
Prepared For:
TD GARDEN
100 Legends Way
Bornton, MA 02114

Groves Town Center
Loxahatchee Groves, Florida

Revisions:
Revised 12/2017
August 21, 2018, Revised 05/2018
September 28, 2018
December 8, 2018
December 20, 2018



**MASTER
PLAN**



GTC Town Center TC Pod
Site Plan (SP) Application 20-2009
July 2021

2. Construction of a sewer lift station in order to provide the necessary pressure to move wastewater effluent through sewer collection pipes within the GTC PUD. The lift station is centrally located within the GTC PUD and has been approved by the Palm Beach County Water Utilities Department.

In addition to the above infrastructure improvements, the following features are included in the TC Pod Site Plan (REF: ATTACHMENTS 3, 4 and 5):

1. A fenced and gated equestrian area including pervious parking for 5 equestrian trailers and a grassed recreation area;
2. A culvert crossing providing access from the equestrian area to the Groves Town Center Equestrian Trail;
3. An Activities Area for future public and private events;
4. Pedestrian connections to adjacent GTC Development Pods; and
5. Landscaping.

The Declaration of Master Covenants for Groves Town Center (Declaration) was recorded in the Public Records of Palm Beach County on June 19, 2019 (ORB 30693 PG 680). Sections 3 and 4 define location and maintenance responsibilities for common areas within Groves Town Center.

Common Areas within Groves Town Center, defined in Exhibit D of the Declaration, and based upon the initial Conceptual Master Plan approved in Ordinance 2018-0 8, are highlighted on ATTACHMENT 6. From ATTACHMENTS 1 and 2, Exhibit D of the Declaration should be revised to reflect the current Conceptual Master Plan, including the redefined TC Pod. Section 3.1 of the Declaration permits this to occur by execution of a Supplemental Declaration.

Sections 3.2 and 4.2 of the Declaration address Common Area maintenance responsibilities. Per Section 3.3, the Master Association shall maintain, insure and repair Common Areas and, where appropriate, replace improvements and pay for utilities, insurance, taxes and assessments. Section 4.2 requires that the Master Association shall maintain the Common Areas in a "reasonably attractive appearance and in compliance with all government requirements."

A. Infrastructure Impacts

Infrastructure Service	Summary
Water/wastewater	With the exception of the wastewater lift station, no additional potable water or sanitary sewer facilities are proposed.
Surface Water Management	Drainage swales are proposed along the inside perimeter of the TC Pod as part of the integrated surface drainage system for the GTC PUD. A Floodplain Development Application has been filed with the Town to determine the need additional on-site flood-prevention measures.

[illegible]

[illegible]

BOHLER//

200 S. BISCAYNE BLVD.
SUITE 10-105
MIAMI, FLORIDA 33131
Phone: (766) 621-0320

LOXAHATCHEE GROVES, FL | EXHIBIT EXA-1

LEGEND:

EXISTING TREES OR PALM TO REMAIN PPL BRUSH BOX

UTILITY EQUIPMENT SCREENING NOTE:

1. PROVIDE 10% OVERLAP AROUND BRUSH BRACE, OUTSIDE OF EACH HOPE, TO PROVIDE THE HEIGHT OF THE HOPE.

LANDSCAPE AND ROOT BARRIER NOTES:

1. TREE LOCATION AND SPACING IS BASED ON SLASH BROWNSHAW AND THE TREE SPACING ON THIS PLAN. ATTEMPT TO AVOID THE BRUSH BROWNSHAW SPACING. THE TREE SPACING IS BASED ON THE TREE SPACING. THE TREE SPACING IS BASED ON THE TREE SPACING. THE TREE SPACING IS BASED ON THE TREE SPACING.
2. TREES ARE TO BE INSTALLED WITHIN 10% OF THE SPACING FROM ANY PLANTED OR PLANTING. THE TREE SPACING IS BASED ON THE TREE SPACING. THE TREE SPACING IS BASED ON THE TREE SPACING. THE TREE SPACING IS BASED ON THE TREE SPACING.

IRRIGATION PERFORMANCE NOTES:

1. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING WATER AND HAND WATERING TRACTS BASED ON THE FOLLOWING SCHEDULE:
MONTH 1 - WATER DAILY WITH 2 GALLONS PER EACH PLANT
MONTH 2 - WATER DAILY WITH 2 GALLONS PER EACH PLANT
MONTH 3 - WATER DAILY WITH 2 GALLONS PER EACH PLANT
MONTH 4 - WATER DAILY WITH 2 GALLONS PER EACH PLANT
MONTH 5 - WATER DAILY WITH 2 GALLONS PER EACH PLANT

GENERAL LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE CONSTRUCTION LANDSCAPE TRACTS. THE LANDSCAPE TRACTS SHALL BE MAINTAINED BY THE OWNER OR SUBSIDIARY.
2. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AND SEEDING WITH APPROPRIATE SEEDS. SEEDING SHALL BE DONE WITHIN 14 DAYS OF THE DISTURBANCE. SEEDING SHALL BE DONE WITHIN 14 DAYS OF THE DISTURBANCE. SEEDING SHALL BE DONE WITHIN 14 DAYS OF THE DISTURBANCE.
3. PALMS ARE TO BE PLANTED WITHIN 10% OF THE SPACING FROM ANY PLANTED OR PLANTING. THE TREE SPACING IS BASED ON THE TREE SPACING. THE TREE SPACING IS BASED ON THE TREE SPACING. THE TREE SPACING IS BASED ON THE TREE SPACING.
4. NO REFERENCE TO BRUSH BROWNSHAW SHALL BE MADE FROM THIS SHEET. THE TREE SPACING IS BASED ON THE TREE SPACING. THE TREE SPACING IS BASED ON THE TREE SPACING. THE TREE SPACING IS BASED ON THE TREE SPACING.
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 PLANTING SHALL BE INSTALLED IN COMPLIANCE WITH EXISTING CODES AND APPLICABLE CODES. THE LANDSCAPE PLANTING SHALL BE INSTALLED IN COMPLIANCE WITH EXISTING CODES AND APPLICABLE CODES. THE LANDSCAPE PLANTING SHALL BE INSTALLED IN COMPLIANCE WITH EXISTING CODES AND APPLICABLE CODES.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MATERIALS AND QUANTITIES PRIOR TO ORDERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIALS AND QUANTITIES PRIOR TO ORDERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIALS AND QUANTITIES PRIOR TO ORDERING.
8. CONTRACTOR TO VERIFY SCHEDULE STATE ONE DAY OF THE ORDER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIALS AND QUANTITIES PRIOR TO ORDERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIALS AND QUANTITIES PRIOR TO ORDERING.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIALS AND QUANTITIES PRIOR TO ORDERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIALS AND QUANTITIES PRIOR TO ORDERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIALS AND QUANTITIES PRIOR TO ORDERING.

PLANT SCHEDULE:

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	STORY CROWN (FEET)	STORY CROWN (FEET)
TREES (CROWN PLANTING)					
SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	STORY CROWN (FEET)	STORY CROWN (FEET)
SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	STORY CROWN (FEET)	STORY CROWN (FEET)
SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	STORY CROWN (FEET)	STORY CROWN (FEET)
SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	STORY CROWN (FEET)	STORY CROWN (FEET)
SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	STORY CROWN (FEET)	STORY CROWN (FEET)
SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	STORY CROWN (FEET)	STORY CROWN (FEET)
SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	STORY CROWN (FEET)	STORY CROWN (FEET)
SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	STORY CROWN (FEET)	STORY CROWN (FEET)
SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	STORY CROWN (FEET)	STORY CROWN (FEET)

• SEE GENERAL LANDSCAPE NOTES
• CONTRACTOR TO VERIFY BEFORE ORDERING

KEY MAP:

SCOTT BARBER DESIGNS P.A.
10000 WILLOW CREEK DRIVE
SUITE 100
DALLAS, TEXAS 75243
TEL: 214-343-7200
FAX: 214-343-7201
WWW.SBDESIGNS.COM

NO.	DATE	DESCRIPTION	BY
1	01/11/2024	ISSUED FOR PERMIT	SB

811 SHOWTRENCHES ALWAYS CALL 811 BEFORE YOU DIG
1-800-4-A-DIG
WWW.811-TEXAS.COM

NOT APPROVED FOR CONSTRUCTION

PROJECT: GROVES TOWN CENTER PHASE 2
SOLAR SPORTS SYSTEM, INC.
LOCATION: 10000 WILLOW CREEK DRIVE, SUITE 100, DALLAS, TEXAS 75243

DESIGNED BY: SCOTT BARBER
CHECKED BY: SCOTT BARBER
DATE: 01/11/2024
SCALE: 1/8" = 1'-0"

PROJECT: CONCEPTUAL LANDSCAPE PLAN
SHEET NUMBER: LP-1

ATTACHMENT 6

Delineated GTC Common Areas



**MILLER
LAND
PLANNING, INC.**

208 E. Boulevard South Blvd.
Beverly Hills, FL 33433
(813) 736-0028

Prepared For:
TD GARDEN
100 Legends Way
Bristol, MA 02114

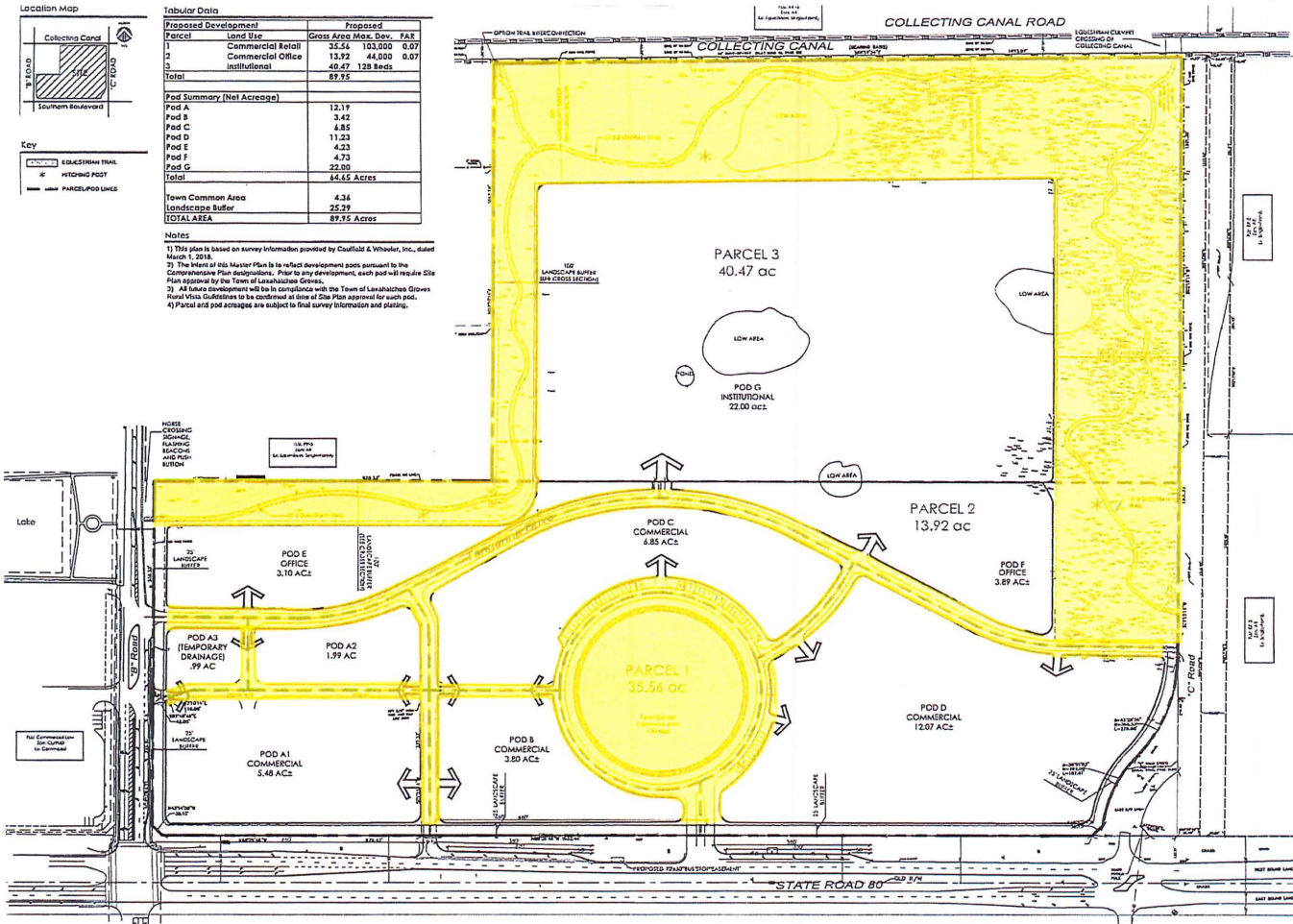
Groves Town Center
Loxahatchee Groves, Florida

Revisions
January 2, 2018
May 8, 2018
May 18, 2018



0' 50' 100'
SCALE 1" = 100'

MASTER
PLAN



Infrastructure Service	Summary
Solid Waste Disposal	Solid Waste Authority letter confirms disposal capacity available. The Town will determine whether or not Applicant must execute a contract with the Town's Contract Hauler for collection.
Transportation	With the exception of periodic use of the equestrian trailer parking lot, traffic generated by TC Pod is projected to be negligible. As a result, a Traffic Generation Statement is not provided. Should additional parking facilities be provided to service the Activities Area, the Town Traffic Engineer may require a traffic study.
Parks and Recreation	Not Applicable –
Public Schools	Not Applicable – Commercial land use and zoning
FIRE/EMS	Based upon a recent letter (i.e. Heartland Dental Site Plan Approval) from Palm Beach County Fire/Rescue indicating an estimated response time 30 seconds above the average for the nearest station.

B. Environment

Item	Summary
Natural Resources	A tree inventory has been completed for Pod B of the Groves Town Center Plat. A Tree Mitigation Plan for Pod B is under development.
Historical Resources	One known archaeological site (i.e. No. 8PB11426 -West Palm Beach Canal) is located proximate to the subject property. If activities on the subject property impact the Canal, mitigation may be required by the Florida Division of Historic Resources.
Flood Zone	Zone AE, per Palm Beach County Flood Insurance Rate Panel 541 of 1,200 with a 100-year flood elevation of 17.6 feet NAVD.

C. Comprehensive Plan and Zoning Consistency

The Comprehensive Plan was amended in 2011 (i.e. Town Ordinance 2011-17) to add Special Policy 1.15.2 to the Future Land Use Element and revise the Future Land Use Map (FLUM) from RR 5 (Rural Residential 5) to MLU (Multiple Land Use) on the related 90.3 acre parcel of land located at the northeast corner of B Road and Southern Boulevard. Special Policy 1.15.2 was added to read as follows:

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

The Town Zoning Map was amended in 2015 (i.e. Town Ordinance 2013-10) to assign a Multiple Land Use Planned Unit Development (MLU/PUD) designation to the 90.3 acre property which is the subject of Special Policy 1.15.2.

As part of the MLU/PUD designation, a Conceptual Master Plan (i.e. Groves Town Center) was approved (REF: ATTACHMENT 1) and amended (REF: ATTACHMENT 2). TC Pod is an existing component of the Conceptual Master Plan and designated for town center public and private use.

Based upon the above land use and zoning amendments, the proposed GTC TC Pod is consistent with the Town Comprehensive Plan, FLUM and Zoning Map.

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

Criterion	Compliance
Section 150-020 (A) Conformance to the approved and/or recorded plat, if applicable	Property is in conformance with the Groves Town Center Plat, approved by the Town (Resolution 2010-27).
Section 150-020 (B) Consistency with the Loxahatchee Groves Comprehensive Plan	Yes – Refer to Section C, above.
Section 150-020 (C) Conformance with the Town of Loxahatchee Groves ULDC	Yes – Refer to Section C, above, and Section F, below.
Section 150-020 (D) Conformity with Town Water Control District's requirements and regulations.	Proposed stormwater management facilities to implement the GTC Master Drainage System

E. ULDC Supplementary Requirements

a. ULDC Article 85: Landscape Plan Requirements

Requirement	Response
Section 85-025 (C) Plots of 2 acres or more shall preserve or create, if there is no longer an existing ecological community, an ecological community of at least 3% of area of the property.	Not applicable. No ecological community to be replaced.
Section 85-040 (D) (2) and (3) A tree survey, including trees to be removed or relocated, including proposed relocation sites	Tree inventory and tabular list provided in the Plat Pod B Vegetation Removal Permit Application. Additional mitigation detail is required in the Vegetation Removal Permit.
Section 85-040 (D) (7) The location, including height, caliper and canopy spread of all landscape materials	Provided in the Landscape Plan (LP-1, LP-2 and LP-3 dated 6/14/21.
Section 85-040 (E) Irrigation plan if irrigation system to be used	Provided in the Irrigation Plan (L-2.00)
Section 85-050 (A) (1) No substances that prevent water percolation are in areas without structures or paving	OK. Illustrated in the Site Plan and Landscape Plan dated 6/14/21

Requirement	Response
Section 85-050 (A) (2) Primary structures treated with shrubs @ 2.5 foot height along 20% of the structure frontage	Not Applicable
Section 85-050 (C) Interior open space area defined and located @ 10% of the area of vehicular use areas, excluding landscape strip or perimeter buffers	Not Applicable.
Section 85-050 (B) Meets interior open space tree and shrub requirements	Not Applicable
Section 85-050 (D) Dumpsters, mechanical equipment and electrical transformers screened	Meets requirement. Lift Station screened (6' chain link fence) and landscaped per Site Plan and Landscape Plan
Section 85-050 (E) Signs screened	Not Applicable
Section 85-050 (F) Existing vegetation credit requested and calculated	No credit requested.
Section 85-055 (B) Landscape buffer along property line abutting AR District	Not Applicable
Section 85-055 (D) 25 foot vehicular use landscape strip along Arterial, Collector or local roads.	Not Applicable
Section 85-055 (D) (1) Vehicular use landscape requirements: 1 canopy tree/25 feet and continuous hedge	Not Applicable
Section 85-035 Site distance requirements (Ref: ULDC Article 105)	Requirements met at equestrian area entrance/exit of Mango Street

b. ULDC Article 90 Signs

Allowed Signs	Response
Sections 05-040 Permits required.	Condition of Approval: (1) Crossing signs and pavement striping from TC Pod required at pedestrian crossings on Tangerine Drive, Mango Street and Avocado Street; and (2) Equestrian traffic control devices required at the crossing of Tangerine Drive.

c. Article 95 Parking and Loading

Requirement	Response
Section 95-070 Size of loading spaces – 12' x 45' with 14' vertical clearance	Not Applicable

d. Compatibility

An inventory of land uses adjacent to the 1.05 acre Subject Property is presented in Section II of this analysis. The adjacent properties to the north, east and west are assigned a Future Land Use designation of Multiple Land Use (MLU), all of which are portions of the 90.32 acre Groves Town Center which is assigned an MLU/PUD zoning designation including retail and office commercial and assisted living uses laid out in an approved Conceptual Master Plan.

In addition to the Conceptual Master Plan, access management and landscaping, can further enhance compatibility and reduce the potential negative effects of functionally different land uses. Due to the size the MLU/PUD and the requirement that individual uses apply for site plan approval, each of these techniques and directives can be used to insure compatibility among neighboring properties.

The Site Plan includes a Pedestrian Access plan and perimeter landscaping along Tangerine Drive, Pineapple Way, Avocado Avenue and Mango Street. In addition to site plan includes landscaping along the interior fence line of the equestrian area and tree clusters within the Future Activities Area. .

VI. Staff Recommendation

Staff finds the proposed TC Pod Site Plan consistent with the Town's Comprehensive Plan, Groves Town Center MLU/PUD approval and land development regulations. Further, Staff recommends approval of SP-20-2009 subject to the Site Plan dated June 14, 2021 (REF: ATTACHMENTS 3, 4 AND 5) and Conditions of Approval per ATTACHMENT 7.

ATTACHMENT 7
Town Center Pod (TC Pod) 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 are adopted and incorporated herein by reference. Ordinance 2019-08 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 June 14, 2021. 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 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 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 31, 2022. 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 with 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, including the redefined and relocated Town Center (TC Pod)

8. The Town Center (TC Pod) shown on the Conceptual Master Plan dated December 30, 2019 shall remain owned by Owner and their successors and assigns and maintenance of TC Pod is the responsibility of Owner. Scheduling uses for the TC Pod is the responsibility of the Town. The Town may use TC Pod at any time the Town sees fit, subject to compliance with the Town Unified Land Development Code (ULDC). The TC Pod 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 is responsible for cleaning up after the event and returning TC Pod to the same condition the TC Pod was in before the party used the TC Pod.

B. LAND USE AND SITE PLANNING

1. Development of the site shall be limited to a uses consistent with the Site Plan dated June 14, 2021.

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 Equestrian Recreation and Trailer Parking Area, the equestrian crossing sign and striping shall be installed at the Tangerine Drive equestrian crossing and certified and approved by the Town.

4. 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. 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 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.

4. 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. 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. 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.

7. 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, 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 June 14, 2021.

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 activity.

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 around the Equestrian Recreation and Trailer Parking area shall consist of a pressure treated 3-rail design, per Sheet C-901 of the Town Center Pod Details dated January 7, 2021.

7. 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. All equestrian parking and loading shall occur on site, as indicated on the approved Site Plan dated June 14, 2021.

G. SIGNAGE

1. The initial sign permit submittal, including equestrian and 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 project signs shall be obtained prior to 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 lift station.

2. Solid waste collection and disposal may become necessary, as determined by the Town Council, within the Equestrian Recreation and Trailer Parking Area. If so,

collection and disposal service shall be accomplished by contract between the Owner and the Town's contract hauler.