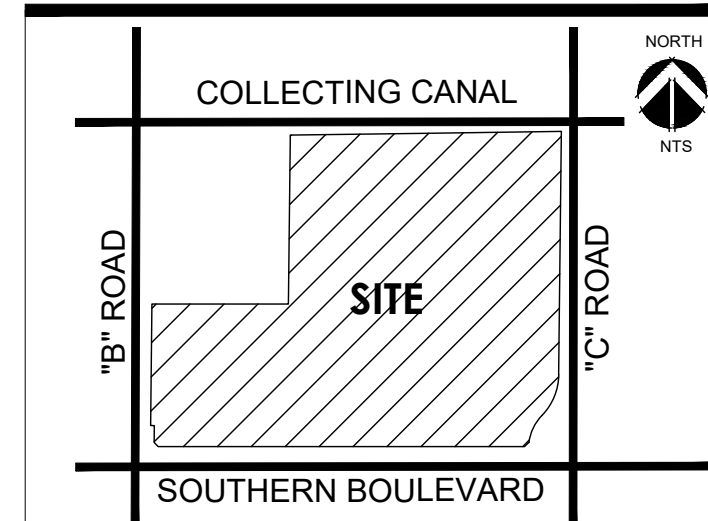
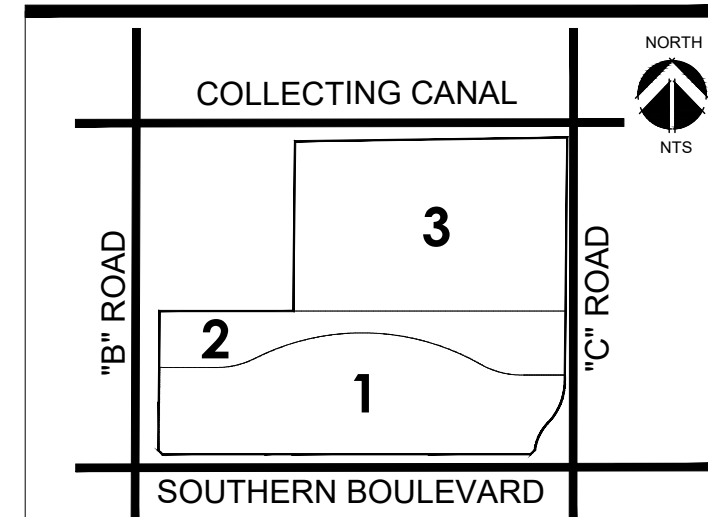




Location Map



Parcel Key Map



**NOTES:**

- THIS PLAN IS BASED ON SURVEY INFORMATION BY CAULFIELD & WHEELER DATED AUGUST 12 2019.
- 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.
- 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.
- "COMMON AREA" CONSISTS OF ROADWAY, LANDSCAPE BUFFERS, AND CONSERVATION EASEMENT TRACTS.
- 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 ACCESS LOCATIONS TO PODS AND ROADWAY DESIGN ARE CONCEPTUAL AND SUBJECT TO BEING ADJUSTED.
- 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 ALLOWABLE DEVELOPMENT.

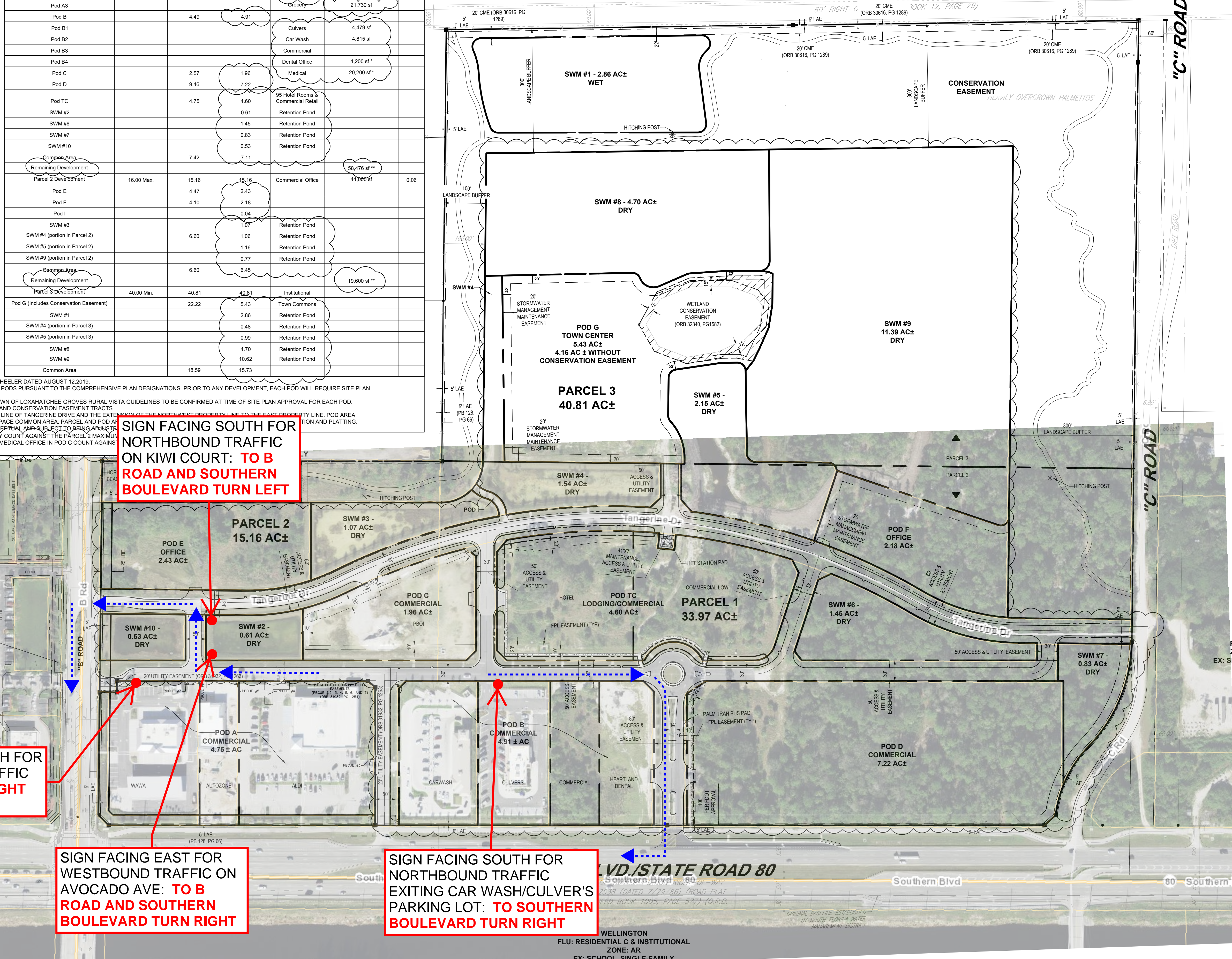
Site Data	SITE AREA (Ac)			DEVELOPMENT		
	Comp Plan Policy 1.15.2(1)	Approved Master Plan	Proposed Master Plan	Use	Max. Development	FAR
Gross Site Area	90.34	89.95	89.95			
ROW Dedication	0	0.383	0			
Net Site Area	90.34	89.95	89.95			
Parcel 1	34.34 Max.	33.97	33.97	Commercial Retail	103,000 sf & 95 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		
<b>Parcel Breakdown</b>						
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	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	1.96	Medical	20,200 sf *	
Pod D	9.46	7.22	7.22			
Pod TC	4.75	4.60	4.60	95 Hotel Rooms & Commercial Retail		
SWM #2				Retention Pond		
SWM #6				Retention Pond		
SWM #7				Retention Pond		
SWM #10				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				Retention Pond		
SWM #4 (portion in Parcel 2)		6.60	1.07	Retention Pond		
SWM #5 (portion in Parcel 2)			1.06	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	2.86	Town Commons		
SWM #1				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			

**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**



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

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

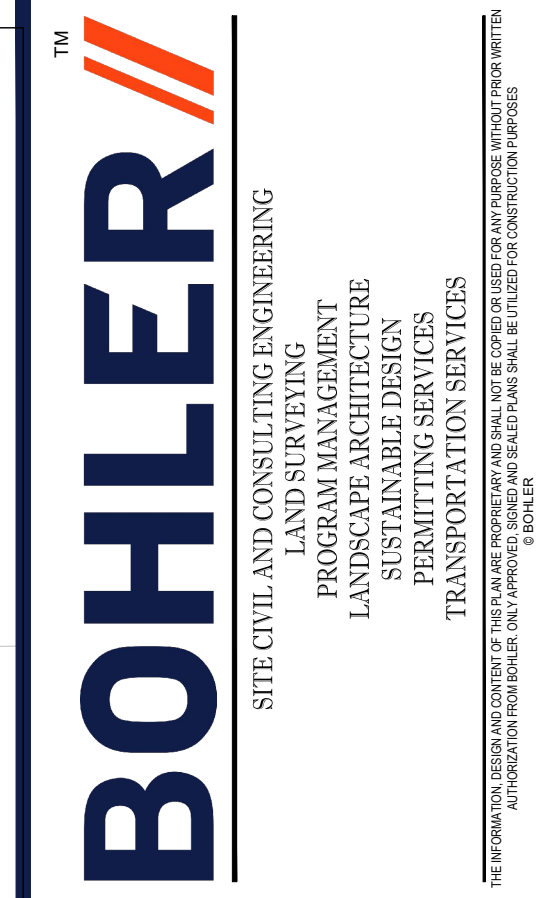
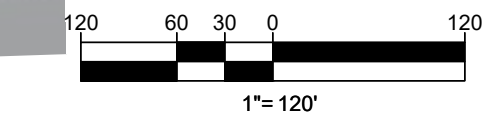
**SIGN FACING EAST FOR  
 WESTBOUND TRAFFIC ON  
 AVOCADO AVE: TO B  
 ROAD AND SOUTHERN  
 BOULEVARD TURN RIGHT**

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

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

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

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



**REVISIONS**

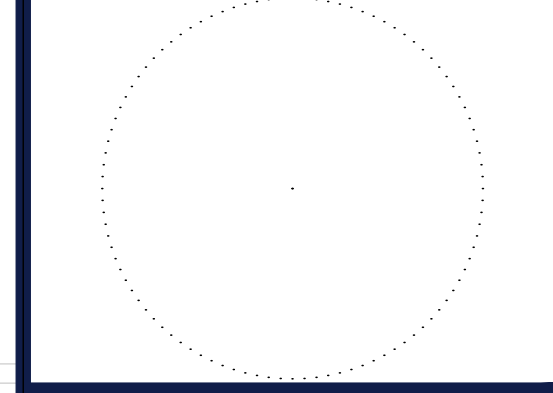
REV	DATE	COMMENT	SWM BY



**SITE PLAN AMENDMENT**

PROJECT No.: FLB200011  
 DRAWN BY: AH  
 CHECKED BY: SWM  
 DATE: 09/28/23  
 CAD ID: FLB200011-SPP-NEW-0

**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



**MASTER SITE  
 PLAN**

SHEET NUMBER:  
**EX-1**

ORG. DATE - 10/12/2023