

TOWN OF LOXAHATCHEE GROVES

155 F Road Loxahatchee Groves, FL 33470



AGENDA MEMO

TO: Town of Loxahatchee Groves, Town Council
FROM: Kaitlyn Forbes, AICP, CNU-A, Town Planner
DATE: December 03, 2024
SUBJECT: Groves at Town Center, Comprehensive Plan Text Amendment

Background:

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) require approval 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.*

Recommendations: The matter of the comprehensive plan text amendment is a legislative (policy) decision and therefore there is no staff recommendation on this item.