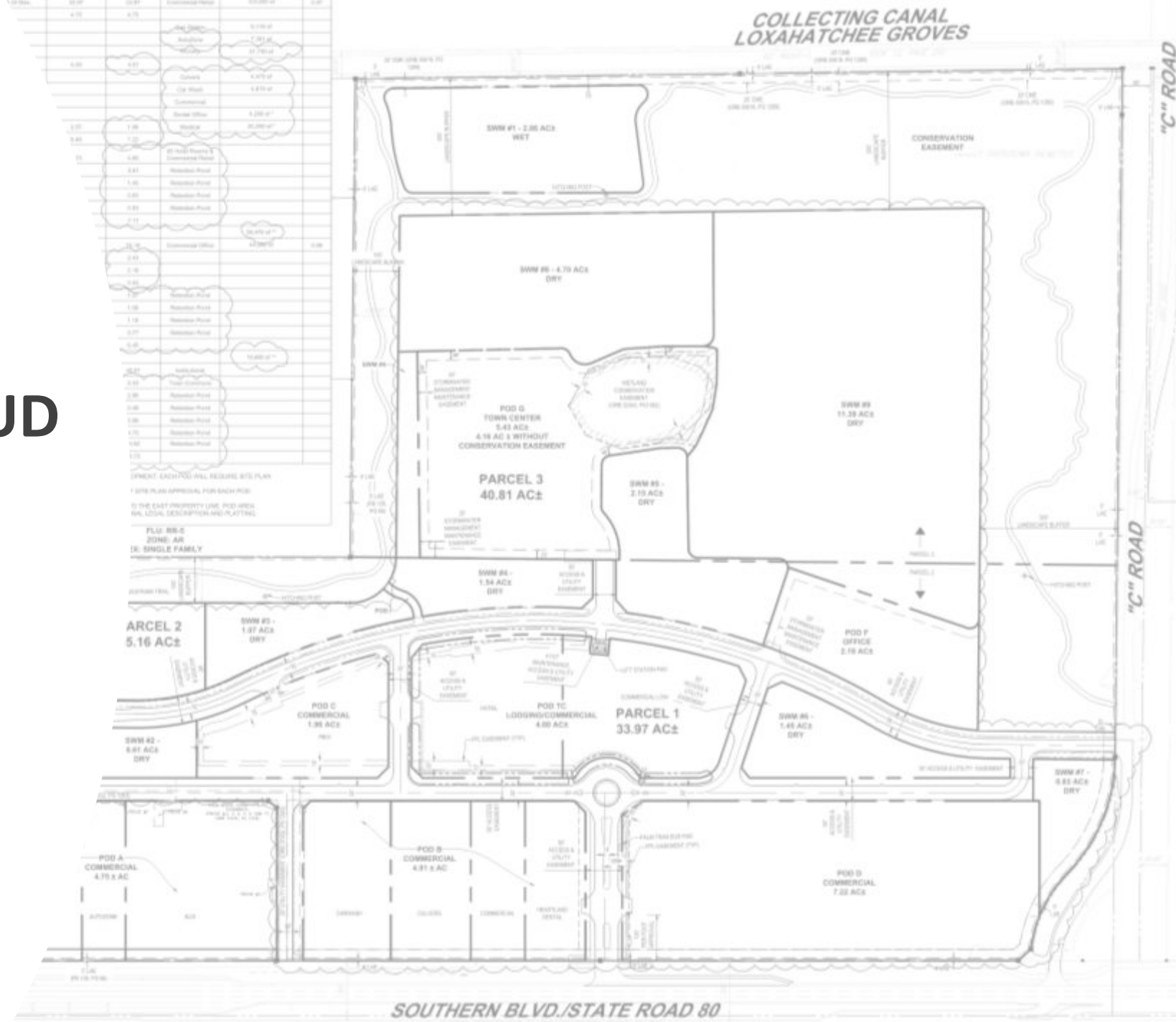


# Groves Town Center PUD

Town Council

January 7, 2025

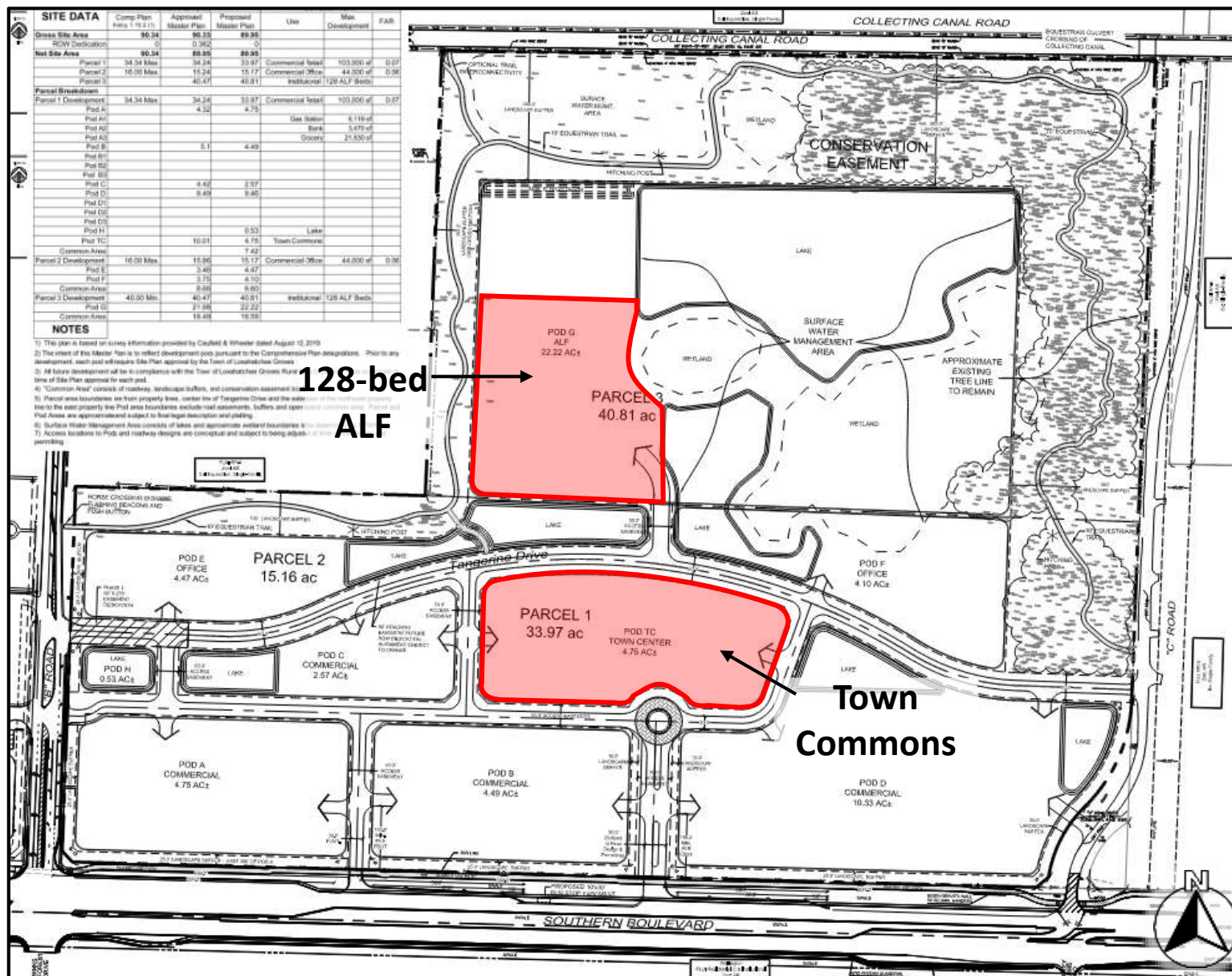


SOUTHERN BLVD./STATE ROAD 80

- **What has changed since the prior review:**
  - › hotel changed from 4 stories to 3 stories;
  - › height of hotel now complies with no waiver;
  - › number of waivers for hotel reduced from 6 to 2;
  - › GTC master developer committed to installing “pork chop” traffic control device and “Don’t Block the Box” markings at B Road & Avocado Ave intersection;
  - › GTC master developer has installed wayfinding signs at key locations.
- **What hasn’t changed since the prior review:**
  - › 25% of the PUD (23 acres) is set aside as a conservation easement and buffer, where trees are preserved and there is an equestrian trail;
  - › Access to the equestrian trail;
  - › The wetland is incorporated into the Town Commons use of Pod G;
  - › The limit on the amount of development in the PUD – 103,000 SF of commercial & 44,000 SF of office;
  - › Location of roadways and access points.

## WHAT HAS AND HASN’T CHANGED

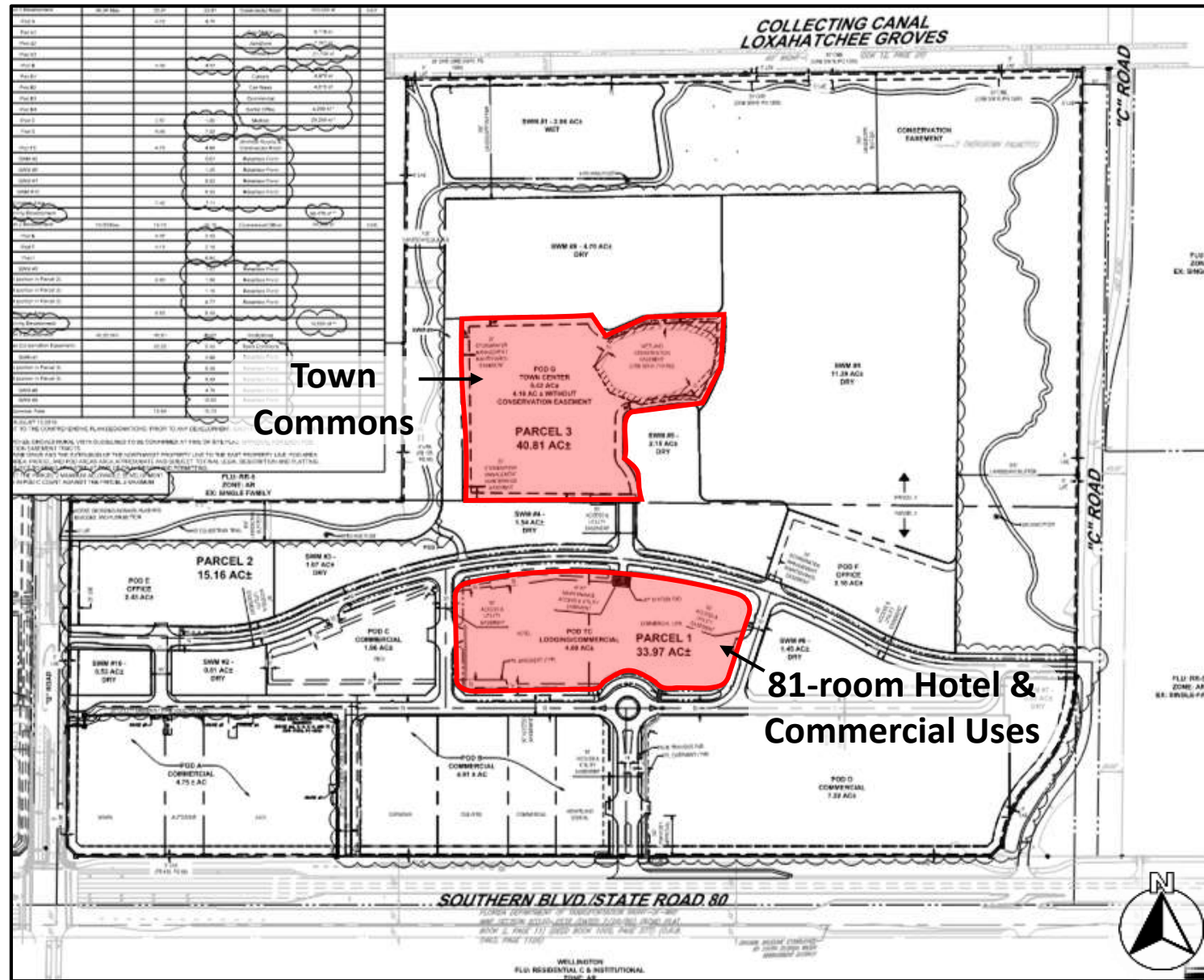
**APPROVED**



# MASTER PLAN MODIFICATIONS

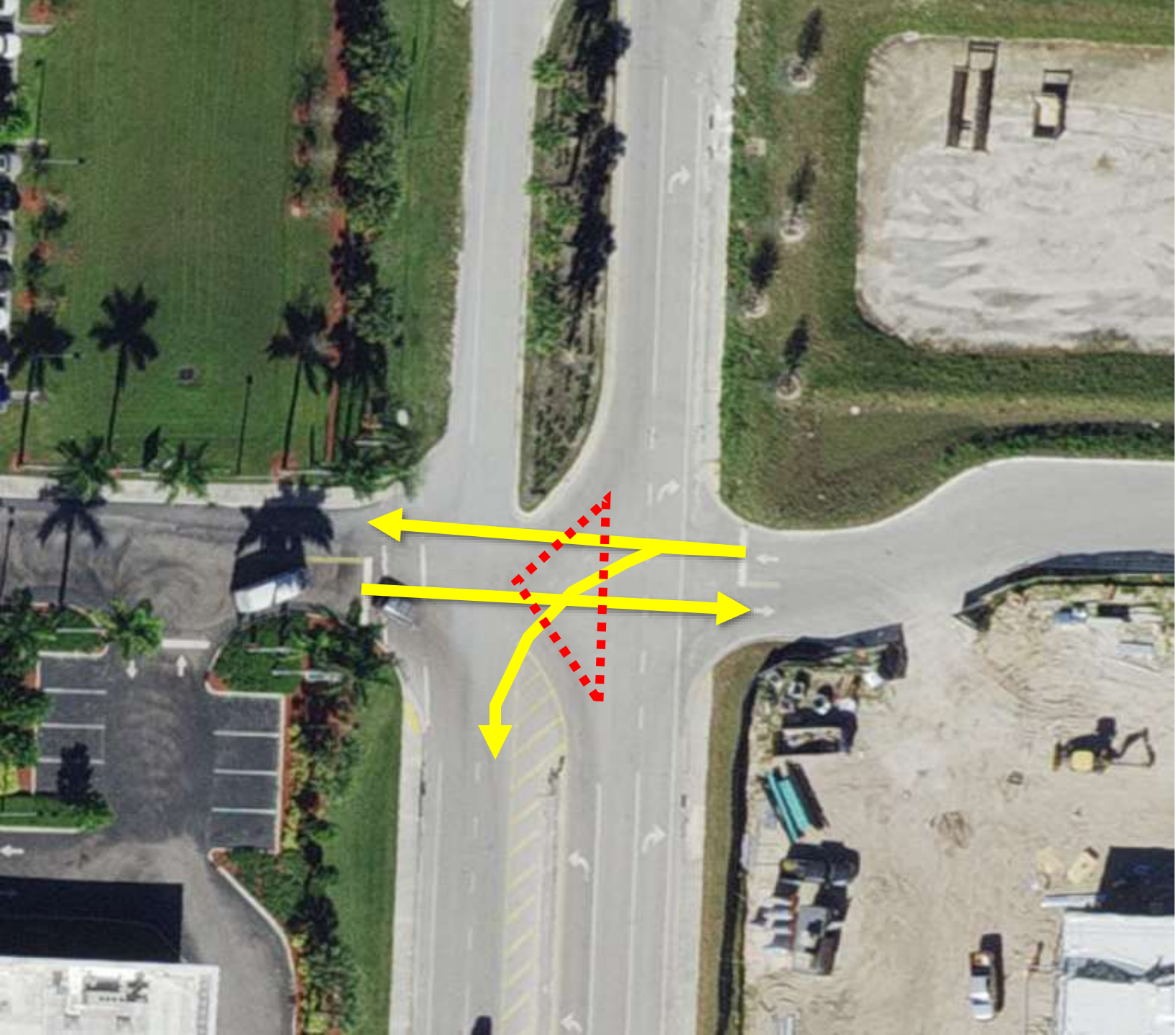


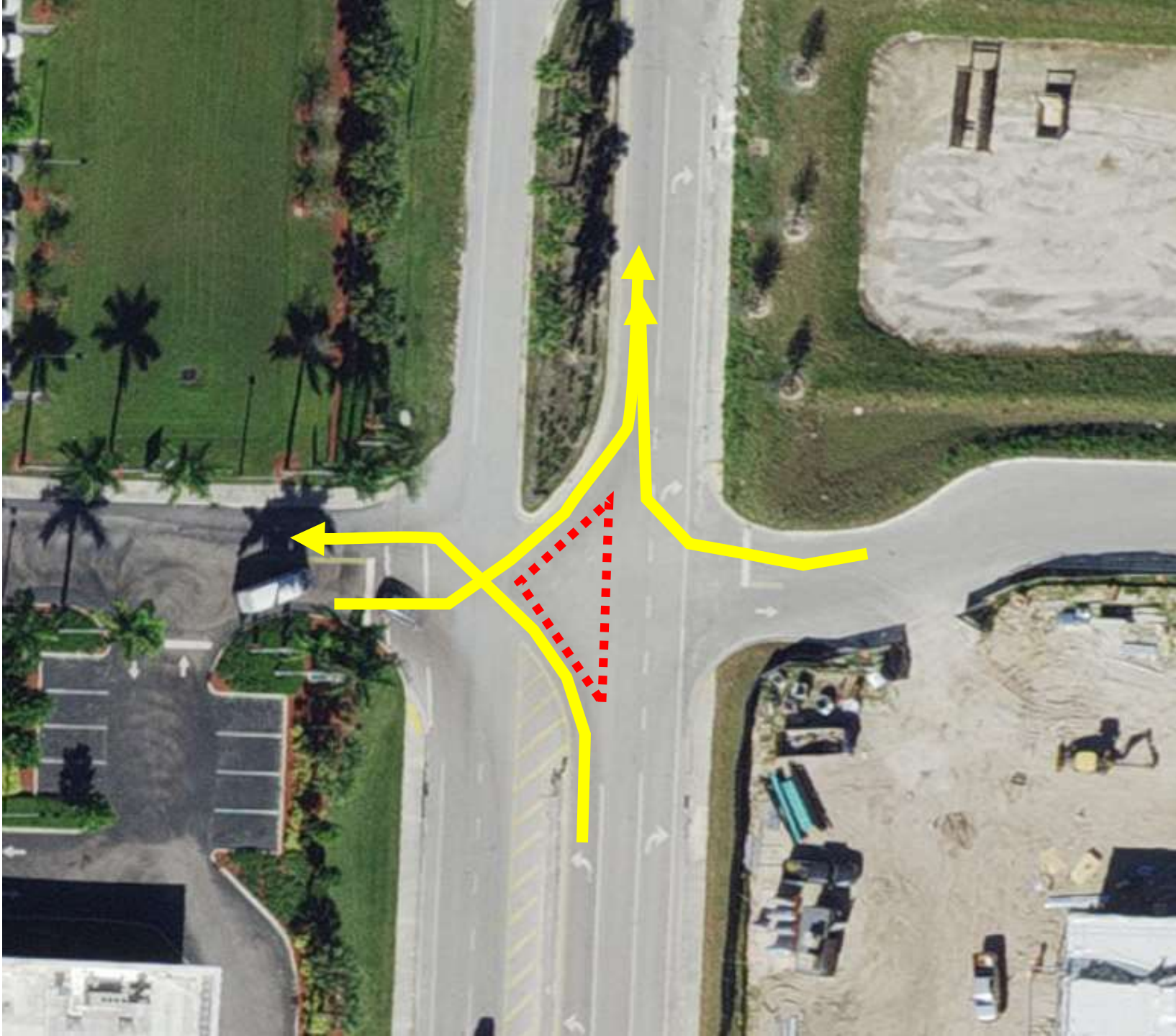
**PROPOSED**



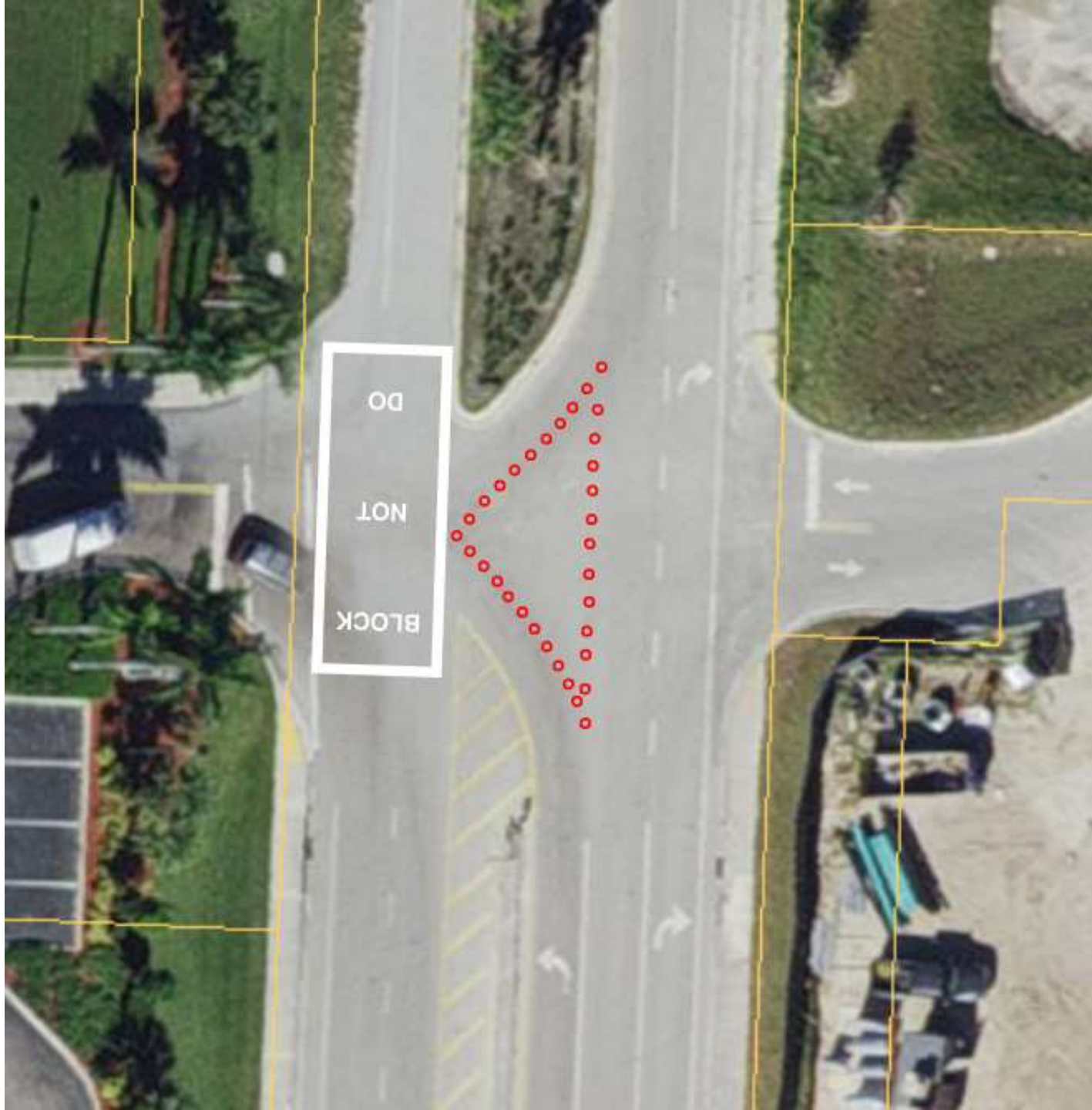
# MASTER PLAN MODIFICATIONS





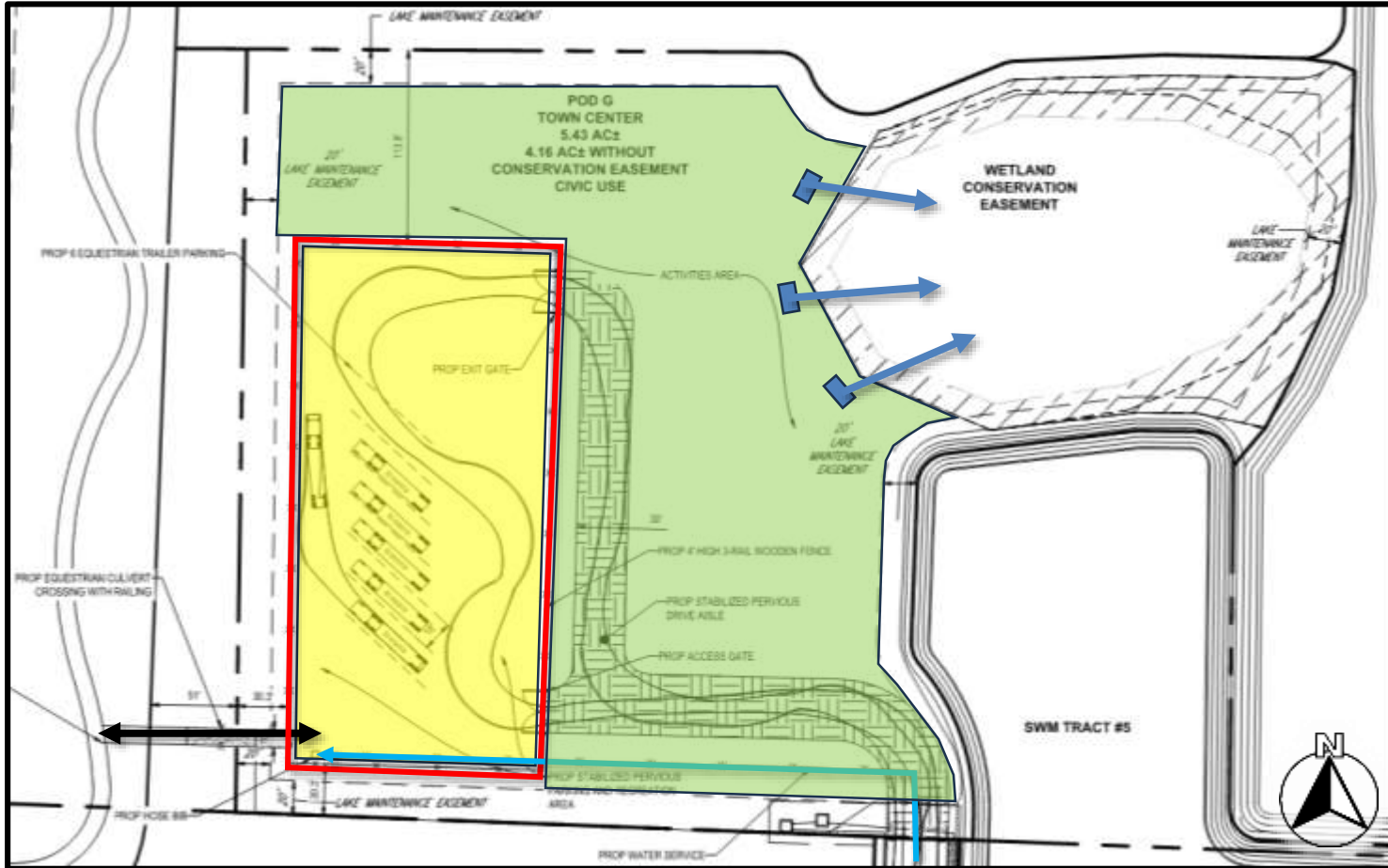












## SITE PLAN ELEMENTS

- Grass parking area large enough for trucks with horse trailers.
- Grass parking lot provides a space to trailer horses and drive to Pod G for those who live too far from the PUD to ride their horses.
- Culverted horse trail crossing from Pod G to the existing equestrian trail on the west.
- Split-rail wood fence will mark the boundary of the parking lot.
- A water line is proposed to be extend into Pod G near the trail head for horses.
- Remainder of Pod G is open grass area for use by the Town of other parties for temporary events.
- Maintenance of Pod G will be borne by Owner, not the Town.
- Provide benches at the border of the wetland for views into the wetland

# POD G SITE PLAN



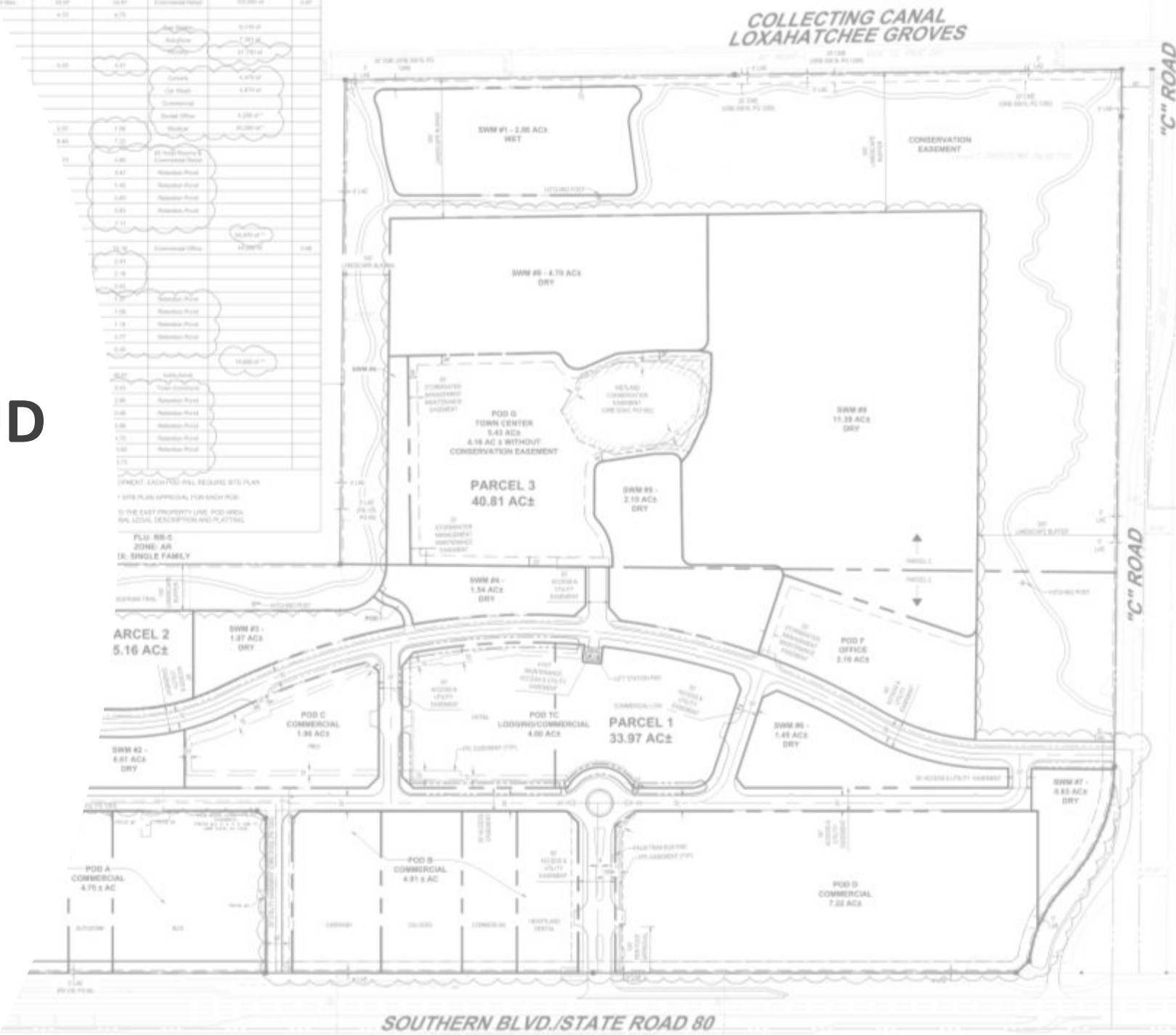
# POD G SITE PLAN

# Thank You

## Groves Town Center PUD

Town Council

January 7, 2025





**COLLECTING CANAL  
LOXAHATCHEE GROVES**

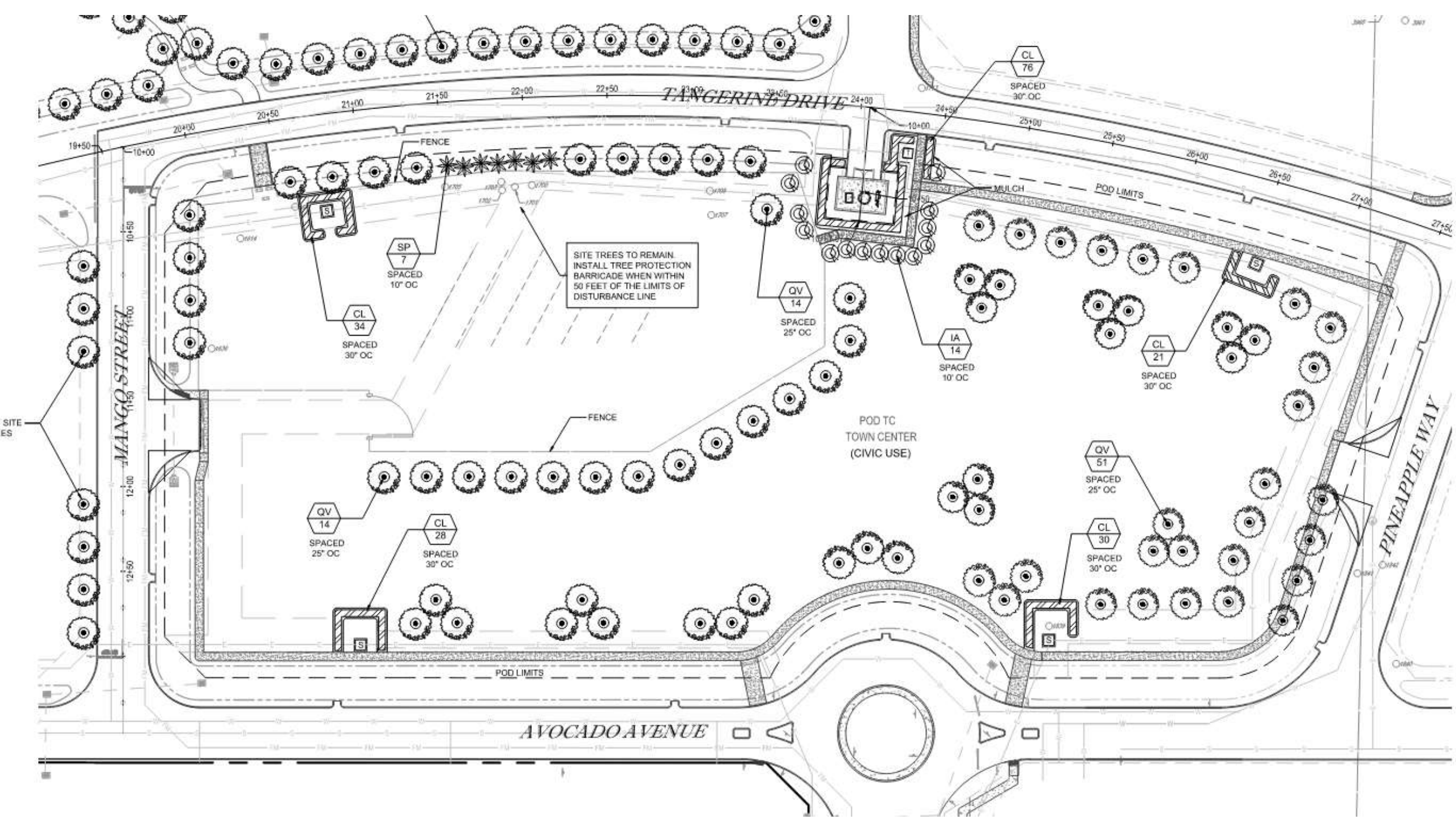


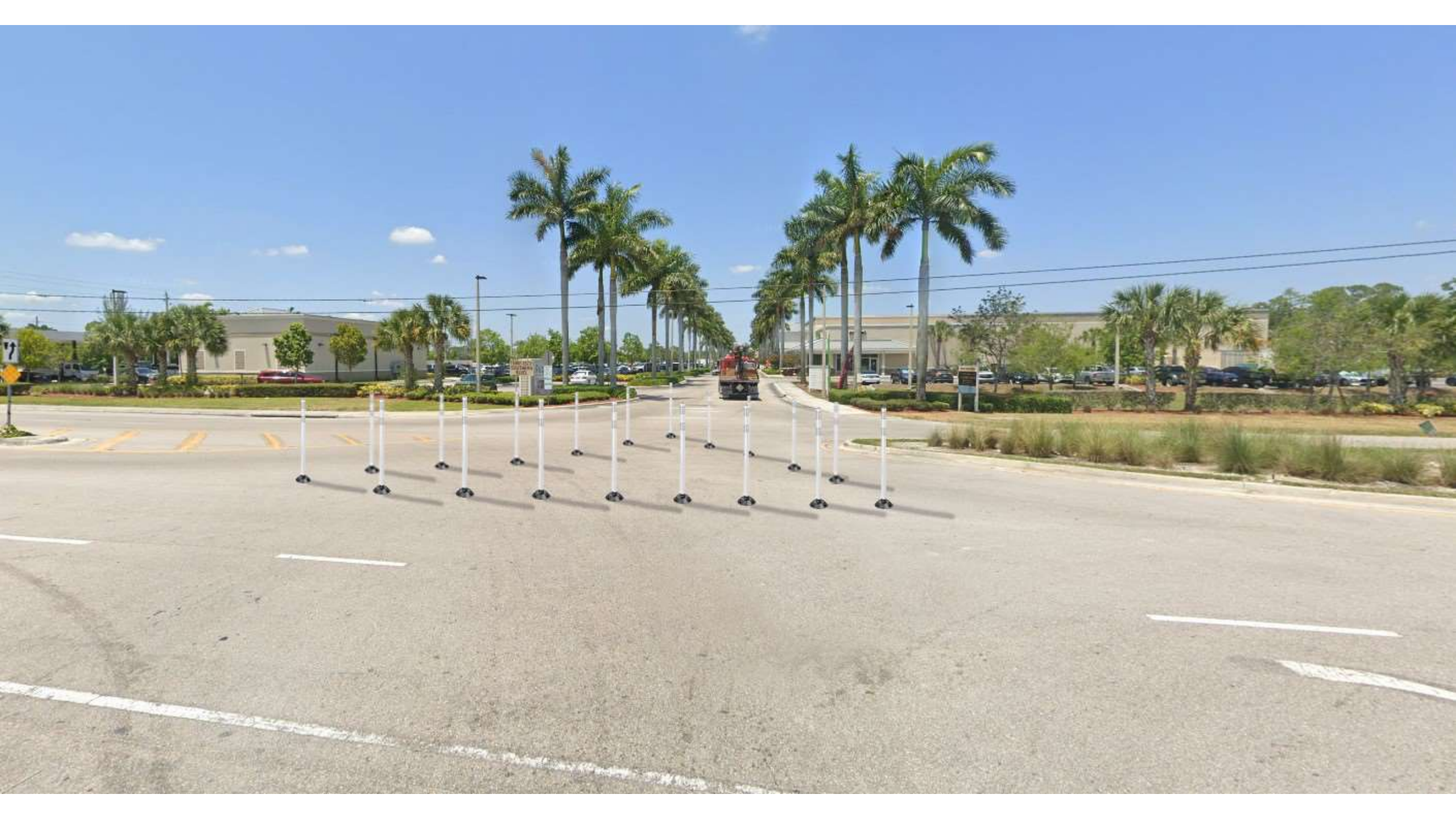














- **PUD Amendment/Rezoning** in order to:
  - › remove the 128-bed congregate living facility use;
  - › add a 81-room hotel use;
  - › relocate the Town Commons from Pod TC to Pod G;
  - › change permitted uses within Pod TC to lodging and commercial; and
  - › reflect changes to the Master Plan to match the plat.
- **Site Plan Approval** for the hotel use on Pod TC and for the Town Commons use on Pod G.

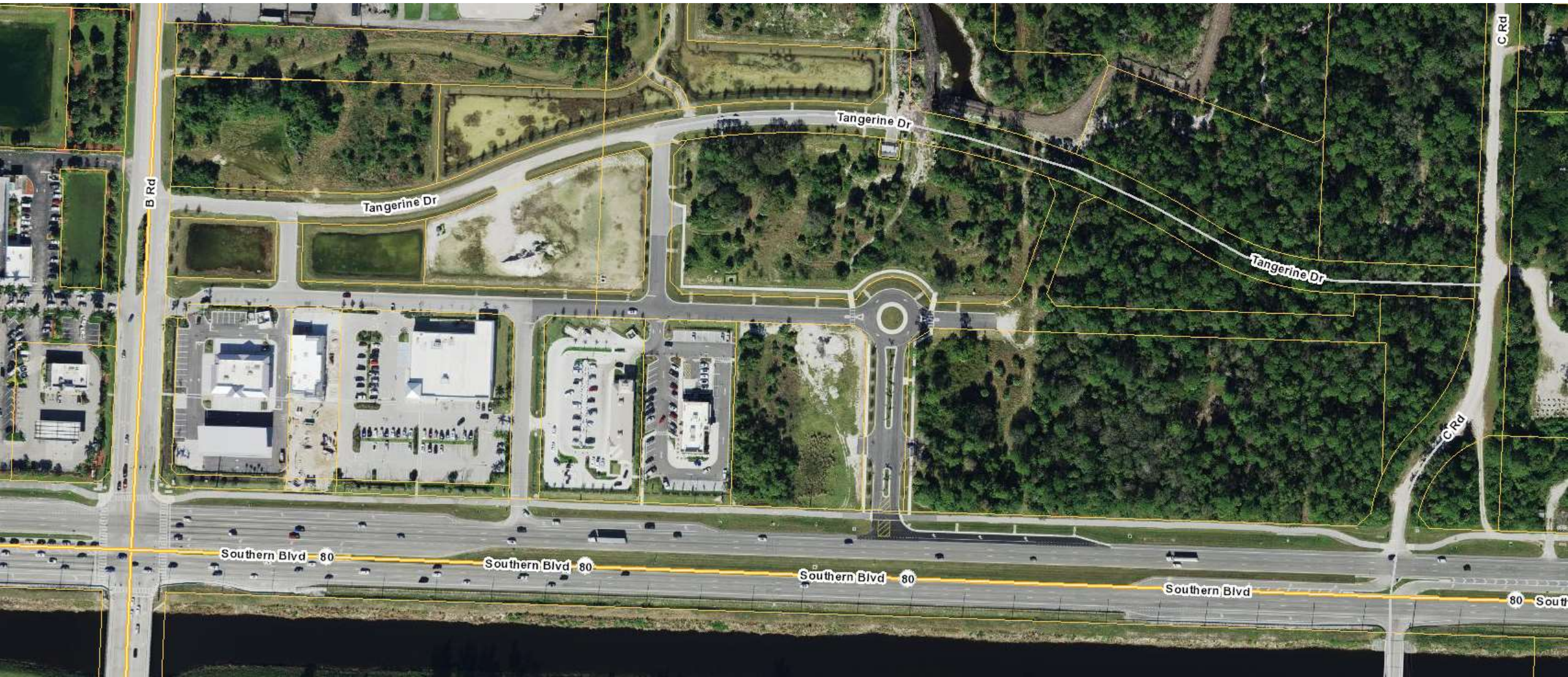
	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Approved Master Plan (1)	7,850	257	147	404	334	402	736
Approved and Proposed Site Plans (2)	<u>5,562</u>	<u>166</u>	<u>107</u>	<u>273</u>	<u>210</u>	<u>247</u>	<u>457</u>
<b>Remaining Trips:</b>	2,288	91	40	131	124	155	279

## Why the B Road & Avocado Avenue intersection should not be altered permanently at this time:

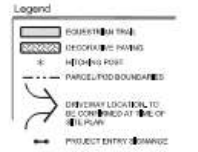
- The Publix was temporarily drawing extra traffic because of the temporary closure of the next nearest Publix.
- The second southbound turn lane on B Road will be open soon, alleviating how much traffic backs up northward to this intersection.
- The main entrance to the shopping center from Southern was only opened recently and so was the connection to B Road from Tangerine – these connection points will divert traffic away from the B Road/Avocado intersection over time as repeat users of the shopping center learn those paths.
- The connection to C Road has not been built yet, which is another access point in and out of the property.
- The PUD developer recently installed wayfinding signage.
- The PUD developer is committing to installing a “pork chop” traffic control device at the intersection of B Road and Avocado Avenue.







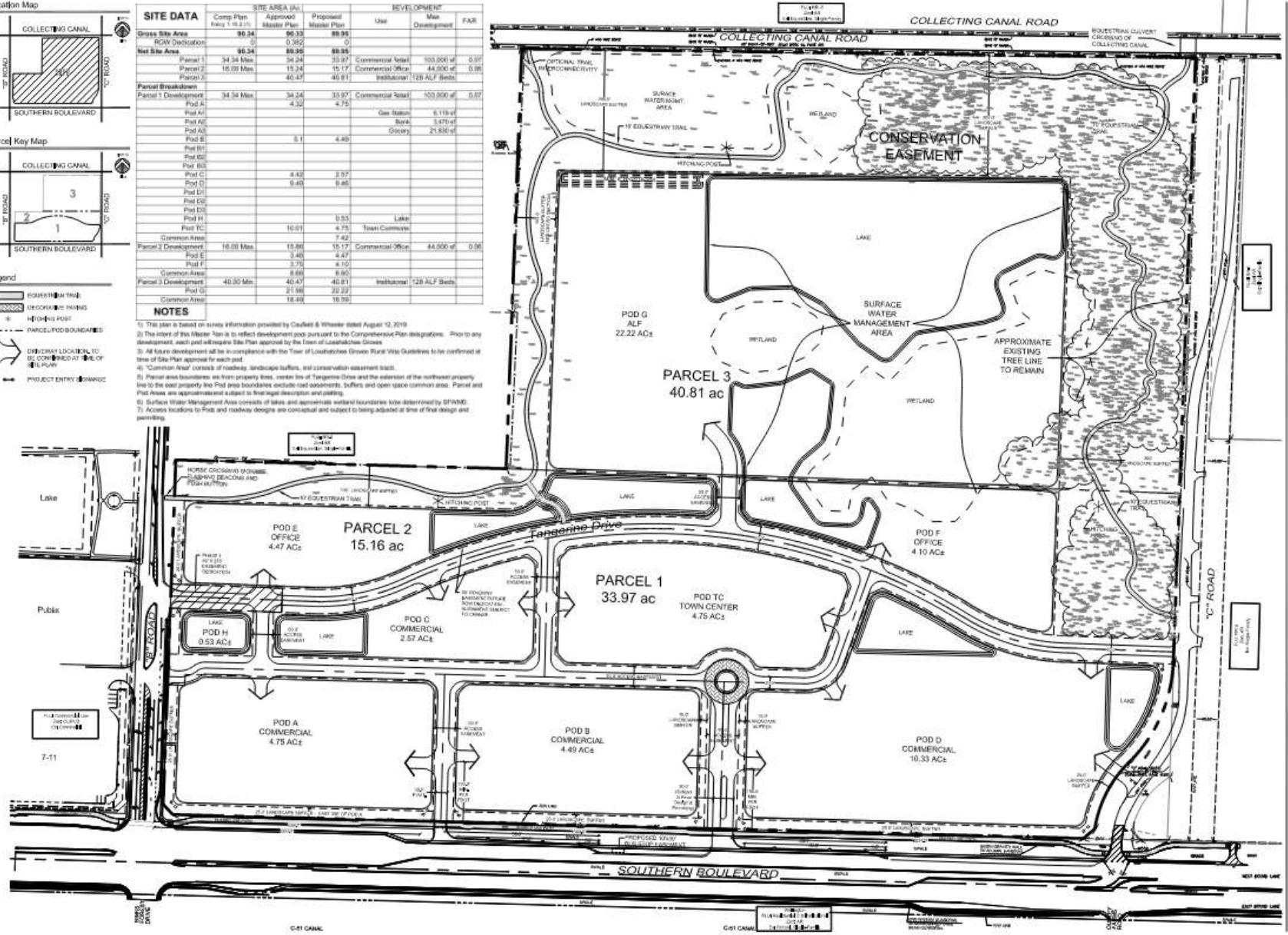




SITE DATA	SITE AREA (Ac)		DEVELOPMENT		Use	Max Development	FAR
	Comp Plan	Approved	Proposed	Use			
Gross Site Area	95.34	95.34	95.34				
ROW Deduction	0	0.952	0				
Net Site Area	95.34	95.34	95.34				
Parcel 1	34.34	34.34	33.97	Commercial Retail	100,000 sf	0.97	
Parcel 2	18.00	18.26	15.17	Commercial Office	44,000 sf	0.86	
Parcel 3	40.47	40.81	40.81	Institutional	128 ALF Beds		
<b>Parcel Breakdown</b>							
Parcel 1 Development	34.34	34.34	33.97	Commercial Retail	100,000 sf	0.97	
Pod A		4.50	4.75	Gas Station	6,118 sf		
Pod B				Store	3,470 sf		
Pod C		5.1	4.40	Convent	2,936 sf		
Pod D							
Pod E		4.42	3.97				
Pod F		0.49	0.46				
Pod G							
Pod H			0.53	Lake			
Pod I		10.91	4.75	Town Center			
Common Area			7.42				
Parcel 2 Development	18.00	18.26	15.17	Commercial Office	44,000 sf	0.86	
Pod J		3.40	4.47				
Pod K		3.75	4.75				
Common Area		8.88	8.60				
Parcel 3 Development	40.30	40.47	40.81	Institutional	128 ALF Beds		
Pod L		11.88	22.22				
Common Area		18.49	18.59				

**NOTES**

- This plan is based on survey information provided by Casfield & Wheeler dated August 12, 2019.
- The intent of this Master Plan is to reflect development proposed pursuant to the Comprehensive Plan designations. Prior to any development, each pod will require a Site Plan approved by the Town of Loveladies Groves.
- All future development will be in compliance with the Town of Loveladies Groves Rural Vial Guidelines to be confirmed at time of Site Plan approval for each pod.
- "Common Area" consists of roadway, landscape buffers, and conservation easement tracts.
- Present area boundaries are from property lines, certain line at Target 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 approximate and subject to final legal description and platting.
- Surface Water Management Area consists of lakes and approximate wetland boundaries to be determined by SWM.
- Access locations to Pods and roadway designs are conceptual and subject to being adjusted at time of final design and permitting.



**MILLER LAND PLANNING, INC.**  
 305 S. Bayshore Street, 4th Fl.  
 Boston, MA 02114  
 (617) 754-8838

Prepared For:  
**TO GARDEN**  
 100 Logans Way  
 Boston, MA 02114

**Groves Town Center**  
 Loveladies Groves, Florida

DATE: 11/15/2019  
 SCALE: 1" = 100'

**MASTER PLAN**

**APPROVED MASTER PLAN**





## **REVISED SPECIAL POLICY 1.15.2**

- (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 up to 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.
- (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 and/or Parcel 2 and Commercial Low and Commercial Low Office uses are prohibited on Parcel 3. The aforementioned parcels are as shown on the Conceptual Master Plan dated October 12, 2023.**





## Grass parking