



Town of Loxahatchee Groves

155 "F" Road • Loxahatchee Groves, Florida 33470 • Telephone (561) 793-2418 • Fax (561) 793-2420

TO: Francine Ramaglia, Town Manager
Town of Loxahatchee Groves

FROM: Jim Fleischmann
Town Planning Consultant

RE: Groves Town Center Pod B Phase III Specimen Tree Report

DATE: November 12, 2024

The owner of the property identified as Pod B (Ref: Attachment 1) within the Groves Town Center Multiple Land Use Planned Unit Development, Solar Sport Systems, Inc., has applied for approval of a Vegetation Removal Permit Applications (Pod B Phase III) to remove native trees on the property in preparation for development of Surface Water Management Tracts 6 and 7 and components of the Groves Town Center internal street system (Ref: Attachment 2).

The Application includes the proposed removal of native specimen trees. The Pod B Phase III Vegetation Removal Permit, including both specimen and non-specimen trees, is currently in process.

Per ULDC Section 87-035(C) (2) (i), specimen trees are not subject to cutting, relocation, or mitigation without Town Council approval. To satisfy this requirement, the following data is taken from the native tree survey submitted as part of the Pod B Phase III Vegetation Removal Permit Application prepared by Scott Barber Designs, P.A.:

A. Native Specimen Trees Subject to the Vegetation Removal Permit

Total of 246, according to the following distribution by species: Slash Pine – 198; Laurel Oak – 22; Bald Cypress – 14; Dahood Holly – 10; and Live Oak – 2.

B. Native Specimen Trees to be Removed:

Total of 246 according to the following distribution by species: Slash Pine – 198; Laurel Oak – 22; Bald Cypress – 14; Dahood Holly – 10; and Live Oak – 2.

The proposed removal of specimen native trees is the result of the South Florida Water Management District Conceptual Master Infrastructure Permit No. 50-104052-P (Ref: Attachment 3, in part) and the Groves Town Center PUD Plat Amendment No. 1 which authorize the stormwater management system (SWM) and the internal street system for

the Groves Town Center Planned Unit Development. The SWM consists of catch basins and multiple dry and wet detention areas which are used to capture stormwater runoff and provide water quality treatment and attenuation for the entire 92 acre Planned Unit Development. Issuance of the permit constitutes certification of compliance with state water quality standards in accordance with Rule 62-330.062 Florida Administrative Code.

Attachment 2 depicts the location of that portion of the SWM and internal street system which are the subject of the Pod B Phase III Vegetation Removal Permit Application.

Tree Removal Mitigation Tables, a Mitigation Cost Estimate, and a Mitigation Plan will be incorporated within the associated Vegetation Removal Permit following Town Council consideration of the proposed Specimen Trees removal.

Mitigation for replanting in the amount of \$227,410 is required to compensate for the removal of Specimen Trees. A final Mitigation Plan, including compensation for both Specimen and Non-Specimen trees to be removed, will be incorporated within the Pod B Phase III Vegetation Removal Permit.

Respectfully submitted,

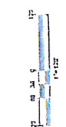
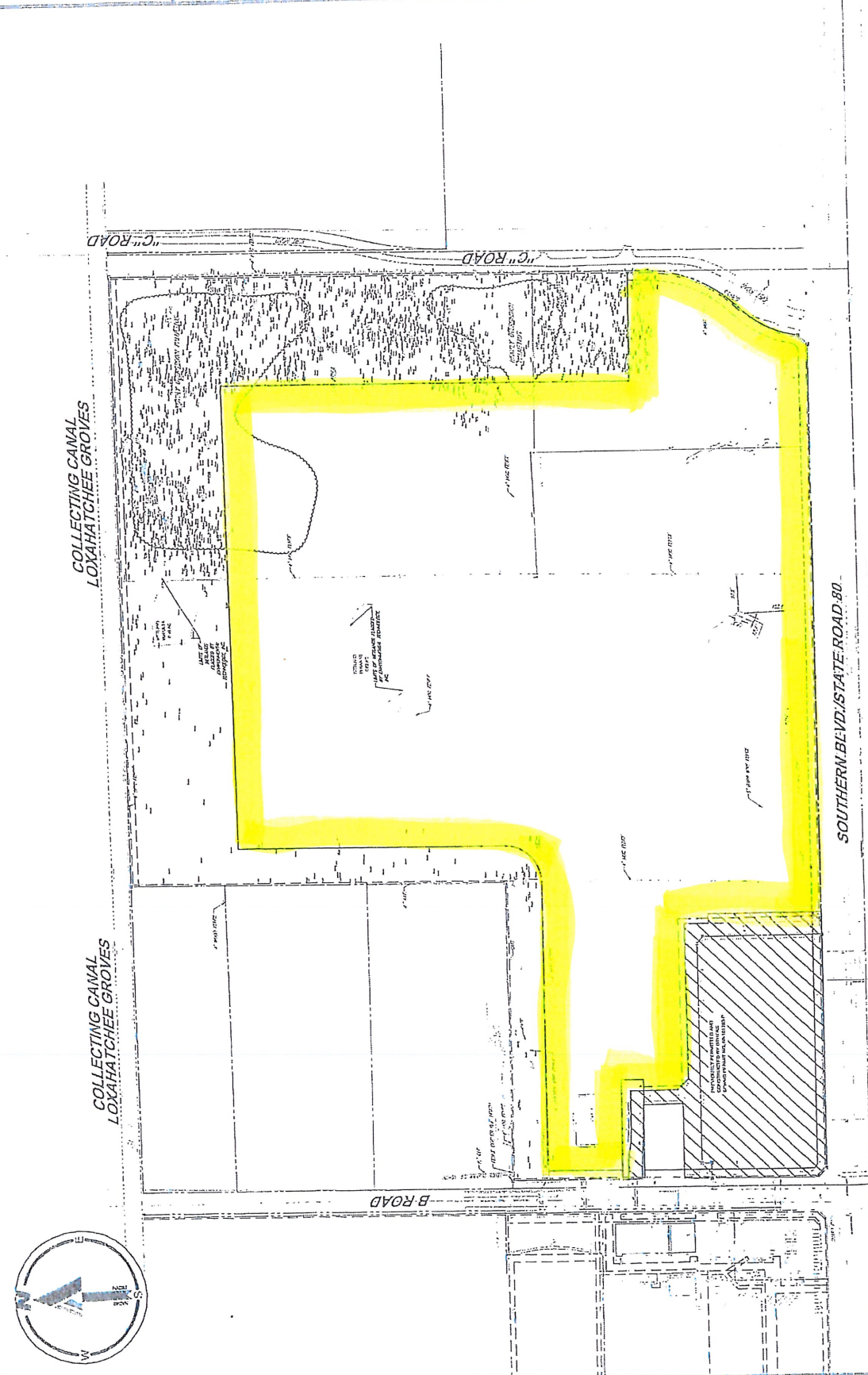


Jim Fleischmann
Town Planning Consultant

Attachments:

1. Groves Town Center Plat Pod B.
2. Pod B Phase III Floodplain Stormwater Management Areas and Streets.
3. South Florida Permit No. 50-104052-P (excerpt).

EXISTING CONDITION NOTES
1. ADDITIONAL TREE SURVEY INFORMATION FOR CHUTE IS TO BE PROVIDED BY THE OWNER.



BOHLER

2110 N. GARDNER BLVD., SUITE 200
MARIETTA, GA 30067
PHONE: 770.429.1100
FAX: 770.429.1101
WWW.BOHLER.COM

NO.	DATE	REVISIONS
1	08/14/2014	ISSUED FOR PERMIT SET
2	08/14/2014	ISSUED FOR PERMIT SET
3	08/14/2014	ISSUED FOR PERMIT SET
4	08/14/2014	ISSUED FOR PERMIT SET
5	08/14/2014	ISSUED FOR PERMIT SET
6	08/14/2014	ISSUED FOR PERMIT SET
7	08/14/2014	ISSUED FOR PERMIT SET
8	08/14/2014	ISSUED FOR PERMIT SET
9	08/14/2014	ISSUED FOR PERMIT SET
10	08/14/2014	ISSUED FOR PERMIT SET
11	08/14/2014	ISSUED FOR PERMIT SET
12	08/14/2014	ISSUED FOR PERMIT SET
13	08/14/2014	ISSUED FOR PERMIT SET
14	08/14/2014	ISSUED FOR PERMIT SET
15	08/14/2014	ISSUED FOR PERMIT SET
16	08/14/2014	ISSUED FOR PERMIT SET
17	08/14/2014	ISSUED FOR PERMIT SET
18	08/14/2014	ISSUED FOR PERMIT SET
19	08/14/2014	ISSUED FOR PERMIT SET
20	08/14/2014	ISSUED FOR PERMIT SET

STAINING

UNIVERSITY CITY
FLEX CENTER CENTER

CONCEPTUAL EIP PERMIT SET

PROJECT: GROVES TOWN CENTER CENTER INFRASTRUCTURE

CLIENT: SCAI ENTERPRISES, INC.

DATE: 08/14/2014

SCALE: AS SHOWN

DESIGNED BY: [Name]

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

BOHLER

2110 N. GARDNER BLVD., SUITE 200
MARIETTA, GA 30067
PHONE: 770.429.1100
FAX: 770.429.1101
WWW.BOHLER.COM

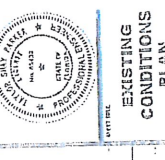
EXISTING CONDITIONS PLAN

PROJECT: C-202

DATE: 08/14/2014

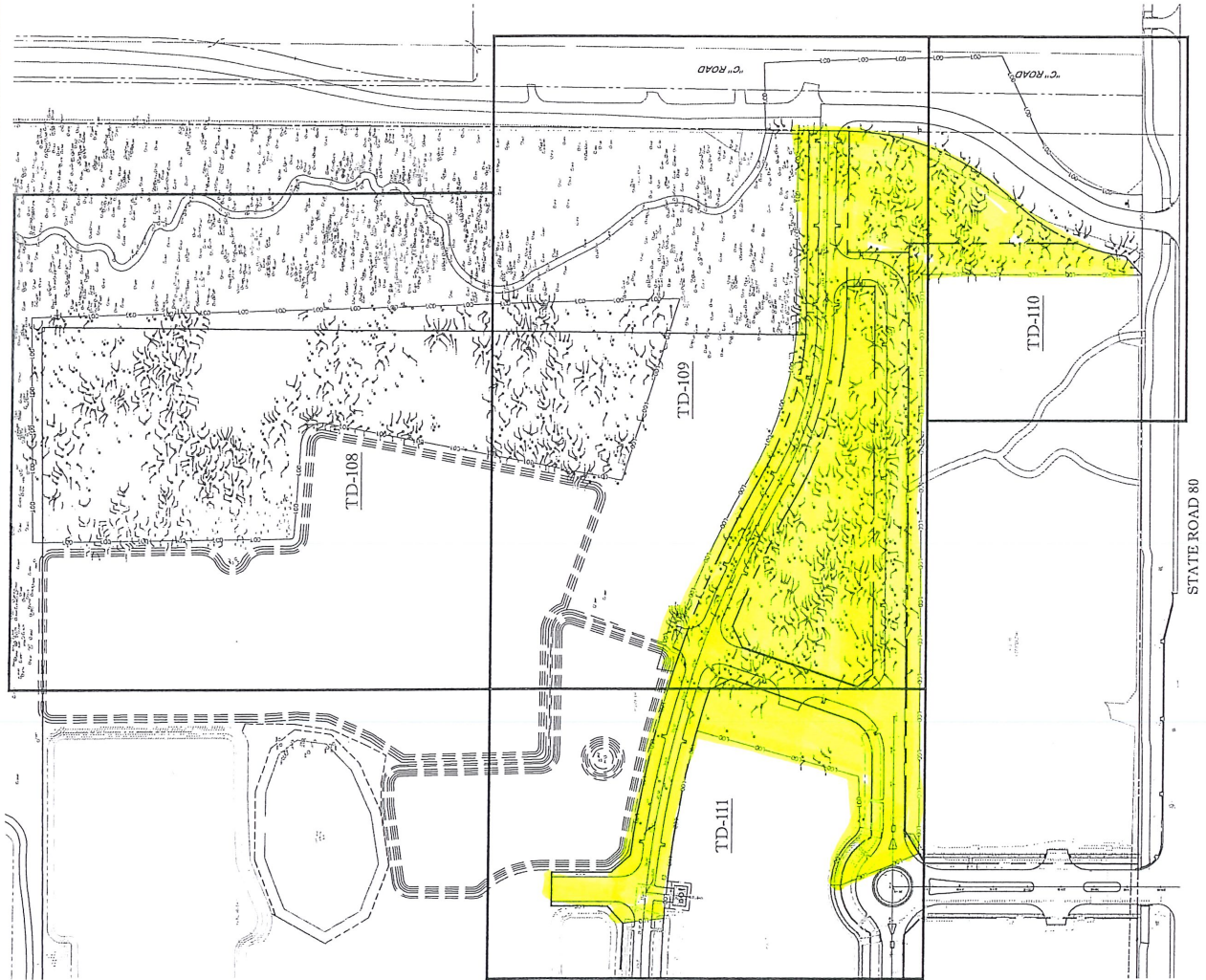
BOHLER

2110 N. GARDNER BLVD., SUITE 200
MARIETTA, GA 30067
PHONE: 770.429.1100
FAX: 770.429.1101
WWW.BOHLER.COM



ATTACHMENT 1

ATTACHMENT 2



LEGEND:

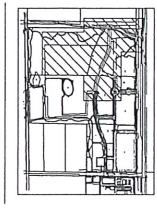
- EXISTING TREE OR PALM TO REMAIN
- TREES AND PALMS TO BE REMOVED AND INDICATED AS PART OF PHASE 2

LIMITS OF PHASE 3 DISTURBANCE

TREE DISPOSITION NOTES:

1. 2 SPECIMEN LAUREL OAKS 60" DBH TOTAL WITH 32" DBH WILL BE REMOVED.
2. 17 SPECIMEN LAUREL OAKS 54" DBH TOTAL WITH 4.17" DBH WILL BE REMOVED.
3. 18 NON-SPECIMEN LAUREL OAKS 11.81" DBH WITH 7" - 12" DBH WILL BE REMOVED.
4. 17 NON-SPECIMEN LAUREL OAKS 40" DBH WITH 7" - 8" DBH WILL BE REMOVED.
5. 17 NON-SPECIMEN LAUREL OAKS 58" DBH WITH 7" - 8" DBH WILL BE REMOVED.
6. 155 SPECIMEN PINES 63.32" DBH TO PALM WITH 14" DBH WILL BE REMOVED.
7. 301 NON-SPECIMEN PINES 10.41" DBH WITH 7" - 12" DBH WILL BE REMOVED.
8. 85 NON-SPECIMEN PINES 10.22" DBH WITH 7" - 8" DBH WILL BE REMOVED.
9. 125 NON-SPECIMEN PINES 10.08" DBH WITH 7" - 8" DBH WILL BE REMOVED.
10. 14 SPECIMEN CYPRESS 10" DBH WITH 1.37" DBH WILL BE REMOVED.
11. 23 NON-SPECIMEN CYPRESS 10" DBH WITH 7" - 8" DBH WILL BE REMOVED.
12. 34 NON-SPECIMEN CYPRESS 10" DBH WITH 7" - 8" DBH WILL BE REMOVED.
13. 34 NON-SPECIMEN CYPRESS 11" DBH WITH 7" - 8" DBH WILL BE REMOVED.
14. 4 NON-SPECIMEN HOLLY 18" DBH WITH 7" - 8" DBH WILL BE REMOVED.
15. 8 SPECIMEN STRANGLER FIG 3.22" DBH WILL BE REMOVED.
16. 2 NON-SPECIMEN STRANGLER FIG 17" DBH WITH 7" - 12" DBH WILL BE REMOVED.
17. 8 NON-SPECIMEN STRANGLER FIG WITH 7" - 8" DBH WILL BE REMOVED.
18. 8 NON-SPECIMEN STRANGLER FIG WITH 7" - 8" DBH WILL BE REMOVED.
19. 44 DBH PALMS WILL BE REMOVED. 44 WILL BE PAID INTO THE TOWN TREE FUND (CODE SECTION 8-12.01) AT \$13.00 EACH.
20. 544 DBH INCHES OF OAK, 200 DBH INCHES OF PALM CYPRESS, AND 40 DBH INCHES OF PINE 4.19" - 4" DBH. THE BALANCE OF THE TOTAL DBH INCHES SHALL BE PERMITTED FOR CALCULATING AND CODE SECTION 8-12.01. SEE TREE REMOVAL PERMIT FOR CALCULATIONS.
21. PROVIDE TREE PROTECTION BARRICADE, PILE LOAD MONITORING CORDEX, OR ROOT ZONE PROTECTIVE FABRIC, CLAMPED ON GRABBING ACTIVITIES NEAR THE LIMITS OF DISTURBANCE.

KEY MAP:



SCOTT BARBER DESIGNS P.A.
Landscape Architecture & Planning
1000 W. Pineapple Drive
Jensen Beach, FL 34957
Phone: 772-335-1100

Scott John Barber
2024.05.01
11:35:16 - 04'00"

REV	DATE	BY	COMMENT

811
NON-MAINT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
www.call811.com

PERMIT DRAWINGS
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: [Date]
SCALE: [Scale]

PROJECT:
GROVES TOWN CENTER MASTER INFRASTRUCTURE
FIG. 100

SOLAR SPORTS SYSTEM, INC.
LOCATION: 10000 W. STATE ROAD 80, PALM BEACH COUNTY, FL 34957

SCALE: [Scale]

SHEET TITLE:
PHASE 3 - OVERALL TREE DISPOSITION PLAN

SHEET NUMBER:
TD-100

ATTACHMENT 3

Item 4.



South Florida Water Management District
Conceptual Permit No. 50-104052-P
Date Issued: December 23, 2020

Permittee: Solar Sportsystems, Inc.
Loxahatchee Equestrian Partners, LLC

Project: Master Infrastructure Southern & Binks - Conceptual

Application No. 200401-3144

Location: Palm Beach County, See Exhibit 1

Your application for a Conceptual Permit is approved. This action is taken based on Chapter 373, Part IV, of Florida Statutes (F.S.) and the rules in Chapter 62-330, Florida Administrative Code (F.A.C.). Unless otherwise stated, this permit constitutes certification of compliance with state water quality standards under section 401 of the Clean Water Act, 33 U.S.C. 1341, and a finding of consistency with the Florida Coastal Management Program. Please read this entire agency action thoroughly and understand its contents.

This permit is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- The attached General Conditions for Environmental Resource Permits.
- The attached Special Conditions.
- All referenced Exhibits.

All documents are available online through the District's ePermitting site at www.sfwmd.gov/ePermitting.

If you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights", we will assume that you concur with the District's action.

The District does not publish notices of action. If you wish to limit the time within which a person may request an administrative hearing regarding this action, you are encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Legal requirements and instructions for publishing a notice of agency action, as well as a noticing format that can be used, are available upon request. If you publish a notice of agency action, please send a copy of the affidavit of publication provided by the newspaper to the District's West Palm Beach office for retention in this file.

If you have any questions regarding your permit or need any other information, please call us at 1-800-432-2045 or email epermits@sfwmd.gov.

Jesse Markle, P.E.
Bureau Chief, Environmental Resource Bureau

**South Florida Water Management District
Conceptual Permit No. 50-104052-P**

Date Issued: December 23, 2020 **Expiration Date:** December 23, 2040

Project Name: Master Infrastructure Southern & Binks -
Conceptual

Permittees: Solar Sportsystems, Inc.
250 Delaware Avenue
Buffalo, NY 14202

Loxahatchee Equestrian Partners, LLC
250 Delaware Avenue
Buffalo, NY 14202

Operating Entity: Groves Town Center Master Association, Inc.
c/o Delaware North
250 Delaware Avenue
Buffalo, NY 14202

Location: Palm Beach County

Permit Acres: 91.82 acres

Project Land Use: Commercial

Special Drainage District: Loxahatchee Groves Water Control District

Water Body Classification: CLASS III

FDEP Water Body ID: 3245G1

Wetland and Surface Water Impacts: 0.08 acres

Sovereign Submerged Lands: No

Project Summary

This permit authorizes Conceptual Approval of a stormwater management (SWM) system serving 91.82 acres of mixed used commercial and residential development known as Master Infrastructure Southern and Binks - Conceptual.

The proposed project consists of three main parcels: Parcel 1 (Pods A - D & H) and Parcel 2 including Pod E & F, which will be developed for commercial and retail use, and Parcel 3 with Pod G developed for assisted living facility or hotel. There are multiple roads from the associated pods that will be developed throughout the site and the Town Center Common Area. The SWM system consists of catch basins and multiple dry and wet detention areas, which are utilized to capture the stormwater runoff and provide water quality treatment and attenuation for the overall project site. This permit is for a conceptual approval and no construction is authorized under this application.

Issuance of this permit constitutes certification of compliance with state water quality standards in accordance with Rule 62-330.062, F.A.C.

Site Description

The site is located at the northeast corner of Southern Boulevard and B Road within Loxahatchee

The overall site is primarily undeveloped and heavily vegetated, except for the southwest corner which includes a commercial development.

For information on wetland and surface water impacts, please see the Wetlands and Other Surface Water section of this permit.

Background

Pod A, which is located in at southwest corner of the project area, is currently under construction in accordance with Environmental Resource Permit No. 50-101283-P, and will tie into the master SWM system.

Ownership, Operation and Maintenance

Perpetual operation and maintenance of the SWM system is the responsibility of Groves Town Center Master Association, Inc. as indicated in the submitted governing documents (Exhibit No. 4.0). Upon completion of construction and in conjunction with submittal of the construction completion certification, a request for transfer to the operating entity and recorded copies of its governing documents must be submitted in accordance with General Condition No. 7.

Engineering Evaluation:

Land Use

Refer to the Engineering Evaluation Table and Exhibit No. 2.1 for the land use breakdown.

Water Quality

The project is located within a watershed identified by the Florida Department of Environmental Protection as impaired for turbidity and chlorophyll-a; therefore, the design includes a site-specific pollutant loading analysis and an additional 50% water quality treatment volume above the amounts required pursuant to Section 4.2.1, Volume II, as reasonable assurances that the projects discharge will not cause or contribute to violations of State water quality standards. The project provides 8.09 ac-ft. of water quality treatment.

The project includes implementation of a Turbidity and Erosion Control Plan, (Exhibit No. 2.0), as additional reasonable assurance of compliance with water quality criteria during construction.

Discharge

Discharge from this project is limited to the C-51 sub-basin 11 allowable discharge rate of 27 CSM (3.87 cfs) associated for the 10-year, 3-day storm event. The project discharge of 3.78 cfs is within the allowable limit for the area.

Parking Lot Design

As found in the Water Quantity Data Table, minimum parking lot elevations have been set at or above the calculated design storm flood elevation.

Road Design

As found in the Water Quantity Data Table, minimum road center line elevations have been set at or above the calculated design storm flood elevation.

Perimeter Berm

As found in the Water Quantity Data Table, minimum perimeter berm elevations have been set at or above the calculated design storm flood elevation.

Finished Floors

As found in the Water Quantity Data Table, minimum finished floor elevations have been set at or above the calculated design storm flood elevation.

Flood Plain/Compensating Storage

The permittee submitted calculations demonstrating that the project will meet the compensating