

# TOWN OF LOXAHATCHEE GROVES

155 F Road Loxahatchee Groves, FL 33470



## AGENDA MEMO

**TO:** Town of Loxahatchee Groves, Planning and Zoning Board

**FROM:** Kaitlyn Forbes, AICP, CNU-A, Planning and Zoning Department

**DATE:** December 11, 2024

**SUBJECT:** Groves at Town Center

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### 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 proposes a comprehensive plan text amendment, master plan amendment (rezoning), and a site plan for a proposed hotel use, and site plan for a public park. The comprehensive plan text amendment will be considered by the Town Council on December 3, 2024 and modifies permitted uses to accommodate the proposed hotel use. The master plan amendment (rezoning) revises the location of the public park from Pod TC to Pod G, accommodating a hotel use on pod TC, and modifies previous conditions of approval. The two site plans provide design details for an 81-room hotel (3-stories) and a public park for use by the Town.

The applicant was previously before the Planning and Zoning Board on July 22, 2024, and August 29, 2024. The applicant submitted revised drawings for consideration before the August 29, 2024. Changes at that time included the following:

- Revised hotel elevations to reduce the proposed building height to 40-feet to the roof deck and 52-feet to the tallest point of the building. A waiver continued to be necessary for the building height.
- Revised site plan for the proposed public park to include three (3) new concrete pads with benches for seating near the wetland area. The intent was to provide a viewing area for the wetland for park visitors to utilize. Additional landscape would be provided in these areas, if the benches are desired.

- The applicant continued to offer the removal of the proposed parking area fence as an alternative design option.
- A proposed directional/wayfinding signage plan to route traffic to the most effective ingress/egress points and adjacent streets. The intent was to address congestion concerns at the B Road and Avocado Rd. intersection by diverting traffic to newer access options such as the roundabout along Southern Blvd.
- Revised comprehensive plan text amendment to special policy 1.15.2 to modify the proposed revision to the commercial development location standards.
- Separately, the applicant temporarily revised traffic circulation within the Groves at Town Center to modify Avocado Road to be an ingress-only access point from B Road. As such, out-bound traffic, leaving the Town Center, was routed north to Tangerine Road to make a left- or right-hand movements out of the site. The intent was to determine the effectiveness of limiting the number of automobiles making conflicting maneuvers on either side of B Road at the Avocado Road intersection. Circulation concerns were noted at this intersection based on the volume of traffic on-site and across the street at the Public Plaza. Notable improvements were seen during this temporary analysis. As such, permanent improvements within B Road were agreed to and are recommended conditions of approval relating to the rezoning application (master plan amendment).

Since the September 2024 Town Council meeting, the applicant was directed back to the Planning and Zoning Board for further review. The applicant has since submitted further refined plans to reduce the number of waivers requested and address noted concerns. Revised drawings are attached for reference. Modifications for consideration include the following:

- Reduced number of hotel rooms to 81 rooms.
- Reduced hotel building height to comply with district standards, eliminating need for waiver.
- Reduced number of waivers requested. Waivers continue to include deviations relating to reduced size of required parking spaces (hotel), provisions for security lighting (hotel), and a park parcel larger than code maximum of five (5) acres.

To address and improve circulation within B Road, adjacent to the subject site, the applicant proffers the following improvements:

- Installation of “pork chop” median within B Road, at intersection of Avocado Avenue and B Road. Design to include flexible delineators or similar, and to be approved by Town prior to installation.
- Installation of “Don’t block the box” painting at same intersection.
- Installation of wayfinding signage, as noted above. Applicant has ordered signage and anticipates installation prior to the end of the year.

**Recommendations:** Staff recommends approval of the master plan amendment (rezoning), hotel site plan, and public park site plan subject to conditions of approval noted below:

**ENGINEERING CONDITIONS OF APPROVAL:**

**A. CIVIL PLANS: 8 sheets, revised 4-15-24, signed and sealed 10-1-24, by EA3 Civil Engineering, Inc.**

1. Update exfiltration calculations per the revised length.
2. Clearly label all swales.
3. Provide control structure detail.

**B. DRAINAGE CALCULATIONS: 35 sheets, dated September 2024, by EA3 Civil Engineering, Inc.**

1. Update exfiltration calculations per the revised length.
2. Include all swales from the Sheet C200 in the proposed stage storage table.
3. Cascade structure information does not appear to match Sheet C200.

**C. Other**

1. Provide permits from applicable agencies including, but not limited to, SFWMD, PBCWUD, Palm Beach Fire Rescue, etc.
2. Additional comments may be during Site Development review.

**PLANNING AND ZONING CONDITIONS OF APPROVAL:**

- A. Conditions of approval relating to B Road right-of-way improvements, timing, and funding will be prepared and presented to Town Council for consideration, in coordination with the Town Attorney's Office, and relating to the Master Plan Amendment.