



Town of Loxahatchee Groves

[155 "F" Road • Loxahatchee Groves, Florida 33470 • Telephone \(561\) 793-2418 • Fax \(561\) 793-2420](tel:5617932418)

Agenda Item # 4

TO: Francine Ramaglia, Town Manager
Town of Loxahatchee Groves

FROM: Jim Fleischmann
Town Planning Consultant

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

DATE: October 9, 2023

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 two Vegetation Removal Permit Applications (Pod B Phase IIA and Pod B Phase IIB) to remove native trees on the property in preparation for development of the Floodplain Compensation Area and Dry Pond (Ref: Attachment 2).

The Applications include the proposed removal of native non-specimen (Pod B Phase IIA) and specimen (Pod B Phase IIB) trees. The Pod B Phase IIA Vegetation Removal Permit, involving only non-specimen trees and palms, has been administratively approved. The Pod B Phase IIB Vegetation Removal Permit, involving only 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 specimen tree survey submitted as part of the Pod B Phase IIB Vegetation Removal Permit Application (Specimen Trees removal) prepared by Scott Barber Designs, P.A.:

A. Native Specimen Trees Subject to the Vegetation Removal Permit

Total of 60, according to the following distribution by species: Laurel Oak – 2; Pine – 52; Cypress; 5; and Holly – 1.

B. Native Specimen Trees to be Removed:

Total of 60, according to the following distribution by species: Laurel Oak – 2; Pine – 52; Cypress; 5; and Holly – 1.

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) which authorizes the stormwater management system (SWM) 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 which is the subject of the Pod B Phase IIB 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.

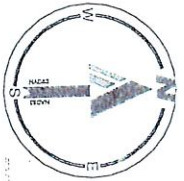
Per ULDC Section 87-035 (D) *Mitigation*, either a performance bond or cash payment in the amount of \$46,605 has been filed/deposited with the Town of Loxahatchee Groves as an interim measure to cover the calculated Specimen Tree Removal Plant Cost. A final Mitigation Plan equal to or exceeding the performance bond/ cash payment amount will be incorporated within the Pod B Phase IIB Vegetation Removal Permit.

Respectfully submitted,

Jim Fleischmann
Town Planning Consultant

Attachments:

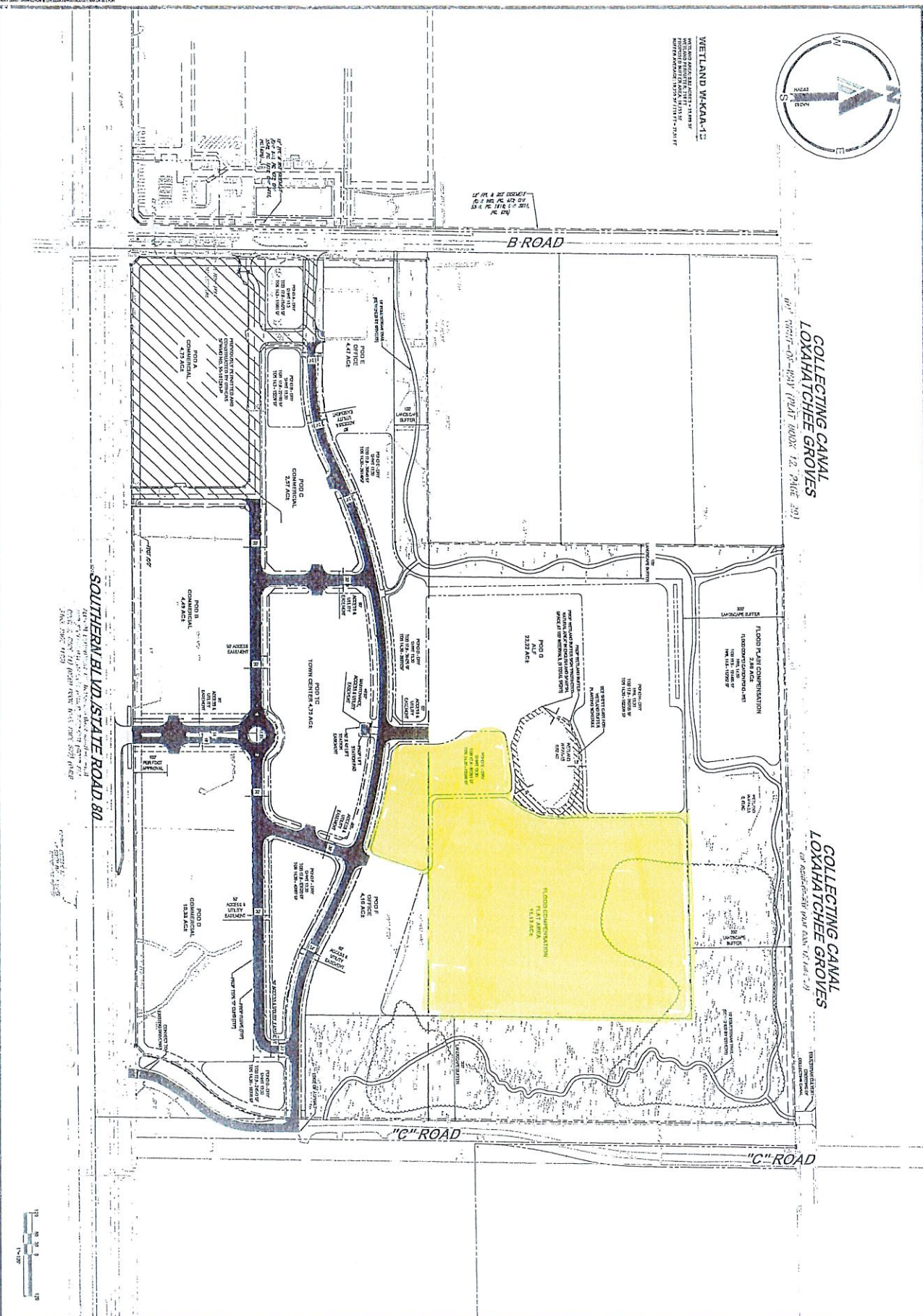
1. Groves Town Center Plat Pod B.
2. Pod B Phase IIB Floodplain Compensation Area and Dry Pond.
3. South Florida Permit No. 50-104052-P (excerpt).



WETLAND W-KAA-1-2
 WETLAND DISTURBANCE PERMITS - 12/18/18
 WETLAND DISTURBANCE PERMITS - 12/18/18
 WETLAND DISTURBANCE PERMITS - 12/18/18

COLLECTING CANAL
 LOXAHATCHEE GROVES
 of approximately 1000' from ROW of Lot 7-9

COLLECTING CANAL
 LOXAHATCHEE GROVES
 of approximately 1000' from ROW of Lot 7-9



SOUTHERN BLVD. STATE ROAD 80
 of approximately 1000' from ROW of Lot 7-9



BOHLER

4000 S. UNIVERSITY BLVD. SUITE 100
 BOHLER ENGINEERING & ARCHITECTURE, INC.
 BOHLER ENGINEERING & ARCHITECTURE, INC.
 BOHLER ENGINEERING & ARCHITECTURE, INC.

REVISIONS

NO.	DATE	DESCRIPTION
1	12/18/18	CONCEPTUAL URP PERMITS
2	12/18/18	CONCEPTUAL URP PERMITS
3	12/18/18	CONCEPTUAL URP PERMITS

SUNSHINE

ARCHITECTURE
 1100 S. UNIVERSITY BLVD. SUITE 100
 SUNSHINE ARCHITECTURE, INC.

GROVE TOWN CENTER MASTER INFRASTRUCTURE

1000 S. UNIVERSITY BLVD. SUITE 100
 GROVE TOWN CENTER MASTER INFRASTRUCTURE, INC.

BOHLER

4000 S. UNIVERSITY BLVD. SUITE 100
 BOHLER ENGINEERING & ARCHITECTURE, INC.

BOHLER

4000 S. UNIVERSITY BLVD. SUITE 100
 BOHLER ENGINEERING & ARCHITECTURE, INC.

MASTER SITE PLAN

C-301

12/18/18



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