



# Town of Loxahatchee Groves

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**TO:** Town Council

**THRU:** Francine Ramaglia, Town Manager

**FROM:** Jim Fleischmann, Town Planning Consultant

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

**DATE:** May 6, 2025

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**Background:**

The Specimen Tree Report and approval Resolution 2024-080 were initially presented for consideration by the Town Council at its meeting on November 12, 2024. At the meeting the Town Council directed the Applicant to review the list and location of trees to be removed from the site to preserve as many additional native trees as possible.

**Summary of the November 12, 2024, Proposed Specimen Tree Removal**

The owner of the property identified as Pod B (Ref: Attachment 1) within the Groves Town Center Multiple PUD Plat Amendment No. 1, Solar Sport Systems, Inc., has applied for approval of a Vegetation Removal Permit Application (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 Vegetation Removal Permit Application includes the proposed removal of native specimen trees and palms. 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 Specimen Tree data is taken from the initial 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.

### **Summary of the Revised Proposed Specimen Tree Removal**

The Applicant met with Town staff, followed by their review of the proposed trees and palms to be removed. Based upon its review, Applicant has submitted a revised list of trees and palms to be removed resulting in the preservation of an additional 173 trees and palms, including 28 specimen trees.

To satisfy the Town Council directive, the following Specimen Tree data is taken from the revised native tree survey 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 218 according to the following distribution by species: Slash Pine – 177; Laurel Oak – 21; Bald Cypress – 10; Dahood Holly – 19 and Live Oak – 1.

The revised survey has resulted in the following list of 28 Specimen Trees to be preserved: Cypress – 4; Dahoon Holly -1; Laurel Oak -1; Live Oak -1; and Slash Pine - 21.

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 authorizes the stormwater management system (SWM) and the internal street system for the Groves Town Center Multiple Use 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.

Attachment 4 illustrates where concentrations of the 173 trees and palms to be preserved are located. Specific trees and palms to be preserved are identified in the associated Vegetation Removal Permit (VRP).

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.

Recommendation:

Jim Fleischmann, LRM, Inc., Town Planning Consultant, is recommending approval of the removal of the 464 noted trees with the appropriate mitigation.

Attachments:

1. Groves Town Center Plat Amendment No. 1 Pod B.
2. Pod B Phase III Floodplain Stormwater Management Areas and Streets.
3. South Florida Permit No. 50-104052-P (excerpt).
4. Areas Where Additional Trees are to be Preserved