

Town of Loxahatchee Groves, Florida Planning and Zoning Board Agenda Item Report

PREPARED BY: Kaitlyn Forbes

July 17, 2024

SUBJECT: Comprehensive Plan Text Amendment, Master Plan Amendment, Hotel Site Plan (Pod TC), and Park Site Plan (Pod G).

1. BACKGROUND

History: 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) must be approved by the Town Council. The Applicant is proposing the following:

- 1) Comprehensive plan text amendment to: (1) Permit up to 95 lodging units within the subject property (MLU) (2) Eliminate the allocation for a 128-bed congregate living facility (3) Establish an allowance for a public park (4) Establish intensity and density measurement standards for the hotel use, and (5) Exempt the subject site from Policy 1.2.1 of the comprehensive plan which restricts commercial uses to south of East Citrus Drive. *Applicant: Solar Sportsystems, Inc.*
- 2) Master Plan, PUD amendment to: Establish Pod TC for hotel purposes, establish Pod G for park purposes, and amend existing conditions of approval. *Applicant: Solar Sportsystems, Inc.*
- 3) Site Plan approval to: establish a four (4) story, 95-room hotel on Pod TC. *Applicant: Solar Sportsystems, Inc and Groves Hospitality LLC.*
- 4) Site Plan approval to: establish a public park, to be utilized by the Town, on Pod G. *Applicant: Applicant: Solar Sportsystems, Inc. and Loxahatchee Equestrian Partners, LLC*

Problem Statement: The Town Council is to hear and approve, approve with conditions, or deny the comprehensive plan text amendment, master plan amendment, and two site plan applications. **NOTE:** The proposed PUD Master Plan Amendment is a processed as a rezoning.

Problem Solution: The Town Council will conduct a public hearing to consider a motion to approve, approve with conditions, or deny the Comprehensive Plan Text Amendment, Master Plan PUD Amendment, and two site plan applications.

2. CURRENT ACTIVITY

The Comprehensive Plan Text Amendment was presented at a Planning and Zoning Board (PZB) meeting on July 22, 2024. The PZB recommended approval/denial of the application by a vote of ___to___.

The Master Plan PUD Amendment was presented at a Planning and Zoning Board (PZB) meeting on July 22, 2024. The PZB recommended approval/denial of the application by a vote of ___to___.

The hotel site plan, located on Pod TC, was presented at a Planning and Zoning Board (PZB) meeting on July 22, 2024. The PZB recommended approval/denial of the application by a vote of ___to___.

The park site plan, located on Pod G, was presented at a Planning and Zoning Board (PZB) meeting on July 22, 2024. The PZB recommended approval/denial of the application by a vote of ___to___.

3. ATTACHMENTS

1. Groves Town Center Staff Report: Comprehensive Plan Text Amendment, Master Plan Amendment, Hotel Site Plan, Park Site Plan

4. FINANCIAL IMPACT

Work on this project is funded by the Applicant's cost recovery deposit.

5. **RECOMMENDED ACTION:** Recommend that the Planning and Zoning Board approve the master plan amendment and two (2) site plan applications [hotel and public park]. The matter of the comprehensive plan text amendment is a legislative (policy) decision and therefore there is no staff recommendation on this item.