

TOWN OF LOXAHATCHEE GROVES

155 F Road Loxahatchee Groves, FL 33470



AGENDA MEMO

TO: Town Council of Town of Loxahatchee Groves

FROM: Francine Ramaglia, Town Manager

DATE: January 7, 2025

SUBJECT: Consideration of *Ordinance No. 2024-10 Approving a Master Plan Amendment to the Groves Town Center PUD*

Background: The applicants Solar Sportsystems, Inc., Loxahatchee Equestrian Partners, LLC, and Goves Hospitality, LLC are proposing to develop an 81 room hotel at the Groves Town Center PUD. There are three (3) elements of the approval process: the comprehensive plan amendment to allow consideration of the hotel rather than a 128 bed congregate living facility; the master plan amendment; and the actual site plan approval for the hotel.

The comprehensive plan amendment was transmitted to the State for review, following passage of the amendment by Town Council on first reading in December of 2024. The master plan amendment, which is approved as a zoning modification to the Groves of Town Center PUD, is to be considered on first reading by the Town Council at its January 7, 2025 meeting. If the master plan amendment is approved by the Council on first reading, it will be scheduled for second reading and potential adoption at a future Council meeting in conjunction with the adoption of the comprehensive plan amendment and site plan consideration. That adoption hearing meeting dates are subject to the return of comments from the State on the comprehensive plan amendment and the results of Council's consideration of the master plan amendment. The second readings and public hearings for both ordinances and consideration of the site plan may take place at the February Council meeting. It is more likely they will be scheduled for Council's meeting in March.

The comprehensive plan amendment, master plan amendment, and site plan amendment were previously considered by the Town's Planning and Zoning Board (PZB) and recommended for denial on August 29, 2024. The comprehensive plan amendment and PUD amendment were originally scheduled to be heard on first reading by the Town Council in September of 2024. The Town Council deferred the matters so the applicants could respond to and the Council could consider PZB's comments and recommendation of denial. However, the Town Council did not remand the applications to PZB.

The Town Council considered the comprehensive plan amendment and approved the transmittal of the matter at their December 2024 meeting.

The master plan amendment and site plan were placed on the agenda for the December 18, 2024, meeting of the PZB for the purpose of obtaining additional comments from that advisory board. However, the December 18, 2024 meeting was canceled for lack of quorum. Staff were unable to schedule another PZB meeting prior to the January 7, 2025 Council meeting as there was no date where all the PZB members were available between the failed PZB meeting and scheduled Council meeting. Because the applications have already been considered by the PZB in substantially the same form, and because the Council did not direct that the applications be remanded to the PZB, there is no legal impediment for Council to consider the master plan amendment, as they did the comprehensive plan amendment, without further consideration of PZB.

Should Council desire further input from the PZB prior to final consideration of adoption of the matters, the Council can direct PZB to hold a meeting and give their input prior to the time second readings of the matters would be scheduled before Council.

Through the PUD master plan amendment, the applicant is proposing the establishment of Pod TC for potential development of a hotel with a maximum of 81 rooms and Pod G for public park purposes. A report on the application is attached. The proposed waivers sought by the applicants will be formally considered by the Council in conjunction with the site plan for the hotel.

After a brief introduction of the ordinance, the applicant will make a presentation and can respond to Council inquiries. As a rezoning, this is a quasi-judicial hearing, so Council should be prepared to disclose ex parte communications with the applicant as well as others who may have been in favor or opposed to the application, prior to their deliberation on the matter.

Recommendation: The PZB recommended denial of the comprehensive plan amendment, master plan amendment, and site plan at their August 29, 2024 meeting. Staff recommends Council move approval of *Ordinance No. 2024-10* on first reading subject to conditions of approval noted in the staff report and ordinance.

TOWN OF LOXAHATCHEE GROVES

ORDINANCE NO. 2024-10

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, PROVIDING FOR AN AMENDMENT TO THE MULTIPLE LAND USE PLANNED UNIT DEVELOPMENT (MLU/PUD) APPROVAL ON A PARCEL OF LAND CONSISTING OF APPROXIMATELY 89.95 ACRES, MORE OR LESS, LOCATED AT THE NORTHEAST CORNER OF SOUTHERN BOULEVARD AND "B" ROAD, LEGALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR THE APPROPRIATE REVISIONS TO THE MLU/PUD CONCEPTUAL MASTER PLAN AND THE CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, on November 16, 2010, the Town adopted Ordinance 2010-009, which adopted the Town's Unified Land Development Code (ULDC), including the designation of zoning districts in the Town, consistent with the Town's Comprehensive Plan; and,

WHEREAS, on November 20, 2012, the Town adopted Ordinance 2012-08 which created a new zoning category, entitled Planned Unit Development ("PUD"), to facilitate development on properties that exceed expectations of standard zoning districts, implements the Town's Comprehensive Plan, and to allows for creative use of land and quality development; and,

WHEREAS, on February 17, 2013, the Town adopted Ordinance 2013-010 which assigned a Multiple Land Use Planned Unit Development ("MLU/PUD") zoning designation to certain property located at the northeast corner of Southern Boulevard, and "B" Road, Loxahatchee Groves, Florida, totaling approximately 89.95 acres, more or less, legally described and as designated on the map in Exhibit "A", attached hereto (the "Property"); and

WHEREAS, on November 6, 2018, the Town adopted Ordinance 2018-08 which amended the Multiple Land Use Planned Unit Development ("MLU/PUD") zoning designation on the property previously granted by Ordinance 2013-010; and

WHEREAS, on January 7, 2020, the Town adopted Ordinance 2019-08 which amended the Multiple Land Use Planned Unit Development ("MLU/PUD") zoning designation on the property

previously granted by Ordinance 2018-08; and

WHEREAS, on _____, 2025, the Town Council adopted Ordinance 2024-09 approving a comprehensive plan text amendment revising Special Policy 1.15.2, with respect to allowed land uses on the property; and

WHEREAS, the Property Owners, Solar Sportsystems, Inc. and Loxahatchee Equestrian Partners, LLC, applied to amend the previous MLU/PUD Approval (including the conceptual master plan and conditions of approval contained within Ord. 2019-008); and

WHEREAS, at its meeting of July 22, 2024, which was continued to a date certain of August 29, 2024, the Town's Planning and Zoning Board (PZB), considered the petition to amend the MLU/PUD Approval on the Property, and recommended denial to the Town Council; and

WHEREAS, the notice and hearing requirements for adoption of ordinances contained in the Florida Statutes and the Town's Code of Ordinances have been satisfied; and

WHEREAS, the Town Council of the Town of Loxahatchee Groves has conducted a quasi-judicial hearing and considered the petition, the recommendations of the PZB and Town Staff, and comments from the public; and

WHEREAS, the Town Council, as the governing body of the Town of Loxahatchee Groves, Florida ("Town"), pursuant to the authority vested in Chapter 166, Florida Statutes, is authorized and empowered to consider petitions relating to the master plan amendments, including PUD Amendments, within the Town; and

WHEREAS, the Council, pursuant to Section 160-020 (Review criteria; Town Council action) of the Town of Loxahatchee Groves Unified Land Development Code and Town Ordinance 2012-08 (Planned Unit Development) is authorized and empowered to consider, approve, and approve with conditions PUD amendment petitions.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, AS FOLLOWS:

Section 1. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct, and are hereby made a specific part of this Ordinance.

Section 2. The Town Council has considered the Staff Report dated December 18, 2024 and the Town PZB and Town staff recommendations and makes the following findings of fact:

1. The Town Council finds the petition to be generally consistent with the intent and direction of the Comprehensive Plan, the rezoning criteria, as depicted in Section 160- 020(A) (1) - (6) of the Town of Loxahatchee Groves Unified Land Development Regulations, and the objectives and standards of a Planned Unit Development, as depicted in Town of Loxahatchee Groves Ordinance 2012-08.

2. To ensure consistency with the Comprehensive Plan and land development regulations, and the results of the various studies and analysis completed in the review of the PUD Amendment petition, certain conditions of approval are necessary as listed in Exhibit "B", attached hereto, in addition to the conditions of approval stated in the staff report dated December 18, 2024 and incorporated by reference herein.

Section 3. The PUD Amendment of the Groves at Town Center MLU/PUD pertaining to the property located at the northeast corner of Southern Boulevard, and "B" Road, Loxahatchee Groves, Florida, totaling approximately 89.95 acres, more or less, legally described, and as designated on the map, in Exhibit "A", attached hereto, is hereby approved subject to the Conceptual Master Plan, Conditions of Approval in Exhibit "B", attached hereto, and Conditions of Approval included in the staff report dated December 18, 2024.

Section 4. Severability. If any clause, section, or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered eliminated and so not affecting the validity of the remaining portion or applications remaining in full force and effect.

Section 5. Conflict. All ordinances or parts of ordinances, resolutions or parts of resolutions in conflict herewith are to the extent of such conflicts hereby repealed.

Section 6. Effective Date. This Ordinance shall take effect upon the effective date of Ordinance 2024-09.

Councilmember _____ offered the foregoing ordinance. Councilmember _____ seconded the motion, and upon being put to a vote, the vote was as follows:

| | <u>Aye</u> | <u>Nay</u> | <u>Absent</u> |
|---------------------------------|--------------------------|--------------------------|--------------------------|
| MAYOR ANITA KANE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| MARGARET HERZOG, VICE MAYOR | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| LAURA DANOWSKI, COUNCILMEMBER | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PHILLIS MANIGLIA, COUNCILMEMBER | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ROBERT SHORR, COUNCILMEMBER | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

PASSED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ON FIRST READING, THIS __ DAY OF _____, 20__.

Councilmember _____ offered the foregoing ordinance. Councilmember _____ seconded the motion, and upon being put to a vote, the vote was as follows:

| | <u>Aye</u> | <u>Nay</u> | <u>Absent</u> |
|---------------------------------|--------------------------|--------------------------|--------------------------|
| MAYOR ANITA KANE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| MARGARET HERZOG, VICE MAYOR | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| LAURA DANOWSKI, COUNCILMEMBER | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PHILLIS MANIGLIA, COUNCILMEMBER | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ROBERT SHORR, COUNCILMEMBER | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ON SECOND READING, THIS __ DAY OF _____, 20__.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:

Valerie Oakes, Town Clerk

Mayor Anita Kane

Vice Mayor Margaret Herzog

APPROVED AS TO LEGAL FORM:

Office of the Town Attorney

Councilmember Laura Danowski

Councilmember Phillis Maniglia

Councilmember Robert Shorr

EXHIBIT A.1

LEGAL DESCRIPTION:

THE SOUTH 1000 FEET OF TRACT 4, BLOCK "I", LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 12, PAGE 29; SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) AS ESTABLISHED BY RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORD BOOK 1005, PAGE 577, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOT 5, BLOCK "I" LOXAHATCHEE GROVES, LYING NORTH OF STATE ROAD 80, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LESS AND EXCEPT THAT PORTION FOR STATE ROAD 80, AS DESCRIBED IN THE ORDER OF TAKING IN O.R. BOOK 5463, PAGE 1126, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

TRACT 6, BLOCK "I", OF LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PORTION FOR STATE ROAD 80, AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 5463, PAGE 1126, AND THAT PORTION OF THE RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 1005, PAGE 577, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
AND

THAT PORTION OF TRACT 6, BLOCK "I" RE-CONVEYED TO GASPAR MORELLO AND ELIZABETH MORELLO, HUSBAND AND WIFE, IN QUIT-CLAIM DEED RECORDED JANUARY 25, 2002, IN OFFICIAL RECORD BOOK 13344, PAGE 953, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE PLATTED EAST LINE OF TRACT 6, BLOCK "I" ACCORDING TO THE PLAT OF LOXAHATCHEE GROVES, AS RECORDED IN PLAT BOOK 12, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) ACCORDING TO THE FDOT RIGHT-OF-WAY MAP, SECTION 93120-3528, SHEET 5 OF 13, DATED 1986, THENCE, NORTH 88 DEGREES 26 MINUTES 32 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF SOUTHERN BOULEVARD, 66.16 FEET; THENCE, NORTH 39 DEGREES 58 MINUTES 31 SECONDS WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF "C" ROAD, ACCORDING TO THE FDOT RIGHT-OF-WAY MAP, 33.14 FEET, TO A POINT OF CURVATURE; THENCE, NORTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 202.00 FEET AND A CENTRAL ANGLE OF 46 DEGREES 54 MINUTES 52 SECONDS, AN ARC LENGTH OF 165.40 FEET TO THE PLATTED EASTERLY LINE OF TRACT 6, BLOCK "I"; THENCE, SOUTH 02 DEGREES 09 MINUTES 47 SECONDS WEST, ALONG THE PLATTED EAST LINE OF TRACT 6, BLOCK "I", 158.23 FEET TO THE POINT OF BEGINNING.

EXHIBIT A.2

LOCATION MAP

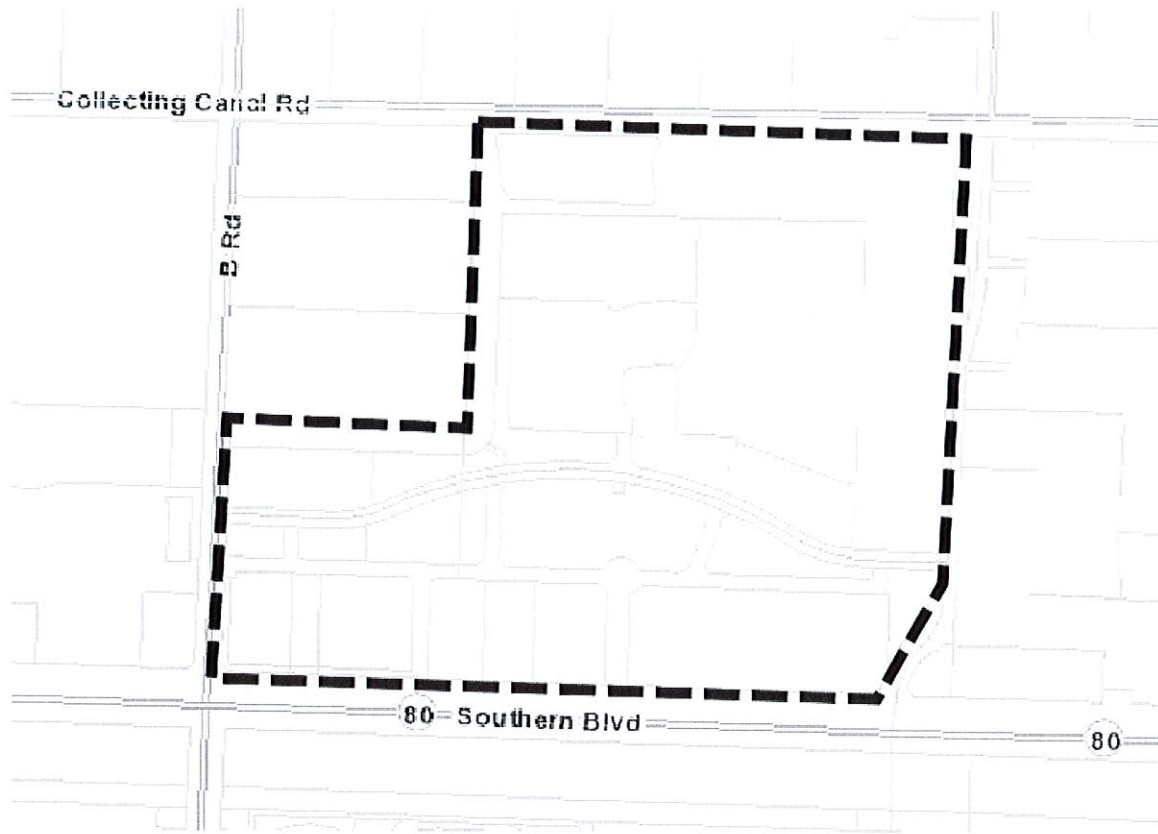


EXHIBIT B.1

REVISED, CONCEPTUAL MASTER PLAN

EXHIBIT B.2

REVISED, CONDITIONS OF APPROVAL (previously contained in Ord. 2019-008)

Town of Loxahatchee Groves, Florida
Town Council
Agenda Item Report

PREPARED BY: Kaitlyn Forbes

July 17, 2024
August 28, 2024
December 18, 2024

SUBJECT: Master Plan Amendment (inc. revisions to previous conditions of approval), Groves at Town Center (MUPD)

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 81 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. – First Reading, December 2024*
- 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.- Subject Application*

Problem Statement: The Town Council is to hear and approve, approve with conditions, or deny the master plan amendment. **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 Master Plan PUD Amendment.

2. CURRENT ACTIVITY

The Comprehensive Plan Text Amendment was presented at a Planning and Zoning Board (PZB) meeting on July 22, 2024 and August 29, 2024. The PZB recommended denial of the application. The Town Council voted to transmit the amendment on December 3, 2024. A second reading of the ordinance will be required after state review.

The Master Plan PUD Amendment was presented at a Planning and Zoning Board (PZB) meeting on July 22, 2024 and August 29, 2024. The PZB recommended denial of the application.

3. ATTACHMENTS

1. Groves Town Center Staff Report
2. Applicant narrative and justification statement

4. FINANCIAL IMPACT

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

- 5. RECOMMENDED ACTION:** Recommend that the Town Council approve the master plan amendment subject to conditions of approval contained within the staff report dated December 18, 2024.

TO: TOWN OF LOXAHATCHEE GROVES TOWN COUNCIL
FROM: KAITLYN FORBES, TOWN PLANNING CONSULTANT
RE: STAFF REPORT: LOXAHATCHEE EQUESTRIAN PARTNERS
LLC/SOLAR SPORTSYSTEMS, INC./GROVES HOSPITALITY LLC,
MASTER PLAN AMENDMENT
DATE: July 17, 2024, August 28, 2024, December 18, 2024

I. GENERAL INFORMATION

A. Applicant: Solar Sportsystems, Inc., Loxahatchee Equestrian Partners, LLC, and Groves Hospitality, LLC. The applications are being represented by Matthew Barnes, of WGI.

B. Owner: Solar Sportsystems, Inc.

C. Location: The subject property is generally located at the northeast corner of Southern Boulevard and “B” Road, south of Collecting Canal, Loxahatchee Groves, Florida (Ref: Attachment 1, Map 1).

D. Legal Description: The property is legally described as shown in Attachment 2. All of the Groves Town Center PUD Amendment No. 1 Plat as recorded in Plat Book 134, Pages 134 – 138 of the Official Records of Palm Beach County. Together with Pod A of the Groves Town Center PUD Plat as recorded in Plat Book 66, Pages 66 – 70 of the Official Records of Palm Beach County,

E. Parcel Size: Approx. 90 acres (total Groves at Town Center development site)

F. Existing Future Land Use (FLU) Designation: The Multiple Land Use (MLU) future land use designation was assigned to the property by Future Land Use Amendment 11-1.3 (Ordinance 2011-017).

G. Existing Zoning: The Multiple Land Use, Planned Unit Development (MLU/PUD) zoning designation was assigned to the property by Rezoning REZ 2013-02 (Ordinance 2013-010) and most recently amended by Ordinance 2019-08.

H. Existing Use: The overall Groves at Town Center development includes a mix of non-residential uses and vacant land. Related applications are filed for a proposed hotel and public park – these subject sites are vacant.

II. REQUESTED PUD AMENDMENTS: CONCEPTUAL MASTER PLAN REVISION

Supplementing the previously presented text amendment to the comprehensive plan, the applicant is seeking approval to amend the approved master plan that regulates the Groves at Town Center development. In summary, the applicant is seeking to establish Pod TC for a proposed hotel development (81 rooms) and to establish Pod G for public park purposes.

The Property is subject to the Groves Town Center Conceptual Master Plan ("Conceptual Master Plan"), which was initially approved on February 17, 2015 and subsequently revised on November 6, 2018 via Ordinance 2018-08 and again amended via Ordinance 2019-08. The current approved Conceptual Master Plan is included as Attachment 3. The proposed amended Conceptual Master Plan is included as Attachment 4.

The applicant notes the impetus for the requested change to the PUD Master Plan is a shared desire by the Applicant and the Town to remove the congregate living facility land use and allow a lodging use and simultaneously move the Town Commons use within the Master Plan to Pod G, which is the Pod that the congregate living facility is currently allowed on. They further note, market conditions have changed since the PUD was first contemplated in 2011 and it no longer economically viable to build a congregate living facility. The applicant states demand for lodging along Southern Blvd in the Town has increased. Furthermore, the applicant indicates the location of the proposed lodging use is better situated in the TC Pod, as opposed to Pod G, which is closer to the existing residential neighborhood on the north side of Collecting Canal Road. As demonstrated on the enclosed map of hotels, the closest hotel to the Town is the Royal Inn Hotel, which is approximately 3.5 miles away to the east. There are only nine hotels west of or adjacent to the Turnpike between Okeechobee Blvd and Lake Worth Road. The applicant describes a strong need for a hotel in the western reaches of the County.

The other aspects of the PUD Conceptual Master Plan that were previously approved are not changing with this proposed PUD amendment. As such, the configuration of the PUD Conceptual Mater Plan in terms of the development pods and roads remains the same as the previously approved Conceptual Master Plan and Plat. The applicant noted the Conceptual Master Plan provides for natural areas, open space and landscape buffers that achieve the Town's Objectives and Policies and provide consistency with the Town's Rural Vista Guidelines. The Conceptual Master Plan maintains a twenty-five (25) foot wide landscape buffer adjacent to Southern Boulevard and it maintains the three hundred (300) foot buffer predominantly along the northern and eastern boundaries of the site and one hundred (100) foot buffer abutting the western and northern boundary. As per the previously approved site plan for the equestrian trail (Resolution 2018-84) a ten (10) foot wide equestrian trail has been constructed within the one hundred (100) foot and three hundred (300) foot buffers.

In conjunction with the amended plan drawing, the applicant also proposes to amend the existing conditions of approval outlined in Ord. 2019-08 as shown in Attachment 5. Generally, the amendments reflect revised approval dates, completed work, and the proposed master plan amendments.

III. APPROVAL HISTORY

1. Ordinance 2011-017. Established MLU future land use designation for Property and a maximum of 103,000 square feet of commercial low retail, 44,000 square feet of commercial for professional and medical office, and a 128-bed congregate living facility.

2. Ordinance 2013-010. Established MLU/PUD zoning designation for Property and approved a conceptual master plan for 103,000 square feet of commercial low retail, 44,000 square feet of commercial for professional and medical office, and a 128-bed congregate living facility.

3. Ordinance 2018-08. Amended the conceptual master plan approved via Ord. 2013-010 to reconfigure Pod A.

4. Resolution 2018-84. Approved site plan for equestrian trail in the Conservation Tract of the conceptual master plan.

5. Resolution 2019-027. Approved plat for Groves Town Center PUD. Plat recorded in Plat Book 128, Page 66.

6. Resolution 2019-028. Approved Restrictive Covenant and Limited Access and Conservation Easement. Document recorded in Official Records Book 30616, Page 1289.

7. Ordinance 2019 -008. Modified master plan and revised conditions of approval.

IV. PLANNING AND ZONING BOARD (PZD) RECOMMENDATION

The Planning and Zoning Board recommended denial of the master plan amendment.

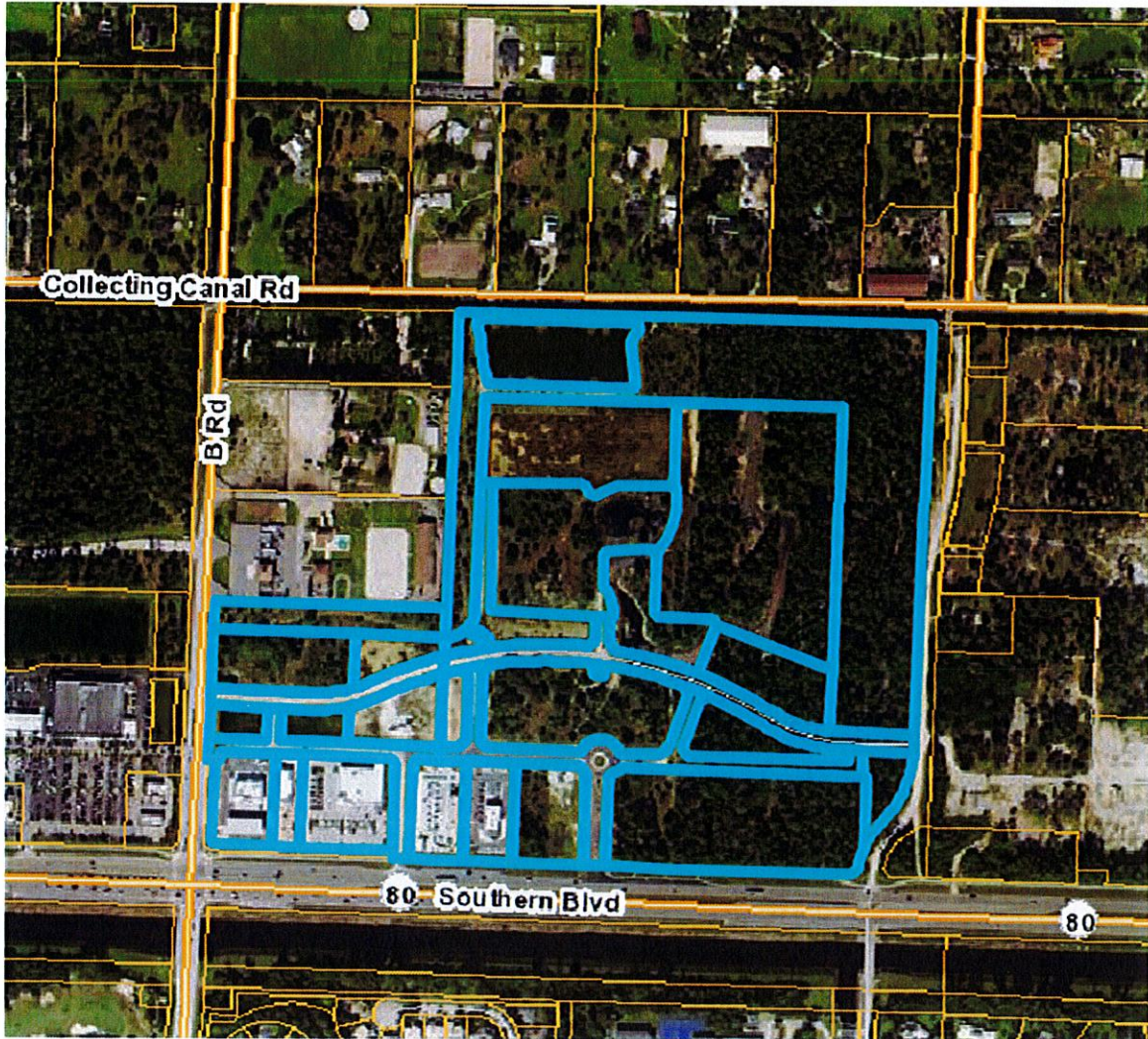
V. STAFF FINDING AND RECOMMENDATION

Recommend that the Town Council approve the master plan amendment subject to conditions of approval noted below.

- Within ninety (90) days of any site plan approval for a hotel use, Solar Sportsystems, Inc. (including its successors and assigns) shall design and install a “pork-chop” median within the B Road right-of-way, at the intersection of Avocado Road, to preclude cross-traffic movements and left-out movements from Avocado Road. The median modification, at the discretion of the Town, may be constructed using bollards, flexible delineators, or similar.
- Within ninety (90) days of any site plan approval for a hotel use, Solar Sportsystems, Inc. (including its successors and assigns) shall design and install paint striping within B Road right-of-way to depict a “do not block the box” area at the intersection of Avocado Road.

- In recognition of existing circulation issues along B Road adjacent to the Groves Town Center master planned site, as shown in Exhibit C, (Site) and the projected increase in traffic and impact on traffic circulation based on the conversion to the hotel use at the Site, changes to the configuration of traffic patterns in the B Road right-of-way, are necessary. Prior to the issuance of the final certificate of occupancy for the hotel use on the Site, the applicant, or its successors or assigns, shall contact the Town in writing to evaluate the proportionate fair share contribution of such changes that is applicable based on increased traffic and impact on traffic circulation generated as a result of the conversion to hotel use.

ATTACHMENT 1 – Subject Site Map (Map 1)



ATTACHMENT 2 – Legal Description

THE SOUTH 1000 FEET OF TRACT 4, BLOCK "I", LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 12, PAGE 29; SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) AS ESTABLISHED BY RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORD BOOK 1005, PAGE 577, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOT 5, BLOCK "I" LOXAHATCHEE GROVES, LYING NORTH OF STATE ROAD 80, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LESS AND EXCEPT THAT PORTION FOR STATE ROAD 80, AS DESCRIBED IN THE ORDER OF TAKING IN O.R. BOOK 5463, PAGE 1126, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

TRACT 6, BLOCK "I", OF LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PORTION FOR STATE ROAD 80, AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 5463, PAGE 1126, AND THAT PORTION OF THE RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 1005, PAGE 577, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
AND

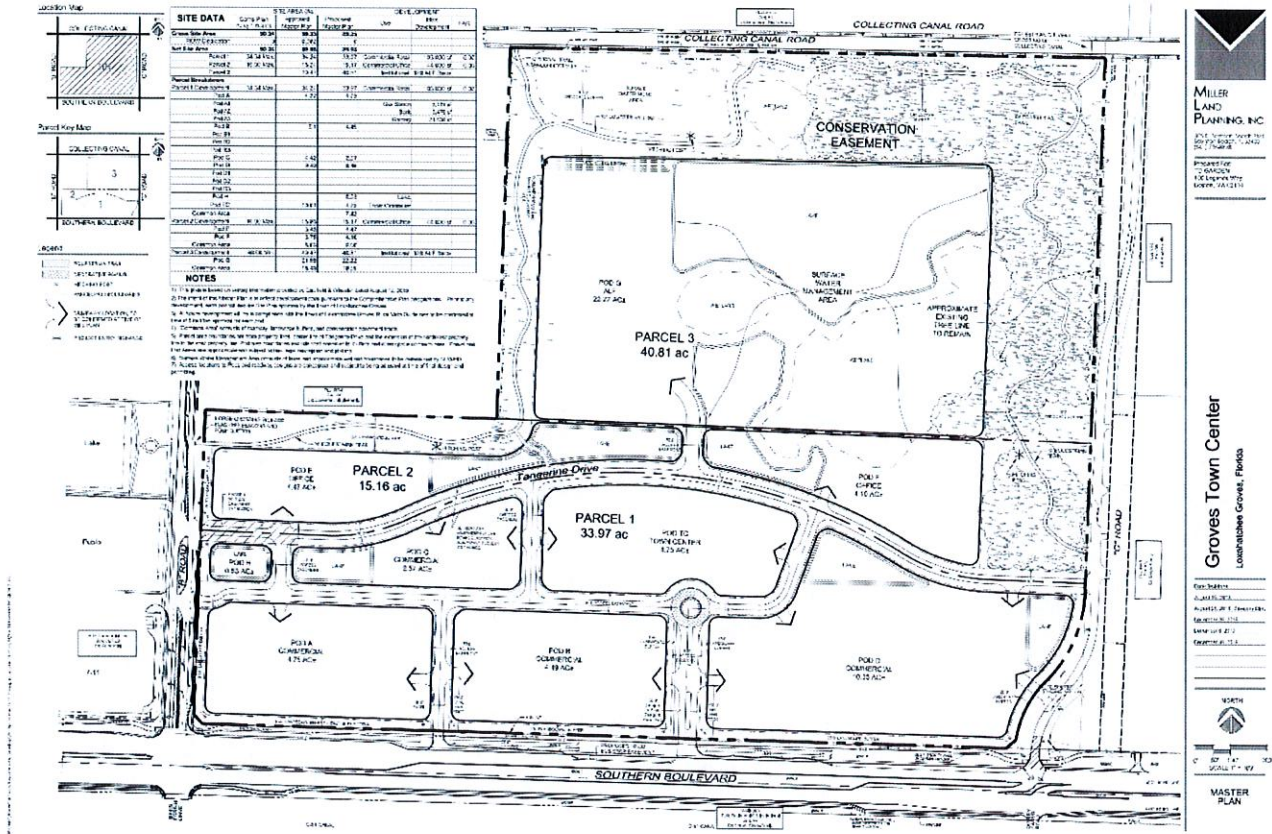
THAT PORTION OF TRACT 6, BLOCK "I" RE-CONVEYED TO GASPAR MORELLO AND ELIZABETH MORELLO, HUSBAND AND WIFE, IN QUIT-CLAIM DEED RECORDED JANUARY 25, 2002, IN OFFICIAL RECORD BOOK 13344, PAGE 953, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE PLATTED EAST LINE OF TRACT 6, BLOCK "I" ACCORDING TO THE PLAT OF LOXAHATCHEE GROVES, AS RECORDED IN PLAT BOOK 12, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) ACCORDING TO THE FDOT RIGHT-OF-WAY MAP, SECTION 93120-3528, SHEET 5 OF 13, DATED 1986, THENCE, NORTH 88 DEGREES 26 MINUTES 32 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF SOUTHERN BOULEVARD, 66.16 FEET; THENCE, NORTH 39 DEGREES 58 MINUTES 31 SECONDS WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF "C" ROAD, ACCORDING TO THE FDOT RIGHT-OF-WAY MAP, 33.14 FEET, TO A POINT OF CURVATURE; THENCE, NORTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 202.00 FEET AND A CENTRAL ANGLE OF 46 DEGREES 54 MINUTES 52 SECONDS, AN ARC LENGTH OF 165.40 FEET TO THE PLATTED EASTERLY LINE OF TRACT 6, BLOCK "I"; THENCE, SOUTH 02 DEGREES 09 MINUTES 47 SECONDS WEST, ALONG THE PLATTED EAST LINE OF TRACT 6, BLOCK "I", 158.23 FEET TO THE POINT OF BEGINNING.

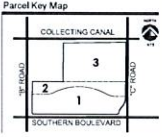
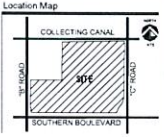
ATTACHMENT 3– Existing Master Plan



Figure 2. Existing Groves Town Center Master Plan



ATTACHMENT 4 – Proposed Master Plan



NOTES:
1. THIS PLAN IS BASED ON SURVEY INFORMATION PROVIDED BY THE CLIENT AND IS SUBJECT TO THE ACCURACY OF THE SURVEY DATA.
2. THE CLIENT'S RESPONSIBILITY IS TO VERIFY THE ACCURACY OF THE SURVEY DATA AND TO OBTAIN NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

Table with columns: SITE METRIC, PROPERTY, and DEVELOPMENT. It lists various metrics like area, perimeter, and development type for different parcels and sub-parcels.

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

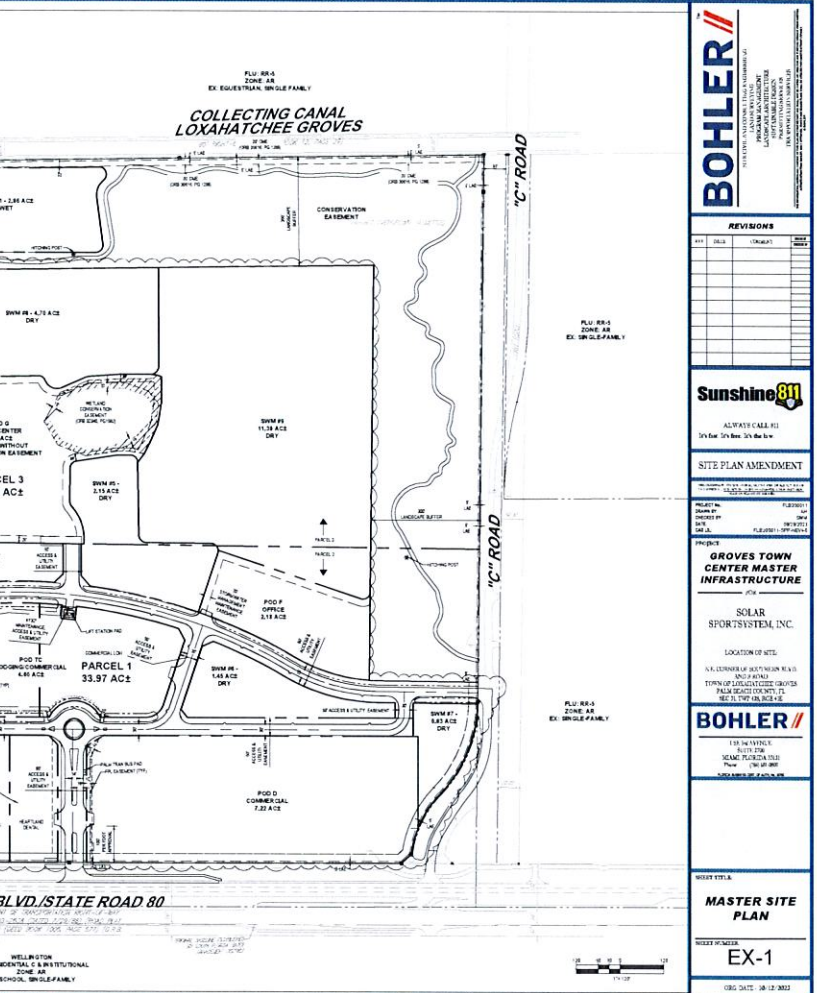
WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B

WETLAND W-KAA-1B
WETLAND W-KAA-1B
WETLAND W-KAA-1B



SOUTHERN BLVD./STATE ROAD 80
WELLINGTON
PLU RESIDENTIAL & INSTITUTIONAL
ZONE RR
EX SCHOOL, SINGLE-FAMILY

PLU RR-3
ZONE RR
EX SINGLE-FAMILY

PLU RR-3
ZONE RR
EX SINGLE-FAMILY

PLU RR-3
ZONE RR
EX SINGLE-FAMILY

PLU RR-3
ZONE RR
EX SINGLE-FAMILY

PLU RR-3
ZONE RR
EX SINGLE-FAMILY

PLU RR-3
ZONE RR
EX SINGLE-FAMILY

PLU RR-3
ZONE RR
EX SINGLE-FAMILY

PLU RR-3
ZONE RR
EX SINGLE-FAMILY

PLU RR-3
ZONE RR
EX SINGLE-FAMILY

PLU RR-3
ZONE RR
EX SINGLE-FAMILY

PLU RR-3
ZONE RR
EX SINGLE-FAMILY

PLU RR-3
ZONE RR
EX SINGLE-FAMILY

BOHLER logo and project information including 'REVISIONS' table, 'Sunshine811' logo, 'SOLAR SPORTS SYSTEM, INC.', and 'MASTER SITE PLAN EX-1'.

ATTACHMENT 5 – Proposed Amendments, Conditions of Approval (est. via Ord. 2019-008)

TOWN OF LOXAHATCHEE GROVES

ORDINANCE NO. 202_ _

GROVES TOWN CENTER
CONDITIONS OF APPROVAL

The conditions of approval included in Ordinance 2019-08 are hereby rescinded and replaced by the following conditions of approval. Text underlined are additions to Ordinance 2019-08 and text ~~struck through~~ are deletions to Ordinance 2019-08.

A. GENERAL

1. The conditions of approval herein shall apply to the Owner, Applicant and their successors and assigns.

2. Final site plans shall conform to the Conceptual Master Plan dated ~~December 30, 2019~~ [INSERT NEW DATE] and the PUD Justification Narrative included in Attachment 9 of the ~~MLU/PUD General Application REZ 2019-01~~, included by reference herein. Any modifications to the approved Conceptual Master Plan or PUD Justification Narrative must be approved by the Town Council unless the proposed changes are required to meet conditions of approval or are required for compliance with the ULDC.

3. Any subdivision by fee title conveyance of an internal lot which is subject to a final site plan approval shall have received prior written approval by the Town Manager based upon the application of criteria contained in Section 41.1.E.4.b of the Town Unified Land Development Code. Provided, however, that any subdivision by fee title conveyance of an internal lot shall reflect the Pod uses and boundaries depicted on the Conceptual Master Plan dated ~~December 30, 2019~~ [INSERT NEW DATE]. Any revision of a Pod use and/or boundary, as depicted on the Conceptual Master Plan dated ~~December 30, 2019~~ [INSERT NEW DATE], shall require a PUD Amendment prior to subdivision by fee title conveyance.

4. Prior to submitting the initial site plan approval application and all subsequent site plan applications, the Applicant shall contact Palm Tran to obtain written confirmation regarding the need for a bus stop on Southern Boulevard. Palm Tran's response shall be included in the site plan application.

B. LAND USE AND SITE PLANNING

1. Development of the site shall be limited to ~~a maximum of:~~ Commercial Low (CL) — maximum of 34.34 acres and 103,000 sq. ft. of retail commercial space low uses and 81 lodging units; Commercial Low Office — maximum of 16.0 acres and 44,000 sq. ft. of commercial low professional office and medical office commercial space uses; and Institutional — minimum of 40.0 acres a 128-bed assisted living facility and institutional uses consisting of a Public Park (Town Commons), consistent with the Conceptual Master Plan dated December 30, 2019 [INSERT NEW DATE]. Development intensity of lodging uses to be regulated by combination of number of rooms, building height, and lot coverage rather than FAR.

TOWN OF LOXAHATCHEE GROVES

ORDINANCE NO. 202_ - __

~~2. A separate site plan pursuant to ULDC Article 155 for the 100-foot and 300-foot wide buffer areas along the northern and eastern property boundaries, including the location of equestrian trails, was approved by the Town Council via Resolution 2018-84. [COMPLETED]~~

3. The Restrictive Covenant and Limited Access Easement, recorded with the Palm Beach County Clerk of Courts in Official Records Book 30616, Page 1289 shall limit the use and management of the 300-foot wide buffer areas along the northern and eastern property lines and the 100-foot wide buffer areas along the western and northern property lines, as described therein.

~~4. A boundary plat was recorded in Plat Book 128, Page 66 of the Official Records of Palm Beach County depicting the following four geographies: (1) The entirety of the Groves Town Center property; (2) the area included within the 300-foot and 100-foot buffer areas, (3) the area included within Commercial Pod A; and (4) the area included within that portion of Groves Town Center not included within areas (2) and (3). Another plat depicting the remainder of the Pods and all road tracts and/or easements shall be recorded prior to the issuance of the first building permit for any development in a Pod other than Pod A. [COMPLETED]~~

5. Potentially objectionable features (e.g. mechanical equipment, loading/delivery areas, storage areas, dumpsters, and compactors, etc.) shall be indicated on project site plans and screened from public view.

6. All on-site deliveries during construction shall be made from project entrances off of Southern Boulevard.

~~7. An Improvement Agreement, pursuant to ULDC Section 100-060 (C), to address all required roadway, drainage and equestrian trail improvements lying within or adjacent to the Groves Town Center PUD shall be approved by the Town Council prior to issuance of the initial building permit of the first phase of development. [COMPLETED]~~

8. The following perimeter landscaped buffers shall be provided: a 25-foot buffer, including a berm, along Southern Boulevard; a 25-foot buffer, including a berm, along "C" Road south of Tangerine Drive; and a 25-foot buffer, including a berm, along "B" Road.

9. The Town Commons (Pod ~~FG~~ G) shown on the Conceptual Master Plan dated ~~November 26, 2019~~ [INSERT NEW DATE] will remain owned by the Applicant and their successors and assigns and maintenance of the Town Commons is the responsibility of the Applicant. Scheduling uses for the Town Commons is the responsibility of the Town. The Town may use the Town Commons at any time the Town sees fit, subject to compliance with the ULDC. The Town Commons may be rented or leased to any individual person(s) and/or business(es) for temporary uses, subject to compliance with the ULDC and any Town permitting requirements. Any party that uses the Town Commons is responsible for cleaning up after the event and returning the Town Commons to the same condition the Town Commons was in before the party used the Town Commons.

~~10. The Stormwater Management Area (SMA) located in the conservation easement as shown on the Conceptual Master Plan dated December 30, 2019 is subject to further review and~~

TOWN OF LOXAHATCHEE GROVES

ORDINANCE NO. 202_ - _

~~approval by the Town Engineer to confirm that the proposed stormwater management facilities provide water quality and stormwater recharge improvements to the Town. The Town Council approval of the Conceptual Master Plan dated December 30, 2019 serves as Town Council consent to construct the SMA pursuant to Section 3.a.(ii) and 3.d of the Restrictive Covenant and Limited Access and Conservation Easement recorded in ORB 30616, PG 1289 of the Official Records of Palm Beach County. Prior to the issuance of a permit by the Town for construction of the SMA, the Town Engineer shall review the plans and confirm that the SMA provides for the intended stormwater improvements for the Town and will make a recommendation for Town Council approval. [COMPLETED]~~

C. ENGINEERING

1. In order to comply with the Mandatory Traffic Performance Standards in place at the time of this approval, no building permits for the site shall be issued after ~~December 31, 2022~~ November 29, 2029. Additional time extensions for this condition may be approved by the Palm Beach County Engineer based upon an approved traffic study which complies with Mandatory Traffic Performance Standards in place at the time of the request, or upon a request based upon a Declaration of Emergency by the Governor of Florida.

2. In order to comply with the Mandatory Traffic Performance Standards Review dated August 30, 2018, no building permits for development generating more than 282 peak hour directional trips shall be issued until the developer provides an additional southbound left-turn lane [has been built and only needs to be un-stripped, which will commence in August of 2024] and an additional eastbound left-turn lane [~~under construction with widening of Southern Blvd~~ COMPLETED] and appropriate receiving lane [~~already built~~ COMPLETED] at the intersection of Southern Boulevard and Binks Forest Drive/B Road. Any signal modifications required to accommodate these changes will also be the responsibility of the property owner, including, but not limited to design plans, any required utility relocation, right-of-way or easement acquisition, etc. Note these changes will also require FDOT consent.

3. Any future modification of Condition C.2 shall be based upon a Traffic Study approved by the Palm Beach County Traffic Division which complies with Mandatory TPS in place at the time of the modification. Modifications to Conditions of Approval based upon such future TPS Review shall be submitted to the Town pursuant to ULDC Section 155-025 *Site plan modification*.

4. The property owner shall obtain a conceptual approval letter from FDOT for any proposed driveway on Southern Boulevard when submitting a site plan to the Town. FDOT approval of driveways onto Southern Boulevard shall be obtained when individual site plan applications are made to the Town.

5. Acceptable surety for the design, right of way acquisition, construction engineering and inspection costs, as well as the construction for the offsite road improvements as outlined in Condition No. 2 shall be posted with the County Traffic Division prior to or within six months of Development Order Approval. Surety in the amount of 110% shall be based upon a Certified Cost

TOWN OF LOXAHATCHEE GROVES

ORDINANCE NO. 202_ -__

Estimate provided by the Developer's Engineer and approved by the County Engineer. At any time during the duration of the surety the County Engineer shall have the authority to determine that sufficient progress has not been made for any and all required work. In the event such a determination is made, Palm Beach County shall have the right to request funds be drawn for the surety (surety drawn) and Palm Beach County may then complete all required work. The County Engineer shall also have the authority to require that the surety amount be updated to reflect current anticipated costs at any time during the duration of the surety.

6. As per the expected turning movement volumes at the driveways, the following exclusive turn lanes are required:

a. ~~Northbound right turn lane at the southern driveway on B Road. This improvement has been completed~~ COMPLETED.

b. ~~Southbound left turn lane at the northern driveway on B Road. This improvement has been completed~~ COMPLETED.

c. Westbound right-turn lanes at all driveways on Southern Boulevard. Though the amount of turning volumes by itself may not meet the threshold for a right-turn lane on Southern Boulevard driveways, they must be provided due to high speed of traffic at this location.

7. C Road shall be constructed as a continuous 2-lane paved roadway between Southern Boulevard and Tangerine Drive in conjunction with the development of Pod D or F, whichever occurs first. Stormwater attenuation and water quality treatment shall be provided for C Road (Adjacent to the project site) and Tangerine Drive (Within the site) within the onsite stormwater management system. The Town shall be given the right, but not the obligation, to maintain Tangerine Drive and associated drainage facilities.

8. Any future realignment of either or both of the "B" Road access drives, as indicated on the Conceptual Master Plan dated ~~December 30, 2019~~ [INSERT NEW DATE], shall require approval by the Town's Consulting and Transportation Engineers.

9. ~~A conceptual drainage plan for the entirety of the Groves Town Center PUD, including the provision of legal positive outfall for the Pod A development and the existing temporary drainage pond shall be prepared and approved by the Town Engineer prior to the first certificate of occupancy for Pod A~~ (COMPLETED). Legal positive outfall for future phases or pods of development shall be provided prior to the first certificate of occupancy for each future phase or pod.

10. ~~Prior to issuance of the first building permit, the necessary easements and agreements for legal positive outfall and stormwater attenuation (temporary or permanent) shall be recorded.~~ COMPLETED

TOWN OF LOXAHATCHEE GROVES

ORDINANCE NO. 202_ - __

11. ~~Prior to the first CO for any building, legal positive outfall shall be constructed and certified by the engineer of record allowing discharge from the previously installed temporary drainage area for B Road, as well as all future development.~~ COMPLETED

12. All drainage improvements shall be completed and certified by the engineer of record.

D. LAND CLEARING AND LANDSCAPING

1. Prior to any land clearing activities within any phase or pod, the property owner shall comply with the permit requirements of the Loxahatchee Groves Native Tree Preservation, Soil Stabilization and Invasive Exotic Removal regulations (ULDC Article 87).

2. In conjunction with an initial site plan application for any development phase or pod, the property owner shall submit a Landscape Plan application to the Town for review and approval pursuant to ULDC Article 85 for that phase or pod.

3. Prior to any land clearing activities for any phase or pod, a wetlands determination shall be procured from the South Florida Water Management District and/or U.S. Army Corps of Engineers for that phase or pod. Any proposed impacts upon jurisdictional wetlands shall require permits or authorizations from the South Florida Water Management district or U.S. Army Corps of Engineers.

4. Prior to the permitting of any land clearing, development or earthmoving activities for any phase or pod, a Phase 1 Archaeological Survey of the property shall be completed for that phase or pod.

5. Native plants shall be identified, pursuant to the requirements of the Loxahatchee Groves Native Tree Preservation, Soil Stabilization and Invasive Exotic Removal regulations (ULDC Article 87), and retained to the extent possible.

6. ~~Clearing of Collecting Canal Easement—The Owner shall clear 20 feet along the south side of Collecting Canal in conjunction with construction of the equestrian trail per Condition E.4.~~ COMPLETED

E. ROADWAY EQUESTRIAN TRAILS AND GREENWAYS

1. ~~The equestrian trails depicted on the Conceptual Master Plan dated December 30, 2019 are conceptual. Final trail locations shall be determined during the site plan approval process required in Condition B.2, and shall include a trail segment parallel to Collecting Canal to facilitate Town-wide east-west connectivity. This condition has been complied with.~~ COMPLETED

2. ~~Existing fencing on the west side of “C” Road shall be removed to allow access to the trail within the 300-foot buffer areas depicted on the Conceptual Master Plan dated December 30, 2019.~~ COMPLETED

TOWN OF LOXAHATCHEE GROVES

ORDINANCE NO. 202_ - _

3. ~~The equestrian trail depicted on the Conceptual Master Plan dated December 30, 2019 shall include an equestrian bridge over Collecting Canal at "C" Road to facilitate Town-wide north-south connectivity. Bridge details shall be determined during the site plan approval process required in Condition B.2. This condition has been complied with.~~ COMPLETED

4. ~~Construction of the equestrian trail shall be completed prior to the issuance of the initial Certificate of Occupancy of the first phase of development of Groves Town Center. Construction of the equestrian bridge or culvert over Collecting Canal shall be completed by December 31, 2020.~~ COMPLETED

5. ~~Coincident with construction of the equestrian trail equestrian traffic control devices shall be installed at points where trails cross "B" Road, "C" Road and Collecting Canal.~~ COMPLETED

6. Fencing shall be incorporated on the site plan for any phase of development necessary to separate the equestrian trail from ~~assisted living facility~~ buildings, internal or perimeter roads, and/or parking areas of any other phase of development, as necessary.

7. Equestrian trails shall comply with the Town design and sign guidelines.

8. "Local traffic only" signage, as shall be placed on "B" Road north of the Palm Beach State College entrance. The type and locations of such signage shall be addressed by Conditions of Approval in the site plan for the initial phase of development.

F. ARCHITECTURAL

Architectural elevations for buildings included in a particular phase or pod shall be submitted with the application for site plan approval for that particular phase or pod. A theme from the Town's Rural Vista Guidelines for the entire Groves Town Center development shall be provided with the application for site plan approval for the initial phase or pod. Elevations shall be designed to be consistent with the Town's Rural Vista Guidelines. Architecture in all development phases or pods shall be consistent with the Town's Rural Vista Guidelines.

G. SIGNAGE

~~The initial site plan submittal for any development parcel or pod shall include a master sign program detailing the location, number, colors and size of proposed signage.~~

H. PUD WAIVERS

The Applicant may propose, and the Town Council may consider the following waivers during the site plan approval process for a specific development parcel or pod:

1. Relief from ULDC Section 50-030(D) *Outdoor lighting standards*, Section (5) to allow well-planned outdoor lighting, which meets the intent of the ULDC, between 11:00 p.m. and dawn to help prevent accidents, deter crime and maintain an attractive community environment.

TOWN OF LOXAHATCHEE GROVES

ORDINANCE NO. 202_ -__

2. Relief from ULDC Section 95-100(E) *Wheel stops and curbing* to allow the use of bollards in lieu of wheel stops and/or continuous curbing in certain parking areas to help prevent accidental human injury or property damage.
3. Relief from ULDC Section 95-025 *Size of parking spaces*. To allow the hotel property in the TC Pod to have parking spaces that are 9' wide and 19' long.
4. Relief from ULDC Section 30-035 *Maximum plot size*. To allow the Institutional use of the Town Commons on Pod G to be over the five-acre maximum plot size.

ATTACHMENT 6 – Project Narrative and Justification Statement



Town of Loxahatchee Groves

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

GENERAL DEVELOPMENT APPLICATION

REQUIRED WITH THE FOLLOWING APPLICATIONS:

| | | | |
|---|---|---|---|
| ✓ | Site Plan / Land Development Application | ✓ | Rezoning / PUD Application |
| ✓ | Future Land Use Amendment Application Large Scale ✓ Small Scale (less than 10 acres) <input type="checkbox"/> | | Special Exception Application Category A: <input type="checkbox"/> Category B: <input type="checkbox"/> |
| | Administrative Site Plan Amendment | | Plat |
| | Other | | ULDC Text Amendments |

I. GENERAL DATA

| | |
|-----------------------|---|
| Project Name: | Groves Town Center PUD |
| Parcel Control No(s). | <ul style="list-style-type: none"> • 41-41-43-31-12-001-0010 • 41-41-43-31-12-001-0020 • 41-41-43-31-12-001-0030 • 41-41-43-31-12-012-0031 • 41-41-43-31-12-012-0032 • 41-41-43-31-12-012-0033 • 41-41-43-31-13-001-0010 • 41-41-43-31-13-001-0020 • 41-41-43-31-13-002-0020 • 41-41-43-31-13-002-0010 • 41-41-43-31-13-002-0030 • 41-41-43-31-13-004-0000 • 41-41-43-31-13-019-0020 • 41-41-43-31-13-000-0031 • 41-41-43-31-13-000-0032 • 41-41-43-31-13-020-0000 • 41-41-43-31-13-012-0000 • 41-41-43-31-13-019-0010 • 41-41-43-31-13-005-0000 • 41-41-43-31-13-019-0031 • 41-41-43-31-13-019-0032 • 41-41-43-31-13-009-0000 • 41-41-43-31-13-003-0010 • 41-41-43-31-13-003-0020 • 41-41-43-31-13-019-0010 • 41-41-43-31-13-006-0000 • 41-41-43-31-13-007-0000 |

| | |
|--|---|
| | <ul style="list-style-type: none"> 41-41-43-31-13-019-0010 |
| Parcel Address: | N/A |
| Parcel Acreage: | 89.953 acres |
| General Control Number– Assigned by Staff: | |

II. SITE DATA

| | |
|---|---|
| Current Land Use: | <p>Existing Conditions: Commercial; Vacant</p> <p>Approved PUD: 103,000 SF Commercial Low; 44,000 SF of Commercial Low, Professional Office, and Medical Office; 128-bed Assisted Living Facility</p> |
| Current FLU: | Multiple Land Use (MLU) |
| Current Zoning: | Multiple Use Planned Development District (MUPD) |
| Proposed Land Use: | 103,000 SF Commercial Low and 81 lodging units; 44,000 SF of Commercial Low, Professional Office, and Medical Office; only Town Commons use allowed in Institutional Land Use. |
| Proposed FLU: | No change |
| Proposed Zoning: | No change |
| Frontage: | Southern Blvd, "B" Road, "C" Road |
| Plat, Subdivision, Legal Lot of Record: | Groves Town Center PUD, Plat Book 128, Page 66 Groves Town Center PUD Amendment No 1, Plat Book 132, Page 134 |

III. OWNER INFORMATION

| | Owner A | Owner B |
|-------------------------|--------------------------------------|---|
| Owner's Name: | Loxahatchee Equestrian Partners, LLC | Solar Sportsystems, Inc. |
| Owner's Street Address: | 5730 Corporate Way, Suite 120 | 250 Delaware Avenue, Law Dept. 12th Floor |
| City, State, Zip: | West Palm Beach, Florida 33407 | Buffalo, New York 14202 |
| Phone Number: | 305.755.5825 | 305.755.5828 |
| E-Mail Address: | Matthew.Barnes@wginc.com | Matthew.Barnes@wginc.com |

V. AGENT INFORMATION

| | |
|---------------------------|---|
| Agent Name: | Matthew Barnes |
| Organization/Company: | WGI, Inc. |
| Agent's Street Address: | 2035 Vista Parkway |
| City, State, Zip: | West Palm Beach, FL, 33411 |
| Phone Number: | (561) 687-2220 (561) 713-1687 (direct) |
| E-Mail Address: | Matthew.Barnes@wginc.com |
| Relationship to Property: | Agent |

VI. REQUIRED ATTACHMENTS:

| | |
|---|--|
| A | Legal Description, Warranty Deed and Parcel Control Numbers |
| B | Certified and Sealed Survey Dated Within One Year |
| C | Statement of Use and Justification |
| D | Applicant's Ownership Affidavit |
| E | Agent Consent Form (This form is available on the Town's webpage) |
| F | Applicant's Notice Affidavit and Property appraiser Information List |

VII. ADDITIONAL APPLICATION(S) SUBMITTED:

| APPLICATION | SUBMITTED (Yes/No) | DATE RECEIVED |
|--|------------------------|---------------|
| Abandonment | | |
| Annexation | | |
| Comprehensive Plan Amendment (Large Scale) | Yes (text amendment) | |
| Comprehensive Plan Amendment (Small Scale) | | |
| Conditional Use | | |
| Plat | | |
| Site Plan | Yes (Pod TC for hotel) | |
| Site Plan Amendment | | |
| Category A Special Exception | | |
| Category B Special Exception | | |
| Category C Special Exception | | |
| Special Exception Amendment | | |
| Special Exception – Planned Development | | |

| | | |
|----------------------|-----|--|
| Zoning Map Change | | |
| Zoning Text Change | | |
| Variance | | |
| Other: PUD Amendment | Yes | |

Office Use Area

This/these application(s) does/do not become valid until signed by an authorized representative of the Town of Loxahatchee Groves and all fees and receipt acknowledged below:

Date: _____ Application Number(s): _____

 Planning and Zoning Official

Date Application Received for processing _____ or Returned _____

Attachment A
Legal Description, Warranty Deed and PCN's

The applicant is required to provide a legal description, Warranty Deed and a list of all included parcel control numbers (PCNs).

ATTACHMENT A

LEGAL DESCRIPTION

All of the Groves Town Center PUD Amendment No. 1 Plat as recorded in Plat Book 134, Pages 134 – 138 of the Official Records of Palm Beach County. Together with Pod A of the Groves Town Center PUD Plat as recorded in Plat Book 66, Pages 66 – 70 of the Official Records of Palm Beach County,



CFN 20070363085
 OR BK 21979 PG 0431
 RECORDED 07/30/2007 10:27:31
 Palm Beach County, Florida
 AMT 10.00
 Doc Stamp 0.70
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 0431 - 432; (2pgs)

SACK A. COUNTY
 W/C 84

W/C TRI-COUNTY FOR:

RECORD & RETURN TO:

PREPARED BY: ELIZABETH GREATON STEPHANY, Esq.
 Greaton and Greaton
 P.O. Box 39238
 Fort Lauderdale, Florida 33339
 Telephone: (954) 561-0313

GRANTOR: WILSON B. GREATON, JR., AS TRUSTEE UNDER THE PROVISIONS
 OF AN UNRECORDED TRUST U/A/D 8/08/1989

GRANTEE: LOXAHATCHEE EQUESTRIAN PARTNERS, LLC

This is Not a Public Record

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 27 day of July, 2007, by WILSON B. GREATON, JR., AS TRUSTEE UNDER THE PROVISIONS OF AN UNRECORDED TRUST U/A/D 8/08/1989, Grantor, to LOXAHATCHEE EQUESTRIAN PARTNERS, LLC, whose post office address is c/o Legal Dept., Delaware North Companies, Inc., 40 Fountain Plaza, Buffalo, NY 14202, Grantee:

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by the Grantee for the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Palm Beach and State of Florida, to-wit:

THE SOUTH 1000 FEET OF TRACT 4, BLOCK I, LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 12, PAGE 29; SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) AS ESTABLISHED BY RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORD BOOK 1005, PAGE 577, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

GRANTOR HEREIN AFFIRMS THAT THE PROPERTY CONVEYED HEREIN IS VACANT LAND AND NOT HIS HOMESTEAD AND THAT HE AND HIS FAMILY RESIDE AT 4510 N.E. 23 AVENUE, FORT LAUDERDALE, FLORIDA 33308.

FOLIO NO. 00-41-43-17-01-804-0030

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Elizabeth H. Greaton
 ELIZABETH GREATON STEPHANY
Linda Moller
 LINDA MOLLER

Wilson B. Greaton, Jr.
 WILSON B. GREATON, JR., AS TRUSTEE
 UNDER THE PROVISIONS OF AN UNRECORDED
 TRUST U/A/D 8/08/1989
 P. O. BOX 39238
 FORT LAUDERDALE, FL 33339

STATE OF FLORIDA)
) :ss.
COUNTY OF BROWARD)

Acknowledged before me this 21 day of July, 2007, by
WILSON B. GREATON, JR., AS TRUSTEE UNDER THE PROVISIONS OF AN
UNRECORDED TRUST U/A/D 8/08/1989, who is personally known to me.

Linda Moller

LINDA MOLLER, Notary Public
State of Florida at Large

My Commission No. is:
My Commission Expires:



This is not a Certified copy



CFN 20080380819
 OR BK 22911 PG 0821
 RECORDED 10/17/2008 12:10.44
 Palm Beach County, Florida
 AMT 10 00
 Doc Stamp 0.70
 Sharon R. Bock, CLERK & COMPTROLLER
 Pg 0821; (1pg)

Prepared by and return to
 LAWRENCE M FUCHS

FUCHS AND JONES, P A
 590 Royal Palm Beach Blvd
 Royal Palm Beach, FL 33411
 561-793-0660
 File Number 08-158
 Will Call No 80

Parcel Identification No 41-41-43-17-01-805-0010

[Space Above This Line For Recording Data]

Corrective Warranty Deed

(STATUTORY FORM SECTION 689.02 F.S.)

This Indenture made effective the 20th day of June, 2008 between SOUTHERN LOXAHATCHEE GROVES, LLC, a Florida limited liability company whose post office address is 1059 B Road, Loxahatchee, FL 33470 of the County of Palm Beach, State of Florida, grantor*, and SOLAR SPORTSYSTEMS, INC, a New York corporation authorized to do business in the State of Florida whose post office address is 40 Fountain Plaza, Buffalo, NY 14202 of the County of Erie, State of New York, grantee.

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10 00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to-wit

Lot 5, Block "I", Loxahatchee Groves, lying North of State Road 80, according to the plat thereof as recorded in Plat Book 12, Page(s) 29, Public Records of Palm Beach County, Florida, LESS AND EXCEPT that portion for State Road 80, as described in the Order of Taking in O R Book 5463, Page 1126, Public Records of Palm Beach County, Florida

Subject to Restrictions, Reservations and Easements of Record and Ad Valorem Real Property Taxes for 2008 and subsequent years

THIS CORRECTIVE DEED IS TO CORRECT SCRIVENER ERROR OF THE CORPORATE ENTITY TYPE OF THE GRANTEE IN THE ORIGINAL RECORDED WARRANTY DEED AT OFFICIAL RECORD BOOK 22713, PAGE 1486 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA DOCUMENTARY STAMPS WERE PAID AT THE TIME OF THE ORIGINAL RECORDING

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever

* "Grantor" and "Grantee" are used for singular or plural as context requires

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written

Signed, sealed and delivered in our presence

Witness Name MARIA SANTIAGO

 Witness Name PAMELA M JONES

SOUTHERN LOXAHATCHEE GROVES, LLC, a Florida limited liability company

By
 SUNDAR HEERAMAN, Managing Member

(Corporate Seal)

State of Florida
 County of Palm Beach

The foregoing instrument was acknowledged before me this 10th day of October, 2008 by SUNDAR HEERAMAN, Managing Member of SOUTHERN LOXAHATCHEE GROVES, LLC, a Florida limited liability company, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification

[Notary Seal]

Notary Public

Printed Name

My Commission Expires



Pamela M. Jones
 Commission # DD418263
 Expires May 20, 2009

Bonded Title Firm Insurance Inc. 800-588-7010

Doc Stamps (\$42,000.00)



CFN 20080238950
OR BK 22719 PG 1286
RECORDED 06/24/2008 16:00:18
Palm Beach County, Florida
AMT 6,000,000.00
Doc Stamp 42,000.00
Sharon R. Bock, CLERK & COMPTROLLER
Page 1286 - 1287; (2pgs)

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Pat Rylee, CLC
PRODUCERS TITLE SERVICES, LLC
1402 ROYAL PALM BEACH BLVD. BUILDING # 300, SUITE D
ROYAL PALM BEACH, FL 33411
Property Appraisers Parcel Identification (Folio) Numbers: 41-41-43-17-01-806-0010

Space above This Line for Recording Data

THIS WARRANTY DEED, made the 20th day of June, 2008 by WELLINGTON PRESBYTERIAN CHURCH, INC., a Florida not for profit corp., whose post office address is 1000 WELLINGTON TRACE, WELLINGTON, FL 33414 herein called the grantor, to SOLAR SPORTSYSTEMS, INC, A FOREIGN FOR PROFIT CORPORATION, whose post office address is 40 FOUNTAIN PLAZA, BUFFALO, NY 14202, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, conveys, releases, conveys and confirms unto the grantee all that certain land situate in PALM BEACH County, State of Florida, viz.:

See Legal Description attached hereto and made a part of hereof known as Exhibit 'A'

Subject to covenants, restrictions, conditions and easements of record, if any.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Pat Rylee
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Bonnie L. Taylor
Witness #2 Printed Name

Wellington Presbyterian Church, Inc.,
A Florida Not For Profit Corporation

[Signature]
R. Greg Smith, President

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 20th day of June, 2008 by R. GREG SMITH, PRESIDENT OF WELLINGTON PRESBYTERIAN CHURCH, INC., who is personally known to me or has produced Drivers License as identification.

SEAL



[Signature]
Notary Public
Bonnie L. Taylor
Printed Notary Name

My Commission Expires

EXHIBIT 'A'

TRACT 6, BLOCK "I", OF LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PORTION FOR STATE ROAD 80, AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 5463, PAGE 1126, AND THAT PORTION OF THE RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 1005, PAGE 577, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

THAT PORTION OF TRACT 6, BLOCK "I", RE-CONVEYED TO GASPAR MORELLO AND ELIZABETH MORELLO, HUSBAND AND WIFE, IN QUIT-CLAIM DEED RECORDED JANUARY 15, 2002, IN OFFICIAL RECORD BOOK 13344, PAGE 953, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE PLATTED EAST LINE OF TRACT 6, BLOCK "I" ACCORDING TO THE PLAT OF LOXAHATCHEE GROVES, AS RECORDED IN PLAT BOOK 12, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) ACCORDING TO THE FDOT RIGHT-OF-WAY MAP, SECTION 93120.3528, SHEET 5 OF 13, DATED 1986, THENCE, NORTH 88° 26' 32" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY OF SOUTHERN BOULEVARD, 66.16 FEET; THENCE, NORTH 39° 58' 31" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF "C" ROAD, ACCORDING TO THE FDOT RIGHT-OF-WAY MAP, 33.14 FEET, TO A POINT OF CURVATURE; THENCE, NORTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 202.00 FEET AND A CENTRAL ANGLE OF 46° 54' 52", AN ARC LENGTH OF 165.40 FEET TO THE PLATTED EASTERLY LINE OF TRACT 6, BLOCK "I"; THENCE, SOUTH 02° 09' 47" WEST, ALONG THE PLATTED EAST LINE OF TRACT 6, BLOCK "I", 158.23 FEET TO THE POINT OF BEGINNING.

PCN List

- 41-41-43-31-12-001-0010
- 41-41-43-31-12-001-0020
- 41-41-43-31-12-001-0030
- 41-41-43-31-12-012-0031
- 41-41-43-31-12-012-0032
- 41-41-43-31-12-012-0033
- 41-41-43-31-13-001-0010
- 41-41-43-31-13-001-0020
- 41-41-43-31-13-002-0020
- 41-41-43-31-13-002-0010
- 41-41-43-31-13-002-0030
- 41-41-43-31-13-004-0000
- 41-41-43-31-13-019-0020
- 41-41-43-31-13-000-0031
- 41-41-43-31-13-000-0032
- 41-41-43-31-13-020-0000
- 41-41-43-31-13-012-0000
- 41-41-43-31-13-019-0010
- 41-41-43-31-13-005-0000
- 41-41-43-31-13-019-0031
- 41-41-43-31-13-019-0032
- 41-41-43-31-13-009-0000
- 41-41-43-31-13-003-0010
- 41-41-43-31-13-003-0020
- 41-41-43-31-13-019-0010
- 41-41-43-31-13-006-0000
- 41-41-43-31-13-007-0000
- 41-41-43-31-13-019-0010

**Attachment B.
Certified and Sealed Survey Dated Within Two Years**

Copy of most recent recorded plat is substituted for survey

ATTACHMENT C

STATEMENT OF USE GROVES TOWN CENTER PUD

The proposed Conceptual Master Plan, same as the approved Conceptual Master Plan, establishes a commercial center along Southern Boulevard, providing convenient shopping and access to professional services to the Town's residents. It is designed to complement the rural character of the area and to encourage economic development and job creation. The Conceptual Master Plan is consistent with and implements the Town's approval of Applicant's previous request for a Large Scale Land Use Amendment for the subject property (Ordinance Number 2011-017), which amended the site's Future Land Use designation from Rural Residential to Multiple Land Use, and the most recent PUD modification approved via Ordinance 2019-08.

DEVELOPMENT PROGRAM

Groves Town Center PUD was first approved in 2013 per Ord. 2013-010 following a future land use amendment and rezoning. Two amendments have since been approved in 2018 per Ord. 2018-08 and in 2019 per Ord. 2019-08. The Groves Town Center PUD has been approved for a maximum of 103,000 square feet of commercial low, 44,000 square feet of commercial low professional office and medical office, a 128-bed congregate living facility and a Town Commons use.

The impetus for the requested change to the PUD Master Plan is a shared desire by the Applicant and the Town to remove the congregate living facility land use and allow a lodging use and simultaneously move the Town Commons use within the Master Plan to Pod G, which is the Pod that the congregate living facility is currently allowed on. Market conditions have changed since the PUD was first contemplated in 2011 and it no longer makes economic sense to build a congregate living facility while at the same time the demand for lodging along Southern Blvd in the Town has increased. Furthermore, the location of the proposed lodging use makes more sense in the TC Pod, as opposed to Pod G, which is closer to the existing residential neighborhood on the north side of Collecting Canal Road. As demonstrated on the enclosed map of hotels, the closest hotel to the Town is the Royal Inn Hotel (rated as a 2-star hotel by Google) which is approximately 3.5 miles away to the east. There are only nine hotels west of or adjacent to the Turnpike between Okeechobee Blvd and Lake Worth Road. There is a strong need for a hotel in the western reaches of the County.

The proposed swap of the congregate living facility land use for a lodging land use requires a Text Amendment to Special Policy 1.15.2 of the Future Land Use Element of the Comprehensive Plan because Special Policy 1.15.2 specifically enumerates that the Institutional Land Use category only allows a 128-bed congregate living facility and lodging uses are not mentioned. The other uses allowed in the PUD are not changing.

The proposed Master Plan is still divided into commercial, office and institutional pods consistent with Special Policy 1.15.2 and consistent with the provisions of the Town's Planned Unit Development Ordinance. It provides for interconnectivity among the various parcels within the site.

The other aspects of the PUD Conceptual Master Plan that were previously approved are not changing with this proposed PUD amendment. In other words, the configuration of the PUD Conceptual Master Plan in terms of the development pods and roads remains the same as the previously approved Conceptual Master Plan and Plat. The Conceptual Master Plan provides for natural areas, open space and landscape buffers that achieve the Town's Objectives and Policies and provide consistency with the Town's Rural Vista Guidelines. The Conceptual Master Plan maintains a twenty-five (25) foot wide landscape buffer adjacent to Southern Boulevard and it maintains the three hundred (300) foot buffer predominantly along the northern and eastern boundaries of the site and one hundred (100) foot buffer abutting the western and northern boundary. As per the previously approved site plan for the equestrian trail (Resolution 2018-84) a ten (10) foot wide equestrian trail has been constructed within the one hundred (100) foot and three hundred (300) foot buffers.

A site plan for the Town Commons use on Pod G has also been submitted. Parking for the Town Commons is proposed to occur on stabilized grass or gravel areas. The revised Master Plan provides a connection from the equestrian trail to the Town Commons so that people could ride their horses to events in the Town Commons.

Same as before, each proposed Pod within the project will be subject to individual site plan approval processes for individual users, allowing the Applicant and the Town to achieve further compliance with the Town's Rural Vista Guidelines and Land Development Regulations. This will assure that the appropriate setbacks, buffers, building designs, architectural treatments, pedestrian amenities, and other such features are incorporated within the site to further preserve, promote and reflect the Town's rural character.

The Applicant acknowledges that the project is subject to the permitting requirements of the Town's Native Tree Preservation, Soil Stabilization and Invasive Exotic Removal Ordinance and intends, to the fullest extent possible, to plan the project around the existing tree canopy, which shall preserve the natural beauty of the existing eco-system, consistent with the Town's objectives and the Rural Vista Guidelines.

The total proposed floor area of the uses in the proposed Conceptual Master Plan is the same as the approved Master Plan, which is 103,000 square feet of commercial low retail and 44,000 square feet of commercial low professional and medical office.

Nothing in the proposed revisions to the Conceptual Master Plan affects what was previously approved for Pod A via Resolution 2018-83.

Existing Uses of Adjacent Lands

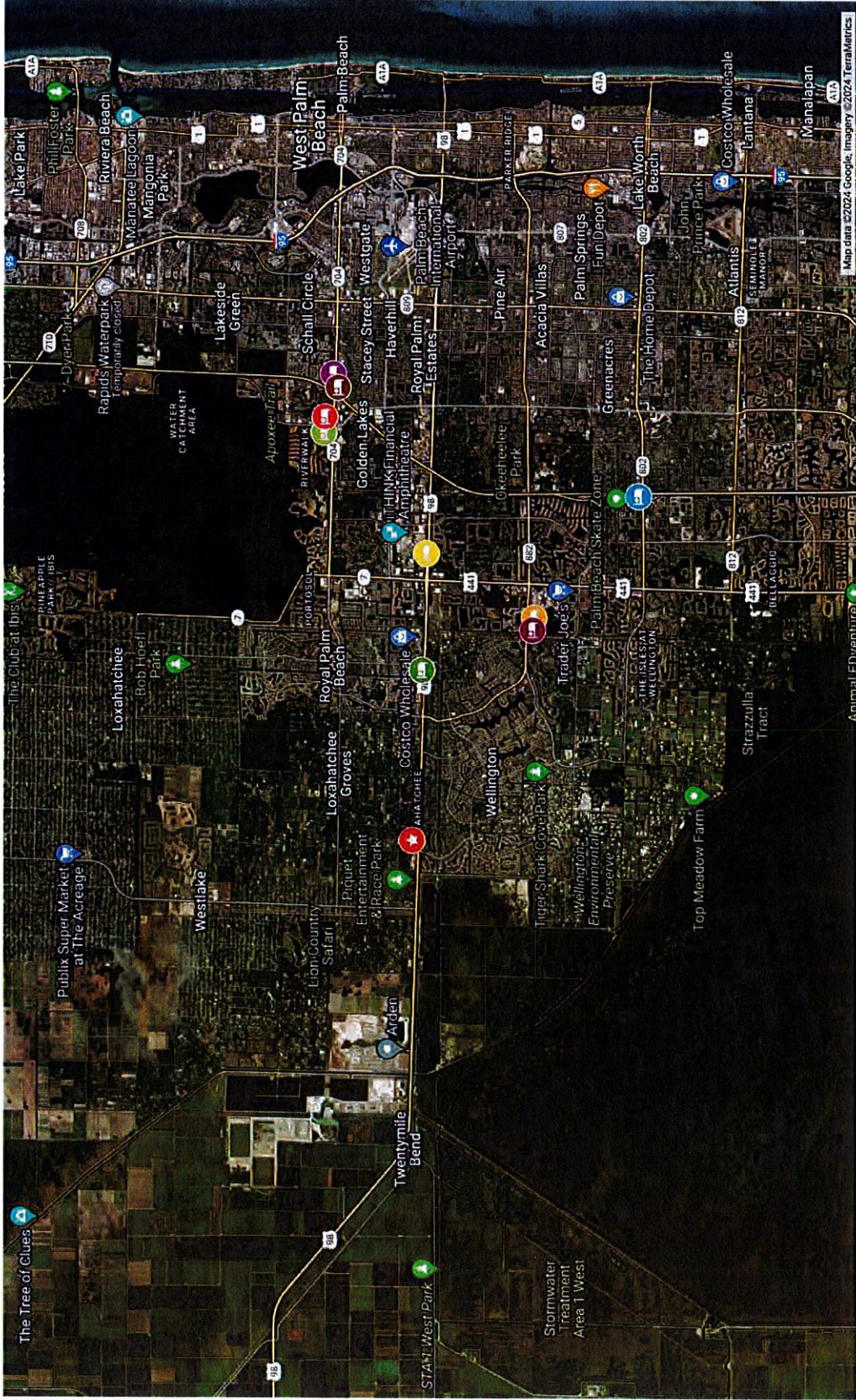
To the south of the Groves Town Center is property within the Village of Wellington that is used as an elementary school and single-family residential.

To the west of the Groves Town Center, on the west side of B Road is a shopping center and on the east side of B Road are three properties whose uses range from Ag Equestrian to Miscellaneous Ag.

To the north of the Groves Town Center are six single-family homes.

To the east of the Groves Town Center is one single-family home and numerous vacant, undeveloped parcels.

Hotels Near Loxahatchee FL



Hotels

- (122 Rooms) Hampton Inn & Suites Wellington
- (104 Rooms) Hampton Inn West Palm Beach-Lake Worth-Turnpike
- (107 Rooms) Fairfield Inn & Suites by Marriott Wellington-West Palm Beach
- (60 Rooms) Pioneer Inn
- (103 Rooms) Royal Inn Hotel
- (125 Rooms) Fairfield Inn & Suites by Marriott West Palm Beach
- (122 Rooms) WoodSpring Suites West Palm Beach
- (114 Rooms) La Quinta Inn by Wyndham West Palm Beach - Florida Turnpike
- (110 Rooms) Hampton Inn West Palm Beach Florida Turnpike
- (91 Rooms) Groves Town-Center Hotel



**JUSTIFICATION STATEMENT
GROVES TOWN CENTER
PUD Amendment, Rezoning, and Comprehensive Plan Text Amendment**

REQUEST

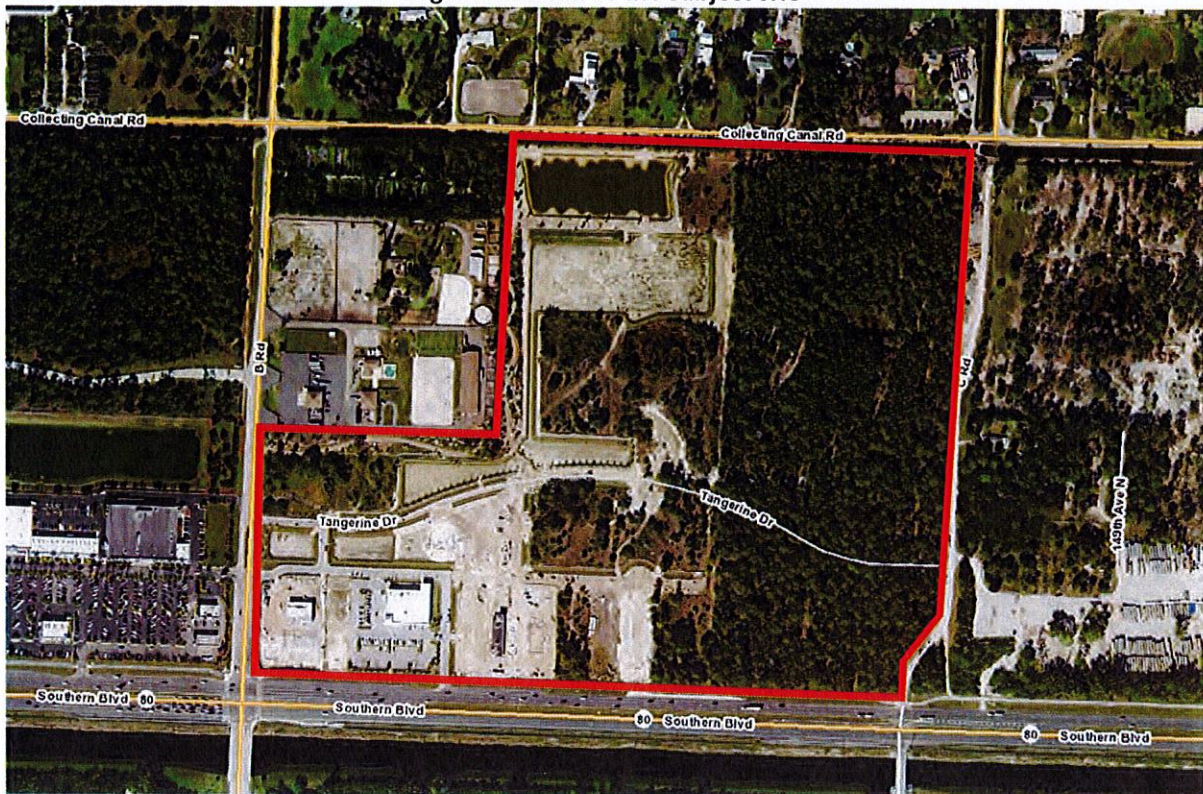
On behalf of the Applicant, WGI is requesting the following:

- **Rezoning and PUD Amendment** to change the 128-bed congregate living facility use to a 81-room hotel, to relocate the Town Commons from Pod TC to Pod G, change the uses in Pod TC to lodging and commercial, reflect supplemental changes to the master plan in order to match the plat and other issued permits and amend conditions of approval of the Master Plan Ordinance; and
- **Comprehensive Plan Text Amendment** to change Special Policy 1.15.2 to reflect the change of permitted uses from a 128-bed congregate living facility to a 81-bedroom hotel.

SITE CHARACTERISTICS

Groves Town Center PUD is a 90-acre planned unit development with a future land use designation of Multiple Land Use (MLU) and a Zoning classification of Multiple Use Planned Development (MUPD). It is on the northeast corner of southern Boulevard and “B” Road and fronts three roads – Southern Boulevard, “B” Road, and “C” Road. It is comprised of 29 parcels listed in Table 1. The majority of the PUD is vacant with the exception of the southwest corner, where construction has begun on the first two commercial pods.

Figure 1. Aerial of the subject site





| Table 1. Parcel IDs | |
|---------------------|-------------------------|
| Tract/Pod* | PCN |
| Pod A | 41-41-43-31-12-001-0010 |
| | 41-41-43-31-12-001-0020 |
| | 41-41-43-31-12-001-0030 |
| Tract LB3 | 41-41-43-31-12-012-0031 |
| | 41-41-43-31-12-012-0032 |
| | 41-41-43-31-12-012-0033 |
| Tract AE | 41-41-43-31-13-001-0010 |
| | 41-41-43-31-13-001-0020 |
| Tract Pod B-2 | 41-41-43-31-13-002-0020 |
| Tract Pod B-1 | 41-41-43-31-13-002-0010 |
| | 41-41-43-31-13-002-0030 |
| Tract Pod D | 41-41-43-31-13-004-0000 |
| Tract SWM 10 | 41-41-43-31-13-019-0020 |
| Tract SWM 2 | |
| Tract Pod C | 41-41-43-31-13-000-0031 |
| | 41-41-43-31-13-000-0032 |
| Tract Pod TC | 41-41-43-31-13-020-0000 |
| Tract LS | 41-41-43-31-13-012-0000 |
| Tract SWM 6 | 41-41-43-31-13-019-0010 |
| Tract SWM 7 | |
| Tract SWM 9 | |
| Tract SWM 4 | |
| Tract SWM 1 | |
| Tract Pod E | |
| Tract SWM 3 | 41-41-43-31-13-019-0031 |
| | 41-41-43-31-13-019-0032 |
| Pod I | 41-41-43-31-13-009-0000 |
| Tract C-1 | 41-41-43-31-13-003-0010 |
| | 41-41-43-31-13-003-0020 |
| Tract SWM 5 | 41-41-43-31-13-019-0010 |
| Tract Pod F | 41-41-43-31-13-006-0000 |
| Tract Pod G | 41-41-43-31-13-007-0000 |
| Tract SWM 8 | 41-41-43-31-13-019-0010 |

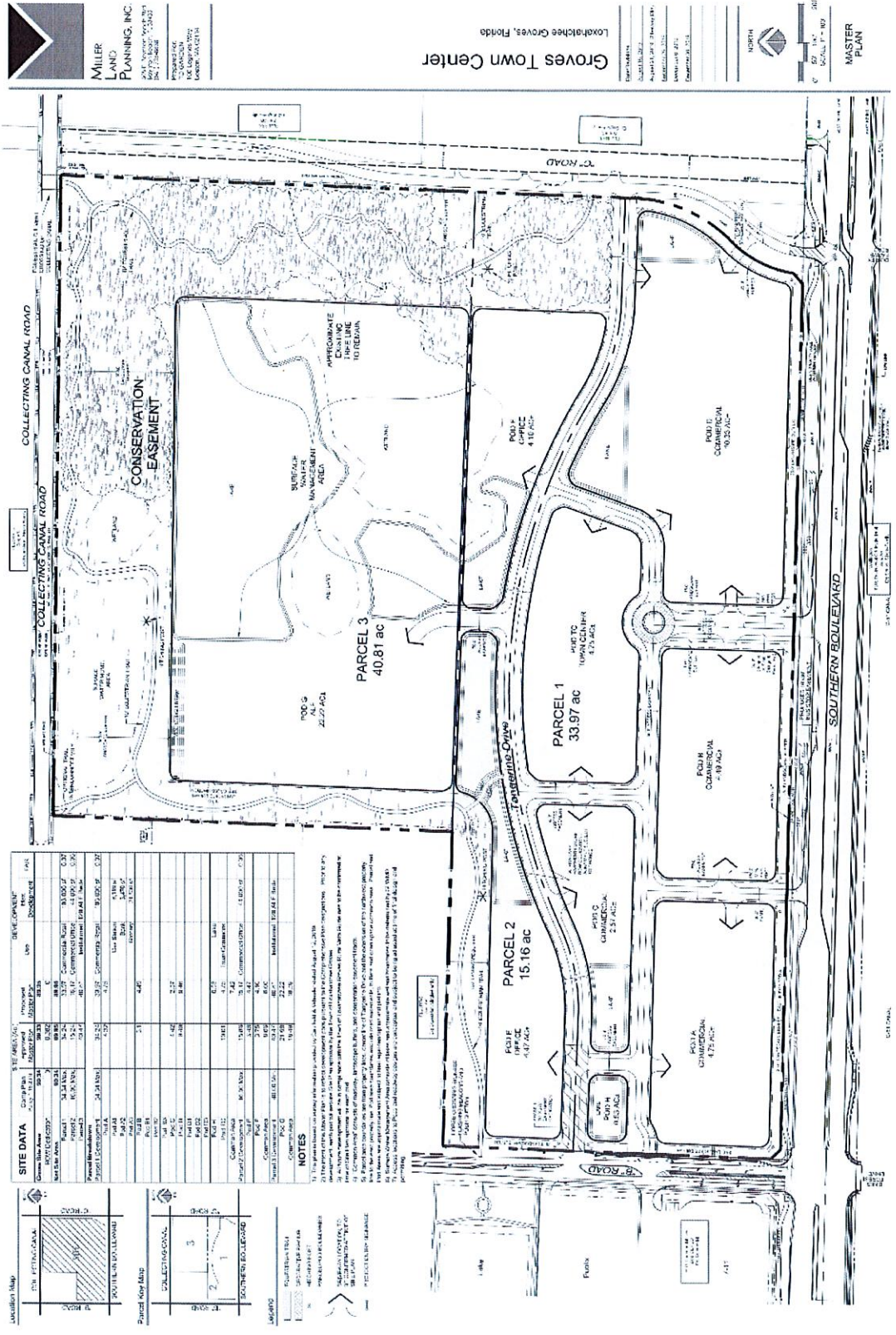
*Tract/Pod names are as provided in the *Groves Town Center PUD Plat* and the *Groves Town Center Amendment No. 1 Plat*

DEVELOPMENT PROGRAM

Groves Town Center PUD was first approved in 2013 per Ord. 2013-010 following a future land use amendment and rezoning. Two amendments have since been approved in 2018 per Ord. 2018-08 and in 2019 per Ord. 2019-08. Figure 2. is the most recently approved Master Plan. Per Ord. 2019-08 and *Special Policy 1.15.2* of the Town of Loxahatchee Groves Comprehensive Plan, the Groves Town Center PUD has been approved for a maximum of 103,000 square feet of commercial low, 44,000 square feet of commercial low professional office and medical office, a 128-bed congregate living facility and a Town Commons use.



Figure 2. Existing Groves Town Center Master Plan





The proposed amendment removes the 128-bed congregate living facility from Pod G and replaces it with a 81-room hotel in Pod TC and relocates the Town Commons use from Pod TC to Pod G as shown in Figure 3. The proposed amendment will also amend *Special Policy 1.15.2* of the Town's Comprehensive Plan to remove the 128-bed congregate living facility and add a 81-room hotel to the criteria of the Policy.

The change of use from congregate living facility to hotel and relocation of the Town Commons is consistent with the original Future Land Use Amendment approved via Ord. 2011-017 to change the Future Land Use of Groves Town Center from Rural Residential to Multiple Land Use, the Town's objectives and policies, Rural Vista Guidelines, and PUD's intent of establishing a commercial center along Southern Boulevard. The hotel will provide lodging for visitors with access to surrounding commercial uses along Southern Boulevard and equestrian facilities in the Town and neighboring communities. Its location in Pod TC means that visitors can easily access commercial uses in surrounding commercial pods, which will promote commercial and economic growth along the Southern Blvd corridor where such growth is directed. By continuing to direct commercial growth along Southern Blvd, the Town's agricultural and rural character away from Southern Blvd will be protected. Data has been collected and submitted that shows on a per room basis a hotel is a smaller building than a congregate living facility. Therefore, a 81-room hotel compared to a 128-bed congregate living facility would typically be a smaller building.

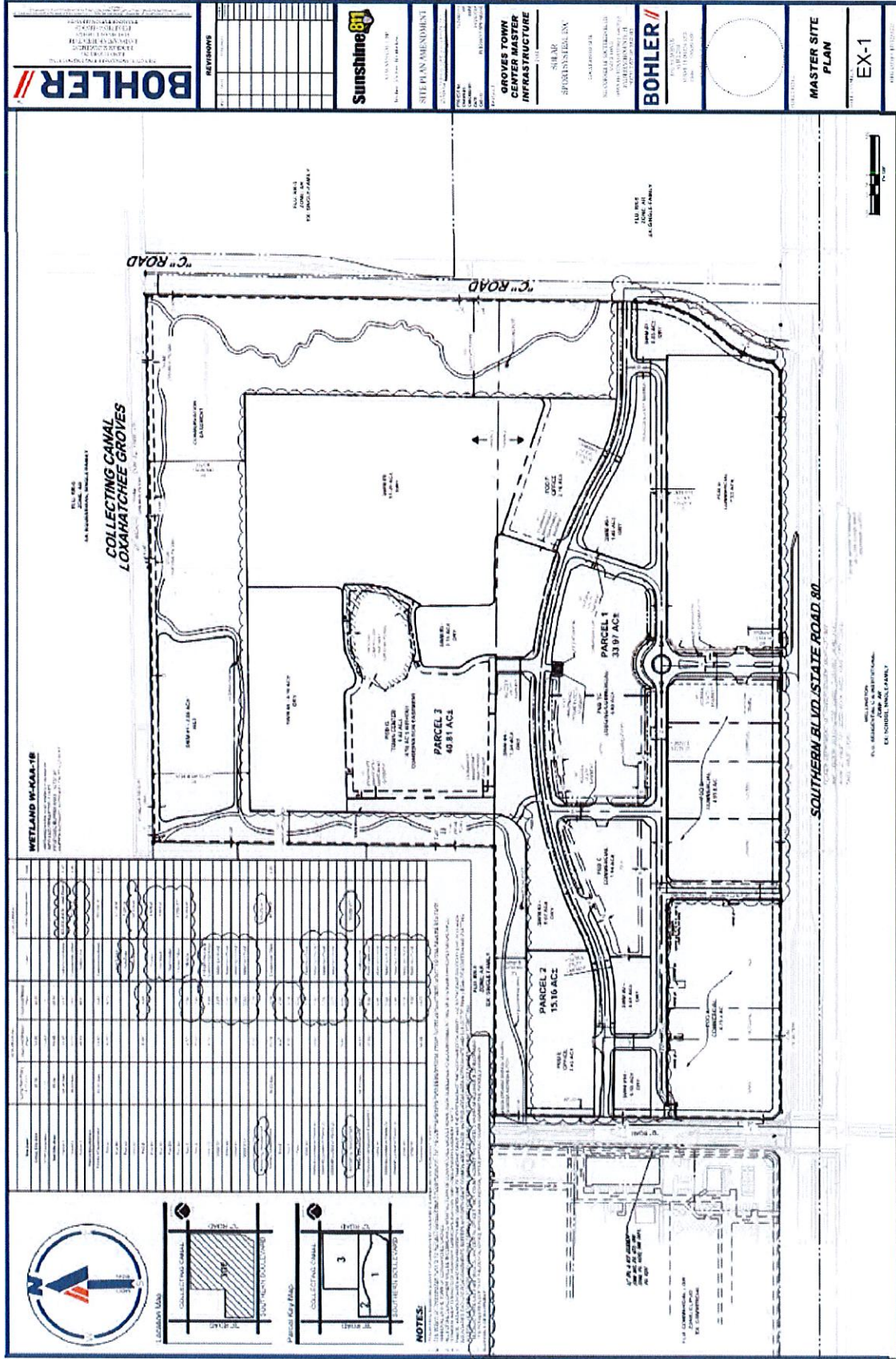
The following are the proposed changes to the conditions of approval for the PUD Master Plan ordinance:

- A.2 Insert new date of Master Plan and new application number
- A.3 Insert new date of Master Plan
- B.1 Change 128-bed assisted living facility to 81-room hotel and insert new date of Master Plan
- B.2 Delete condition because a site plan for the equestrian trails was approved
- B.4 Delete condition because the plat was recorded
- B.7 Delete condition because the improvement agreement was approved
- B.9 Change Pod TC to Pod G and insert new date of the Town Commons site plan
- B.10 Delete condition because Town Council approved the Stormwater Management Area
- C.1 Change the buildout date to reflect the most recent extension of the buildout date
- C.2 Note two items as having been completed
- C.6.a Delete condition because the item has been completed
- C.6.b Delete condition because the item has been completed
- C.8 Insert new date of Master Plan
- C.9 Noting that the conceptual drainage plan for the entire PUD as been completed
- C.10 Delete the condition because it has been completed
- C.11 Delete the condition because it has been completed
- D.6 Delete the condition because it has been completed
- E.1 Delete the condition because it has been completed
- E.2 Delete the condition because it has been completed
- E.3 Delete the condition because it has been completed
- E.4 Delete the condition because it has been completed
- E.5 Delete the condition because it has been completed
- E.6 Remove reference to assisted living facility
- G. Delete the condition because a master sign plan is not being contemplated any longer



- H.3 Add waiver to allow the hotel to have parking spaces that are 9' wide and 19' long and to have ADA accessible parking spaces that meet the federal requirements for size in lieu of the Town's larger dimensions for ADA spaces
- H.4 Add waiver to allow the Institutional use of the Town Commons on Pod G to exceed the maximum plot size of five acres

Figure 3. Proposed Groves Town Center Master Plan





CONSISTENCY WITH REZONING CRITERIA

Per Sec. 160-020 of Loxahatchee Grove's Unified Land Development Code, the following criteria have been met:

- **The request is consistent with the Town's Comprehensive Plan:**

- *Goal 1: Loxahatchee Groves will continue to protect its natural environment and rural character in the midst of an urbanizing region. The Town will continue to be a rural residential and agricultural community that has a great respect for lifestyle choices balanced with historical community needs.*

The requests for a change of use and relocation of the Town Center maintains the protection of the Town's natural environment and rural character by putting the commercial lodging use closer to Southern Blvd and putting the institutional use of the Town Commons in Pod G, which is closer to the back of the PUD.

- *Objective 1.1: The Town shall designate future land uses with appropriate uses, densities and intensities that will protect residential and agricultural land uses and encourage limited economic development.*

The requests propose appropriate uses and intensities. Market conditions have changed since the PUD was first contemplated in 2011 and it no longer makes economic sense to build a congregate living facility while at the same time the demand for lodging along Southern Blvd in the Town has increased. Furthermore, the location of the proposed lodging use makes more sense in the TC Pod, as opposed to Pod G, which is closer to the existing residential neighborhood on the north side of Collecting Canal Road.

- *Objective 1.2: The Town shall support development of rural-style commercial center along the Southern Boulevard Corridor.*

The requests support a rural-style commercial center along the Southern Boulevard Corridor. As with all development within the Groves Town Center PUD, the hotel will follow the Town's Rural Vista Design Guidelines.

- *Policy 1.12.3: The Town shall encourage development of a rural-style commercial center along the Southern Boulevard Corridor to provide a center of accessible shopping, recreation, and employment opportunities for Loxahatchee Groves' residents.*

The requests further the development of a rural-style commercial center along the Southern Boulevard Corridor to provide a center of accessible shopping, recreation, employment and now lodging opportunities for the Town's residents and visitors.

- ***The request would not give privileges not generally extended to similarly situated property in the area, or result in an isolated district unrelated to adjacent or nearby districts:***

The requests do not give privileges not generally extended to similarly situated property in the area or result in an isolated district unrelated to adjacent or nearby districts.



- ***An error or ambiguity must be corrected:***

The congregate living facility use was not favored by the Town or the Applicant, therefore, the request for a change of use from congregate living facility to hotel addresses this ambiguity.

- ***That there exists changed or changing conditions which make approval of the request appropriate:***

Market conditions have changed since the PUD was first contemplated in 2011 and it no longer makes economic sense to build a congregate living facility while at the same time the demand for lodging along Southern Blvd in the Town has increased.

- ***That substantial reasons exist why the property cannot be used in accordance with the existing zoning:***

Market conditions have changed since the PUD was first contemplated in 2011 and it no longer makes economic sense to build a congregate living facility while at the same time the demand for lodging along Southern Blvd in the Town has increased. Neither the Town nor the Applicant desire to have a congregate living facility in the PUD.

- ***That the rezoning is appropriate for the orderly development of the Town and is compatible with existing and conforming adjacent land uses and planned adjacent land uses:***

The location of the proposed lodging use makes more sense in the TC Pod, as opposed to Pod G, which is closer to the existing residential neighborhood on the north side of Collecting Canal Road.

CONCLUSION

The proposed PUD amendment, Rezoning, and Comprehensive Plan Text Amendment are all consistent with the Town of Loxahatchee Groves Comprehensive Plan and Rezoning criteria. The change of use from a 128-bed congregate living facility to 81-room hotel and relocation of the Town Commons to Pod G and transformation of Pod TC into Lodging and Commercial uses will continue to establish a rural commercial center along Southern Boulevard while protecting the rural and agricultural character of the Town. Based on this justification, Applicant respectfully requests approval of a **Rezoning** and **PUD Amendment** to change the congregate living facility use to a lodging use and to relocate the Town Commons use to Pod G and change the uses in Pod TC to lodging and commercial and a **Comprehensive Plan Text Amendment** to amend *Special Policy 1.15.2* to reflect the change of use from the 128-bed congregate living facility to a 81-room hotel.

Sincerely,

A handwritten signature in blue ink that reads "Matthew Barnes".

Matthew Barnes, AICP
Senior Project Manager

Attachment D
Owner/Applicant Affidavit

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME THIS DAY PERSONALLY APPEARED Matthew Barnes, WHO
BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner, or the owner's authorized Applicant, of the real property legally described in Attachment A;
2. He/she understands any application fee(s) is/are non-refundable and in no way guarantees approval of the request;
3. The statements within the application are true, complete and accurate;
4. He/she understands that all information within the application is subject to verification by Town staff;
5. He/she understands that false statements may result in denial of the application; and
6. He/she understands that he/she may be required to provide additional information and fees within a prescribed time period and that failure to provide the information and fees within the prescribed time period may result in the denial of the application.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 29th day of September 2023
by Matthew Barnes (Name of Person Acknowledging) who is personally
known to me or who has produced (type of identification) as
identification and who did (did not) take an oath.

[Signature]
(Signature of Person Taking Acknowledgement)

Alicia Joseph
(Name of Acknowledger Typed, Printed or Stamped)

Notary
(Title or Rank)

HH118672
(Serial Number, if any)

[Signature]
Applicant's Signature

Matthew Barnes
Applicant's Name (Print)

2035 Vista Parkway
Street Address

West Palm Beach, FL, 33411
City, State, Zip Code

(561) 713 1687
Telephone



**Attachment E
Agent Consent Form**

STATE OF New York
COUNTY OF Erie

BEFORE ME THIS DAY PERSONALLY APPEARED Daniel J. Zimmer, WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

- A. He/she is the owner of the real property legally described in Attachment A;
- B. He/she authorizes and designates WGI, Inc. and Bohler Engineering to act in his/her behalf for the purposes of seeking the following approvals for the real property legally described in Attachment A;
 - 1. PUD modification
 - 2. Comprehensive Plan Text Amendment
 - 3. Site Plan
- C. He/she has examined the above listed application(s) and he/she understands how the proposed change may affect the real property legally described in Attachment A.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 10 day of October, 2023 by Daniel J. Zimmer (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Marilyn B. Rochwarger
(Signature of Person Taking Acknowledgement)

(Name of Acknowledger Typed, Printed or Stamped)

(Title or Rank)

(Serial Number, if any)

(Notary's Seal)

MARILYN B. ROCHWARGER
No. 01RO4639925
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 03/30/2026

Solar Sportsystems, Inc.
By: [Signature]
Owner's Signature

Daniel J. Zimmer
Owner's Name (Print)

250 Delaware Avenue
Street Address

Buffalo, NY 14202
City, State, Zip Code

(716) 858-5208
Telephone

Attachment F.
Applicant's Notice Affidavit and Property Appraiser List

STATE OF FLORIDA
COUNTY OF PALM
BEACH

BEFORE ME THIS DAY PERSONALLY APPEARED Matthew Barnes, WHO
BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner, or the owner's authorized agent, of the real property legally described in Attachment A;
2. The accompanying Property Owners List is, to the best of his/her knowledge, a complete and accurate list of all property owners, mailing addresses and property control numbers as recorded in the latest official tax rolls for all property within one thousand (1000) feet of the real property described in Attachment A, or all property within one thousand (1000) feet of all contiguous property owned whole or in part by the owner of the real property described in Attachment A, if applicable; and
3. He/she will cause the real property described in Attachment A to be posted with a notice of public hearing on a sign provided by the Town in accordance with the requirements of Article 115 of the Town's Unified Land Development Code.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 29th day of September, 2023 by Matthew Barnes (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

[Signature]
(Signature of Person Taking Acknowledgement)

Alicia Joseph
(Name of Acknowledger Typed, Printed or Stamped)

Notary
(Title or Rank)

HH 118672
(Serial Number, if any)

(Notary's Seal)



ALICIA JOSEPH
Commission # HH 118672
Expires April 19, 2025
Bonded Thru Budget Notary Services

[Signature]
Applicant's Signature

Matthew Barnes
Applicant's Name (Print)

2035 Vista Parkway
Street Address

West Palm Beach, FL, 33411
City, State, Zip Code

(561) 713 1687
Telephone



Transportation Consultants

601 Heritage Drive, Suite 493
Jupiter, FL 33458
(561) 296-9698

April 9, 2024
Revises September 26, 2024

Mr. Daniel J. Zimmer
Solar Sportsystems, Inc.
250 Delaware Avenue
Buffalo, NY 14202

Re: Groves Town Center Hotel - #PTC23-086

Dear Mr. Zimmer:

The purpose of this letter is to provide a traffic statement for the above referenced project. It is proposed to develop a 81-room hotel within the approved Groves Town Center located in the northeast quadrant of Southern Boulevard and B Road in the Town of Loxahatchee Groves. Access and the buildout year for the site will remain the same. The Parcel Control Number (PCN) for this Site is: 41-41-43-31-13-002-0010. **Attachment 1** provides a summary of the Site Plan submittals to date within Groves Town Center.

A trip generation analysis was conducted using the newest Palm Beach County and ITE, Trip Generation, 11th Edition trip generation rates. The trip generation for the overall Master Plan uses is provided on **Attachment 2A**. **Attachment 2B** provides the cumulative trip generation for the approved and proposed site plans. **Attachment 2C** shows the trips remaining for the Groves Town Center project. It is demonstrated that the trips associated with the approved and proposed site plans do not exceed the approved thresholds for the Groves Town Center project. With no increase above the approved trip thresholds, the requirements of the Traffic Performance Standards have been met.

Please contact me at atroutroutman@pindertroutman.com if you have any questions or need any additional information.

Sincerely,

Andrea M. Troutman, P.E.
President

Attachments

Andrea M. Troutman, State of Florida, Professional Engineer, License No. 45409
This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 9/26/24 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1
Groves Town Center Hotel
Submittals to Date

| Name | Land Use | ITE Code | Intensity | |
|---------------|---------------------------------|-----------------|------------------|-------|
| Wawa | Gas Station w/ C-Store (FP/ SF) | FDOT | 16 | 6,119 |
| Culver's | Fast Food Rest. With DT | 934 | 4,479 SF | |
| Aldi | Shopping Center w/Sup Market | 821 | 21,730 SF | |
| Auto Zone | Shopping Center w/Sup Market | 821 | 7,381 SF | |
| Dental Office | Medical Office | 720 | 4,200 SF | |
| Car Wash | Carwash (Automated) | PBC | 1 Lane | |
| PBOI | Medical Office | 720 | 20,200 SF | |
| Hotel* | Hotel | 310 | 81 Rooms | |

* Current Request.

Attachment 2A
Groves Town Center Hotel
Trip Generation - Approved Master Plan

DAILY

| Land Use | ITE Code | Intensity | Trip Generation Rate (1) | % In | Total Trips | | | Internal Trips | | External Trips | | | Pass-by Trips (1) | | New Trips | | |
|------------------------------------|----------|------------|--------------------------|------|---------------|--------------|-------------|----------------|--------------|----------------|-----|-------|-------------------|-----|-----------|--|--------------|
| | | | | | In | Out | Trips | Trips | % | In | Out | Trips | In | Out | Trips | | |
| Congregate Care Facility | 253 | 128 DUs | 2.21 / DU | 50% | 283 | 28 | 10% | 255 | - | 0% | | | | | | | 255 |
| General Office (10k-250k SF) | 710 | 23,000 SF | 10.84 / 1000 SF | 50% | 249 | 25 | 10% | 224 | 22 | 10% | | | | | | | 202 |
| Medical Office | 720 | 21,000 SF | T = 42.97(X) - 108.01 | 50% | 794 | 79 | 10% | 715 | 72 | 10% | | | | | | | 643 |
| Shop Plaza (40-150k) w/ Sup Market | 821 | 92,149 SF | 94.49 / 1000 SF | 50% | 8,707 | 522 | 6% | 8,185 | 3,192 | 39% | | | | | | | 4,993 |
| Drive-In Bank | 912 | 3,600 SF | 100.35 / 1000 SF | 50% | 361 | 36 | 10% | 325 | 153 | 47% | | | | | | | 172 |
| Gas Station w/ C-Store (FP/ SF) | FDOT | 16 7,251 | T = 14.3 X PM Trips | 50% | 4,419 | 354 | 8% | 4,065 | 2,480 | 61% | | | | | | | 1,585 |
| TOTAL | | | | | 14,813 | 1,044 | 7.0% | 13,769 | 5,919 | | | | | | | | 7,850 |

AM PEAK HOUR

| Land Use | ITE Code | Intensity | Trip Generation Rate (1) | % In | Total Trips | | | Internal Trips | | External Trips | | | Pass-by Trips (1) | | New Trips | | |
|------------------------------------|----------|------------|--------------------------|------|-------------|------------|------------|----------------|-------------|----------------|------------|------------|-------------------|-----|------------|------------|------------|
| | | | | | In | Out | Trips | Trips | % | In | Out | Trips | In | Out | Trips | | |
| Congregate Care Facility | 253 | 128 DUs | 0.08 / DU | 58% | 6 | 4 | 10 | 1 | 10% | 6 | 3 | 9 | - | 0% | 6 | 3 | 9 |
| General Office (10k-250k SF) | 710 | 23,000 SF | 1.52 / 1000 SF | 88% | 31 | 4 | 35 | 4 | 10% | 29 | 2 | 31 | 3 | 10% | 26 | 2 | 28 |
| Medical Office | 720 | 21,000 SF | 3.10 / 1000SF | 79% | 51 | 14 | 65 | 7 | 10% | 47 | 11 | 58 | 6 | 10% | 42 | 10 | 52 |
| Shop Plaza (40-150k) w/ Sup Market | 821 | 92,149 SF | 3.53 / 1000 SF | 62% | 202 | 123 | 325 | 20 | 6% | 192 | 113 | 305 | 119 | 39% | 117 | 69 | 186 |
| Drive-In Bank | 912 | 3,600 SF | 9.95 / 1000 SF | 58% | 21 | 15 | 36 | 4 | 10% | 19 | 13 | 32 | 15 | 47% | 10 | 7 | 17 |
| Gas Station w/ C-Store (FP/ SF) | FDOT | 16 7,251 | T = 12.3(FP) + 15.5(X) | 50% | 155 | 154 | 309 | 22 | 7% | 144 | 143 | 287 | 175 | 61% | 56 | 56 | 112 |
| TOTAL | | | | | 466 | 314 | 780 | 58 | 7.4% | 437 | 285 | 722 | 318 | | 257 | 147 | 404 |

PM PEAK HOUR

| Land Use | ITE Code | Intensity | Trip Generation Rate (1) | % In | Total Trips | | | Internal Trips | | External Trips | | | Pass-by Trips (1) | | New Trips | | |
|------------------------------------|----------|------------|--------------------------|------|-------------|------------|--------------|----------------|-------------|----------------|------------|--------------|-------------------|-----|------------|------------|------------|
| | | | | | In | Out | Trips | Trips | % | In | Out | Trips | In | Out | Trips | | |
| Congregate Care Facility | 253 | 128 DUs | 0.18 / DU | 49% | 11 | 12 | 23 | 2 | 10% | 10 | 11 | 21 | - | 0% | 10 | 11 | 21 |
| General Office (10k-250k SF) | 710 | 23,000 SF | 1.44 / 1000 SF | 17% | 6 | 27 | 33 | 3 | 10% | 5 | 25 | 30 | 3 | 10% | 5 | 22 | 27 |
| Medical Office | 720 | 21,000 SF | 3.93 / 1000 SF | 30% | 25 | 58 | 83 | 8 | 10% | 21 | 54 | 75 | 8 | 10% | 19 | 48 | 67 |
| Shop Plaza (40-150k) w/ Sup Market | 821 | 92,149 SF | 9.03 / 1000 SF | 48% | 399 | 433 | 832 | 50 | 6% | 374 | 408 | 782 | 305 | 39% | 228 | 249 | 477 |
| Drive-In Bank | 912 | 3,600 SF | 21.01 / 1000 SF | 50% | 38 | 38 | 76 | 8 | 10% | 34 | 34 | 68 | 32 | 47% | 18 | 18 | 36 |
| Gas Station w/ C-Store (FP/ SF) | FDOT | 16 7,251 | T = 12.3(FP) + 15.5(X) | 50% | 155 | 154 | 309 | 31 | 10% | 139 | 139 | 278 | 170 | 61% | 54 | 54 | 108 |
| TOTAL | | | | | 634 | 722 | 1,356 | 102 | 7.5% | 583 | 671 | 1,254 | 518 | | 334 | 402 | 736 |

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

Attachment 2B
Groves Town Center Hotel
Trip Generation - Approved & Proposed Site Plans

DAILY

| Land Use | ITE Code | Intensity | Trip Generation Rate (1) | % In | Total Trips | | | Internal Trips | | External Trips | | | Pass-by Trips (1) | | New Trips | | |
|------------------------------------|----------|------------|--------------------------|------|-------------|-----|--------|----------------|------|----------------|-----|-------|-------------------|-----|-----------|-----|-------|
| | | | | | In | Out | Trips | Trips | % | In | Out | Trips | Trips | % | In | Out | Trips |
| Hotel | 310 | 81 Rooms | 7.99 / Room | 50% | | | 647 | 65 | 10% | | | 582 | 58 | 10% | | | 524 |
| Medical Office | 720 | 24,400 SF | T = 42.97(X) - 108.01 | 50% | | | 940 | 94 | 10% | | | 846 | 85 | 10% | | | 761 |
| Shop Plaza (40-150k) w/ Sup Market | 821 | 29,111 SF | 94.49 / 1000 SF | 50% | | | 2,751 | 165 | 6% | | | 2,586 | 1,009 | 39% | | | 1,577 |
| Fast Food Rest. With DT | 934 | 4,479 SF | 467.48 / 1000 SF | 50% | | | 2,094 | 209 | 10% | | | 1,885 | 924 | 49% | | | 961 |
| Gas Station w/ C-Store (FP/ SF) | FDOT | 16 6,119 | T = 14.3 X PM Trips | 50% | | | 4,176 | 334 | 8% | | | 3,842 | 2,344 | 61% | | | 1,498 |
| Carwash (Automated) | PBC | 1 Lane | 166 / Lane | 50% | | | 166 | 17 | 10% | | | 149 | - | 0% | | | 149 |
| TOTAL | | | | | | | 10,774 | 884 | 8.2% | | | 9,890 | 4,420 | | | | 5,470 |

AM PEAK HOUR

| Land Use | ITE Code | Intensity | Trip Generation Rate (1) | % In | Total Trips | | | Internal Trips | | External Trips | | | Pass-by Trips (1) | | New Trips | | |
|------------------------------------|----------|------------|--------------------------|------|-------------|-----|-------|----------------|------|----------------|-----|-------|-------------------|-----|-----------|-----|-------|
| | | | | | In | Out | Trips | Trips | % | In | Out | Trips | Trips | % | In | Out | Trips |
| Hotel | 310 | 81 Rooms | 0.46 / Room | 56% | 21 | 16 | 37 | 4 | 10% | 19 | 14 | 33 | 3 | 10% | 17 | 13 | 30 |
| Medical Office | 720 | 24,400 SF | 3.10 / 1000SF | 79% | 60 | 16 | 76 | 8 | 10% | 56 | 12 | 68 | 7 | 10% | 50 | 11 | 61 |
| Shop Plaza (40-150k) w/ Sup Market | 821 | 29,111 SF | 3.53 / 1000 SF | 62% | 64 | 39 | 103 | 6 | 6% | 61 | 36 | 97 | 38 | 39% | 37 | 22 | 59 |
| Fast Food Rest. With DT (2) | 934 | 4,479 SF | 0.00 / 1000 SF | 51% | - | - | - | - | 10% | - | - | - | - | 49% | - | - | - |
| Gas Station w/ C-Store (FP/ SF) | FDOT | 16 6,119 | T = 12.3(FP) + 15.5(X) | 50% | 146 | 146 | 292 | 19 | 7% | 137 | 136 | 273 | 167 | 61% | 53 | 53 | 106 |
| Carwash (Automated) | PBC | 1 Lane | 11.97 / Lane | 50% | 6 | 6 | 12 | 1 | 10% | 5 | 6 | 11 | - | 0% | 5 | 6 | 11 |
| TOTAL | | | | | 297 | 223 | 520 | 38 | 7.3% | 278 | 204 | 482 | 215 | | 162 | 105 | 267 |

PM PEAK HOUR

| Land Use | ITE Code | Intensity | Trip Generation Rate (1) | % In | Total Trips | | | Internal Trips | | External Trips | | | Pass-by Trips (1) | | New Trips | | |
|------------------------------------|----------|------------|--------------------------|------|-------------|-----|-------|----------------|------|----------------|-----|-------|-------------------|-----|-----------|-----|-------|
| | | | | | In | Out | Trips | Trips | % | In | Out | Trips | Trips | % | In | Out | Trips |
| Hotel | 310 | 81 Rooms | 0.59 / Room | 51% | 24 | 24 | 48 | 5 | 10% | 22 | 21 | 43 | 4 | 10% | 20 | 19 | 39 |
| Medical Office | 720 | 24,400 SF | 3.93 / 1000 SF | 30% | 29 | 67 | 96 | 10 | 10% | 24 | 62 | 86 | 9 | 10% | 22 | 55 | 77 |
| Shop Plaza (40-150k) w/ Sup Market | 821 | 29,111 SF | 9.03 / 1000 SF | 48% | 126 | 137 | 263 | 16 | 6% | 117 | 130 | 247 | 96 | 39% | 71 | 80 | 151 |
| Fast Food Rest. With DT | 934 | 4,479 SF | 33.03 / 1000 SF | 52% | 77 | 71 | 148 | 15 | 10% | 70 | 63 | 133 | 65 | 49% | 36 | 32 | 68 |
| Gas Station w/ C-Store (FP/ SF) | FDOT | 16 6,119 | T = 12.3(FP) + 15.5(X) | 50% | 146 | 146 | 292 | 29 | 10% | 131 | 132 | 263 | 160 | 61% | 51 | 52 | 103 |
| Carwash (Automated) | PBC | 1 Lane | 13.65 / Lane | 50% | 7 | 7 | 14 | 1 | 10% | 7 | 6 | 13 | - | 0% | 7 | 6 | 13 |
| TOTAL | | | | | 409 | 452 | 861 | 76 | 8.8% | 371 | 414 | 785 | 334 | | 207 | 244 | 451 |

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

(2) Culver's Restaurant is not open in the AM so no trip generation was shown.

Attachment 2C
Groves Town Center Hotel
Trip Generation Comparison

| | <u>Daily</u> | <u>AM Peak Hour</u> | | | <u>PM Peak Hour</u> | | |
|--------------------------------------|--------------|---------------------|------------|--------------|---------------------|------------|--------------|
| | | <u>In</u> | <u>Out</u> | <u>Total</u> | <u>In</u> | <u>Out</u> | <u>Total</u> |
| Approved Master Plan (1) | 7,850 | 257 | 147 | 404 | 334 | 402 | 736 |
| Approved and Proposed Site Plans (2) | <u>5,470</u> | <u>162</u> | <u>105</u> | <u>267</u> | <u>207</u> | <u>244</u> | <u>451</u> |
| Remaining Trips: | 2,380 | 95 | 42 | 137 | 127 | 158 | 285 |

(1) See Attachment 2A.

(2) See Attachment 2B.