

DATE: August 20, 2024  
TO: Town of Loxahatchee Groves, Town Council  
FROM: Complete Cities, Consultant Planner  
Subject: Groves at Town Center – Revised documents per July 2024 PZB Meeting

The attached documents were submitted by the applicant to address comments made by the Planning and Zoning Board at the July 22, 2024, meeting. Revised documents include:

- Revised hotel elevations to reduce the proposed building height to 40-feet to the roof deck and 52-feet to the tallest point of the building. A waiver continues to be sought for the building height.
- Revised site plan for the proposed public park to include three (3) new concrete pads with benches for seating near the wetland area. The intent is to provide a viewing area for the wetland for park visitors to utilize. Additional landscape would be provided in these areas, if the benches are desired.
  - The applicant continues to offer the removal of the proposed parking area fence as an alternative design option.
- A proposed directional/wayfinding signage plan to route traffic to the most effective ingress/egress points and adjacent streets. The intent is to address congestion concerns at the B Road and Avocado Rd. intersection by diverting traffic to newer access options such as the roundabout along Southern Blvd.
- Revised comprehensive plan text amendment to special policy 1.15.2 to modify the proposed revision to the commercial development location standards.

Separately, the applicant temporarily revised traffic circulation within the Groves at Town Center to modify Avocado Road to be an ingress-only access point from B Road. As such, out-bound traffic, leaving the Town Center, was routed north to Tangerine Road to make a left- or right-hand movements out of the site. The intent was to determine the effectiveness of limiting the number of automobiles making conflicting maneuvers on either side of B Road at the Avocado Road intersection. Circulation concerns were noted at this intersection based on the volume of traffic on-site and across the street at the Publix plaza. The applicant will be prepared to present its findings from this temporary analysis at the Planning and Zoning Board meeting.