

**TOWN OF LOXAHATCHEE GROVES**

**ORDINANCE NO. 2013-010**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, PROVIDING FOR THE REZONING OF LAND CONSISTING OF APPROXIMATELY 90.33 ACRES, MORE OR LESS, LOCATED AT THE NORTHEAST CORNER OF SOUTHERN BOULEVARD AND “B” ROAD, LOXAHATCHEE GROVES, FLORIDA, LEGALLY DESCRIBED AND AS DESIGNATED ON THE MAP ATTACHED AS EXHIBIT “A” TO THIS ORDINANCE, FROM LOXAHATCHEE GROVES ZONING DESIGNATION AGRICULTURAL RESIDENTIAL (AR) TO THE LOXAHATCHEE GROVES ZONING DESIGNATION MULTIPLE LAND USE PLANNED UNIT DEVELOPMENT (MLU/PUD); PROVIDING FOR THE APPROPRIATE REVISIONS OF THE ZONING DISTRICT MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR 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 property that exceeds expectations of standard zoning districts, implements the Town’s Comprehensive Plan, and to allow for creative use of land and quality development; and,

**WHEREAS**, the Property Owners, Solar Sportsystems, Inc. and Loxahatchee Equestrian Partners, LLC, have submitted petition REZ 2013-02 to rezone certain property located at the northeast corner of Southern Boulevard, and “B” Road, Loxahatchee Groves, Florida, totaling approximately 90.33 acres, more or less, legally described and as designated on the map in Exhibit “A”, attached hereto (the “Property”), from Loxahatchee Groves zoning designation Agricultural Residential (AR) to the Loxahatchee Groves zoning designation of

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Multiple Land Use Planned Unit Development (MLU/PUD), and,

**WHEREAS**, at its meeting of April 11, 2013, the Town's Planning and Zoning Board (PZB), considered petition REZ 2013-02 to rezone the Property, and recommended approval to the Town Council subject to certain conditions stated in the Staff Report dated January 10, 2015 and incorporated by reference herein; and

**WHEREAS**, at its meeting of April 24, 2013, the Town's Recreation Equestrian Trails and Greenways Advisory Committee (RETGAC), considered petition REZ 2013-02 to rezone the Property, and recommended approval to the Town Council subject to certain conditions stated in the Staff Report dated January 10, 2015 and incorporated by reference herein; and

**WHEREAS**, at its meeting of April 24, 2013, the Town's Recreation Equestrian Trails and Greenways Advisory Committee (RETGAC), considered petition REZ 2013-02 to rezone the Property, and recommended approval to the Town Council subject to certain conditions stated in the Staff Report dated January 10, 2015 and incorporated by reference herein; and

**WHEREAS**, at its meeting of November 5, 2013, the Town Council approved REZ 2013-02 on First Reading to rezone the Property subject to certain conditions stated in the Staff Report dated January 10, 2015 and incorporated by reference herein; and

**WHEREAS**, the notice and hearing requirements for adoption of rezoning 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 petition REZ 2013-02 for rezoning, the recommendation of the RETGAC, the PZB, Town Staff, and the comments from the public; and

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**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 rezoning of property 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, approve with conditions PUD rezoning 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 findings in the Staff Reports dated April 4, 2013 and January 10, 2015 and the Town RETGAC and LPA recommendations and makes the following findings of fact:

1. The Town Council finds petition REZ 2013-02 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.

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2. To insure consistency with the Comprehensive Plan and land development regulations, and the results of the various studies and analysis completed in the review of rezoning petition REZ 2013-02, certain conditions of approval are necessary.

**Section 3.** The zoning of the property located at the northeast corner of Southern Boulevard, and “B” Road, Loxahatchee Groves, Florida, totaling approximately 90.33 acres, more or less, legally described, and as designated on the map, in Exhibit “A”, attached hereto, from Town of Loxahatchee Groves zoning designation Agricultural Residential (AR) to the Town of Loxahatchee Groves zoning designation of Multiple Land Use Planned Unit Development (MLU/PUD) is hereby approved subject to the Master Plan and Conditions of Approval in Exhibit “B”, attached hereto.

**Section 4.** The Town Administration is hereby authorized and directed to make appropriate changes on the zoning map of the Town, to effectuate the purpose of this ordinance.

**Section 5.** 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 6.** All ordinances or parts of ordinances, resolutions or parts of resolutions in conflict herewith are to the extent of such conflicts hereby repealed.

**Section 7.** This Ordinance shall take effect as provided by law.

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PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ON FIRST READING, THIS 5th DAY OF NOVEMBER, 2013.

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN LOXAHATCHEE GROVES, ON SECOND READING AND PUBLIC HEARING, THIS 17<sup>th</sup> DAY OF February, 2015.



TOWN OF LOXAHATCHEE GROVES,  
FLORIDA

ATTEST:

Janet K. Whipple  
Janet K. Whipple, Town Clerk

David Browning  
Mayor David Browning  
Ronald Jarriel  
Vice-Mayor Ron Jarriel

absent  
Council Member Tom Goltzene

Ryan Liang  
Council Member Ryan Liang

Jim Rockett  
Council Member Jim Rockett

APPROVED AS TO LEGAL FORM:  
[Signature]  
Office of the Town Attorney

**TOWN OF LOXAHATCHEE GROVES**

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**EXHIBIT A**

**LEGAL DESCRIPTION:**

**LAND DESCRIPTION:**

THE SOUTH 1000 FEET OF TRACT 4, BLOCK "I", LOXAHATCHEE GROVES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY DEED IN DEED 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. SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA. CONTAINING 3,934,972 SQUARE FEET/90.3345 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

**TOWN OF LOXAHATCHEE GROVES**

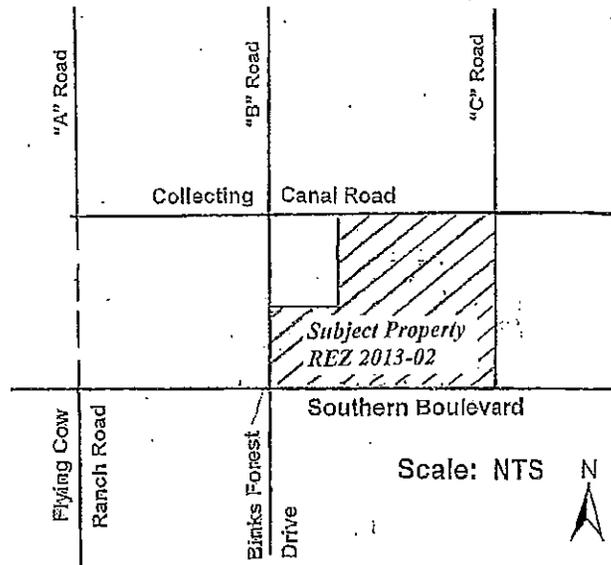
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**LOCATION MAP:**

TOWN OF LOXAHATCHEE GROVES

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LOCATION MAP:



**TOWN OF LOXAHATCHEE GROVES**

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**EXHIBIT B**

**GROVES TOWN CENTER  
CONCEPTUAL MASTER PLAN AND CONDITIONS OF APPROVAL**



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**GROVES TOWN CENTER  
CONCEPTUAL MASTER PLAN – APRIL 4, 2013**

# TOWN OF LOXAHATCHEE GROVES

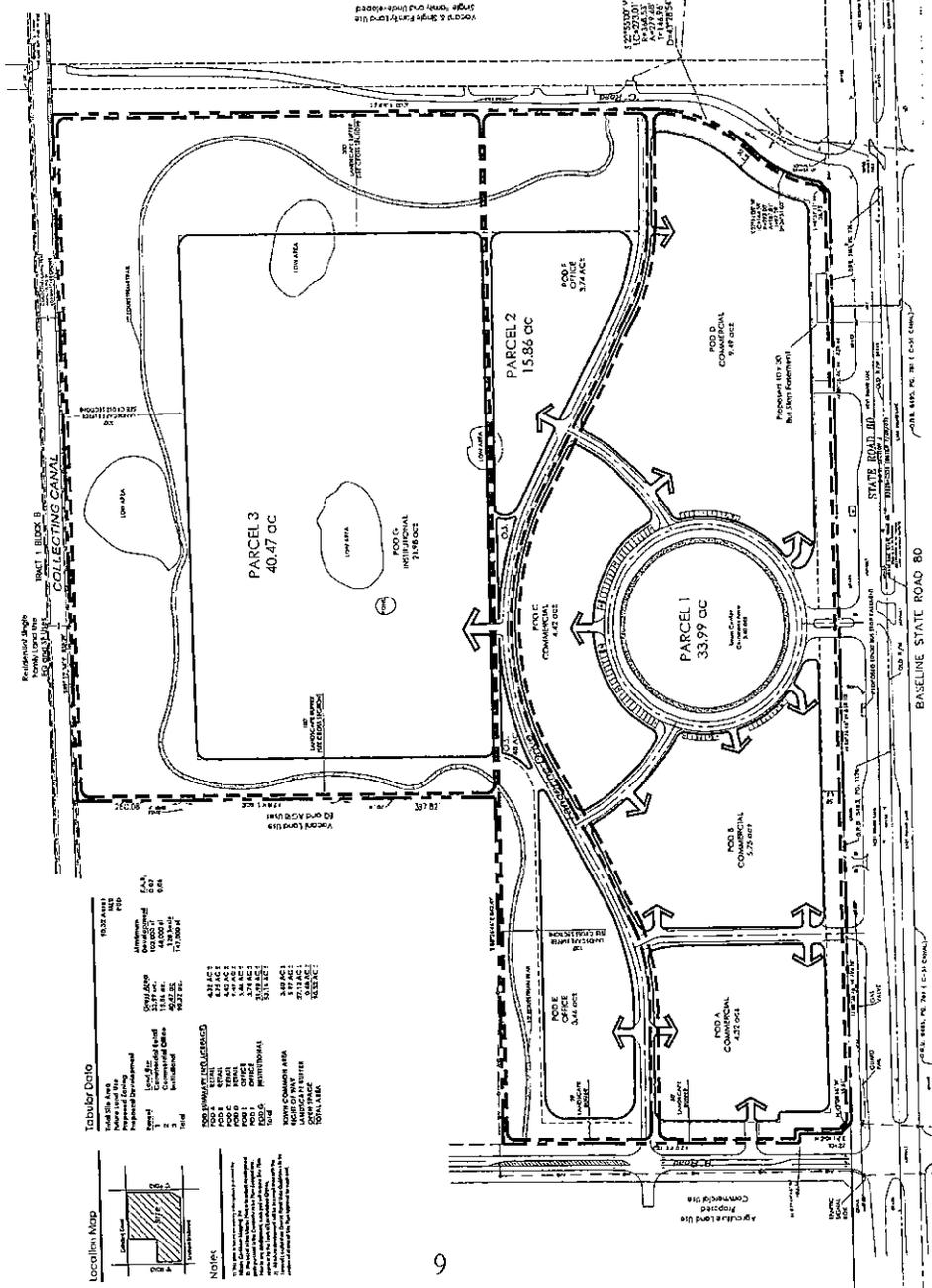
## ORDINANCE NO. 2013-010

### GROVES TOWN CENTER CONCEPTUAL MASTER PLAN – APRIL 4, 2013



Groves Town Center  
Loxahatchee Groves, Florida

DATE	10/20/12
BY	APL/BJP
PROJECT	GROVES TOWN CENTER
SCALE	1" = 100'



**Tabular Data**

Parcel Area	19,322 sq ft
Parcel Perimeter	1,100 ft
Parcel Volume	1,100 cu ft
Parcel Density	1.00
Parcel Height	10.00 ft
Parcel Slope	0.00%
Parcel Aspect	0.00°
Parcel Orientation	0.00°
Parcel Elevation	10.00 ft
Parcel Area	19,322 sq ft
Parcel Perimeter	1,100 ft
Parcel Volume	1,100 cu ft
Parcel Density	1.00
Parcel Height	10.00 ft
Parcel Slope	0.00%
Parcel Aspect	0.00°
Parcel Orientation	0.00°
Parcel Elevation	10.00 ft

**Legend**

Parcel 1	Parcel 2	Parcel 3
Parcel 4	Parcel 5	Parcel 6
Parcel 7	Parcel 8	Parcel 9
Parcel 10	Parcel 11	Parcel 12
Parcel 13	Parcel 14	Parcel 15
Parcel 16	Parcel 17	Parcel 18
Parcel 19	Parcel 20	Parcel 21
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#### GROVES TOWN CENTER CONDITIONS OF APPROVAL

##### 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 April 4, 2013 and the Statement of Use included as Attachment J2 of the MLU/PUD Rezoning Application REZ 2013-02, dated August 22, 2012. Any modifications to the approved Conceptual Master Plan or Statement of Use 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.

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 103,000 sq. ft. of commercial low uses, 44,000 sq. ft. of commercial low professional office and medical office uses, and a 128-bed assisted living facility, consistent with the Conceptual Master Plan dated April 4, 2013.

2. A separate site plan pursuant to ULDC Article 155 for the 300-foot wide buffer areas along the northern and eastern property boundaries, including the location of equestrian trails, shall be submitted concurrently with, or a component of, the site plan for the first phase of development.

3. A Conservation Easement, Restrictive Covenant or Deed Restriction, as determined by the Town Council, limiting the use of the 300-foot wide buffer areas along the northern and eastern property lines, as indicated on the Conceptual Master Plan dated April 4, 2013, to conservation and equestrian trail uses, shall be approved by the Town and recorded with the Palm Beach County Clerk of Courts prior to receiving the first project building permit, on or before the time of the recording of the plat for Pods E and F as depicted in the Conceptual Master Plan dated April 4, 2013. The Easement, ~~or~~ Deed Restriction, or Restrictive Covenant shall include but is not limited to an approved landscape plan and buffer management plan.

4. 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.

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

#### 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, 2017. A time extension 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.

2. Building Permits for more than 14,600 sq. ft. of general office, 21,000 sq. ft. of medical office, and the 128 unit congregate care facility (or development generating an equivalent number of external PM peak hour outbound trips, as approved by the County Engineer) shall not be issued until the Property Owner makes a proportionate share payment to the Palm Beach County Board of County Commissioners to pay for its proportionate share of the required improvement to widen Southern Blvd. from a 4-lane divided highway to a 6-lane divided highway from ¼ mile west of Big Blue Trace to the existing 6-lane section east of Palms West Parkway. The proportionate share payment shall be 7% of the total cost to construct the additional eastbound lane and 5.3% of the total cost to construct the westbound lane. The amount of the proportionate share payment shall be calculated at the time of payment based on the best estimate of the total cost of the required improvement as approved by the County Engineer.

3. Building Permits for more than 21,000 sq. ft. of retail, 23,000 sq. ft. of general office, 21,000 sq. ft. of medical office, and the 128 unit congregate care facility (or development generating an equivalent number of total PM peak hour outbound trips, as approved by the County Engineer) shall not be issued until construction commences for a second west approach left turn lane (and appropriate receiving lanes) and an exclusive north approach left turn lane, through lane and right turn lane at the intersection of Southern Blvd. and B Road. Construction shall include any required signal modifications in conjunction with the roadway improvements, and may also include installation of mast arms. "Construction commences" is defined as awarding the contract for construction, the acquisition of all right of way and construction easements and the acquisition of all required permits.

4. Acceptable surety for the design, right of way acquisition, the construction engineering and inspection costs, as well as the construction for the offsite road improvements as outlined in Condition No. 3 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 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.

5. No Building Permits shall be issued until construction commences for a north approach exclusive left turn lane and shared through/right turn lane on B Road at Southern Boulevard. Construction

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commences is defined as awarding the contract for construction, the acquisition of all right of way and construction easements and the acquisition of all required permits.

6. No Building Permits shall be issued until construction commences for a north approach left turn lane on B Road at the project's first access connection north of the terminus of the traffic separator. Construction commences is defined as awarding the contract for construction, the acquisition of all right of way and construction easements and the acquisition of all required permits.

7. B Road shall be constructed as a 2-lane paved roadway, including a traffic separator, from Southern Boulevard north to the B Road entrance to Palm Beach State College, according to the terms of the ~~three party agreement~~ B Road Improvement Agreement dated November x, 2013 ("B" Road Agreement) between the property owner, Palm Beach State College, ~~and the owner of the Loxahatchee Groves Commons property, and the Town of Loxahatchee Groves.~~ Prior to becoming effective, the "B Road Agreement shall be approved by the Loxahatchee Groves Town Council.

8. Funds in lieu of construction of B Road as a 2-lane OGEM roadway surface between the northern terminus of the 2-lane paved roadway, including Collecting Canal bridge/culvert improvements, to Okeechobee Boulevard, ~~shall~~ may be deposited in an escrow account according to the terms of the ~~three party agreement dated November x, 2013~~ "B" Road Agreement between the property owner, Palm Beach State College, ~~and the owner of the Loxahatchee Groves Commons property, and the Town of Loxahatchee Groves.~~ Construction of this section of "B" Road shall be subject to the requirements of the Town of Loxahatchee Groves. TOWN

9. Construction of paved roadway improvements cited in Condition C.7, above, shall be concurrent with the paving and drainage improvements for the site, Palm Beach State College, or Loxahatchee Groves Commons, whichever occurs first. Any and all costs associated with the construction shall be paid according to the terms established in the ~~above referenced agreement with Palm Beach State College and the Owner of the Loxahatchee Groves Commons property~~ "B" Road Agreement. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way. Construction shall be completed prior to the issuance of the first Certificate of Occupancy.

10. Construction pursuant to Condition C.8 shall be according to a schedule established by the Town. Any and all costs apportioned to the Project shall be paid ~~to an escrow account established for this purpose~~ according to the terms established in the ~~above referenced agreement with Palm Beach State College and the Owner of the Loxahatchee Groves Commons property.~~ "B" Road Agreement. Costs, assuming construction on the existing unpaved roadway section, shall include roadway design, permitting, construction and inspection.

11. 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.

12. Any future request to modify Conditions C.1 – C.3 must be based upon an approved Traffic Study which complies with Mandatory Traffic Performance Standards in place at the time of the request.

13. Any future realignment of either or both of the "B" Road access drives, as indicated on the Conceptual Master Plan, shall require approval by the Town's Consulting Engineer.

## TOWN OF LOXAHATCHEE GROVES

### ORDINANCE NO. 2013-010

#### D. LAND CLEARING AND LANDSCAPING

1. Prior to any land clearing activities, 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 parcel or pod, the property owner shall submit a Landscape Plan application to the Town for review and approval pursuant to ULDC Article 85.

3. Prior to any land clearing activities, a wetlands determination shall be procured from the South Florida Water Management District and/or U.S. Army Corps of Engineers. 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, a Phase I Archaeological Survey of the property shall be completed.

5. Native plants shall be retained to the extent possible.

#### E. ROADWAY EQUESTRIAN TRAILS AND GREENWAYS

1. The equestrian trails depicted on the Master Plan 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 along Collecting Canal to facilitate Town-wide east-west connectivity. 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

2. The equestrian trail depicted on the Conceptual Master Plan shall include an equestrian bridge at the intersection of Collecting Canal and "C" Road to facilitate Town-wide north-south connectivity.

3. As part of the joint traffic improvements effort detailed in Section C:

(a) Equestrian traffic control devices shall be installed at points where trails cross "B" Road and/or Collecting Canal. The type and locations of such devices shall be addressed in the ~~three party agreement~~ "B" Road Agreement per Condition C.9.

(b) "Local traffic only" signage, as addressed in the "B" Road Agreement, shall be placed on "B" Road north of the Palm Beach State College entrance.

(c) The feasibility of adding signage on Okeechobee Boulevard directing westbound vehicles travelling to Palm Beach State College to turn south on Crestwood Boulevard or Folsom Road shall be addressed in the "B" Road Agreement ~~three party agreement~~ per

## **TOWN OF LOXAHATCHEE GROVES**

### **ORDINANCE NO. 2013-010**

Condition C.8. If feasible, the owner of Groves Town Center, along with Palm Beach State College and the owner of the Loxahatchee Groves Commons property shall share any associated costs of placing and constructing the signage.

4. Fencing shall be incorporated on the initial site plan to separate the equestrian trails from assisted living facility buildings and parking areas, as necessary. Also, shade trees shall be incorporated along the trail route.

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

#### **F. ARCHITECTURAL**

The architectural elevations for included buildings, as well as a theme for the entire Groves Town Center development, shall be submitted simultaneously with the application for initial site plan approval. Elevations shall be designed to be consistent with the Town's Rural Vista Guidelines. Architecture in all development phases shall be consistent with the architectural elevations included as part of the initial site plan approval.

#### **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**

1. The Applicant may propose, and the Town Council may consider waivers to standard and handicapped parking minimum space requirements during the site plan approval process for a specific development parcel or pod.