



Palm Beach County

INDIAN TRAILS GROVE PUBLIC INFORMATION MEETING

Seminole Ridge High School – November 10, 2015

Bryan Davis
Planning Division



Palm Beach County

Agenda

- Introduction & Purpose
- Comprehensive Planning
- Project Location, History & Planning Efforts
- Amendment Overview
- Development Review Process
- Zoning Application and ULDC Changes
- Transportation Issues
- Questions & Answers

Please hold questions until the end of the presentation.



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Purpose of this Meeting

- **Convey Information about Processes**
 - Planning
 - Zoning
 - Engineering/Transportation
- **Convey Information about the Project**
 - Applicant's request
- **Answer your questions related to the above**



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COMPREHENSIVE PLANNING & AMENDMENT OVERVIEW

Bryan Davis, Principal Planner



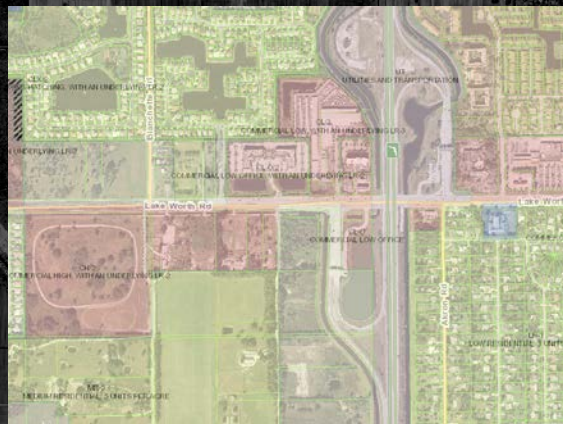
Florida Comprehensive Plans

- Local governments required to adopt Plans
- Vision of the County
- Series of Elements
 - Land Use
 - Transportation
 - Housing
 - Infrastructure
 - Conservation
- Goals, Obj., Policies
- Adopted by Ordinance



Future Land Use Atlas

- **Future Land Use (FLU) designation by parcel**
 - Unincorporated County
- **FLU designations**
 - Rural Residential
 - Low Residential
 - Medium Residential
 - Commercial
 - Industrial
 - Institutional
 - Conservation, etc.





Amendment Process

- **Future Land Use Designation Change Requests**
 - Proposed by land owners or County
 - Four per year (typically)
- **Amendment Review**
 - Consistency with Comprehensive Plan (all relevant policies)
 - Compatibility
 - Service Delivery Impacts
 - Local Plans and Overlays
 - Comply with Florida Statutes relating to Community Planning



Amendment Process

- **Public Notice**
 - Community Groups
 - Interested Parties
 - Municipalities
 - Special Districts
 - Property Owners within 1,000 feet
 - Properties posted with Signs within 6 weeks of intake
- **Staff Report prepared**
 - Recommendation of *Approval*, *Approval w/Conditions*, or *Denial*



Amendment Public Hearings

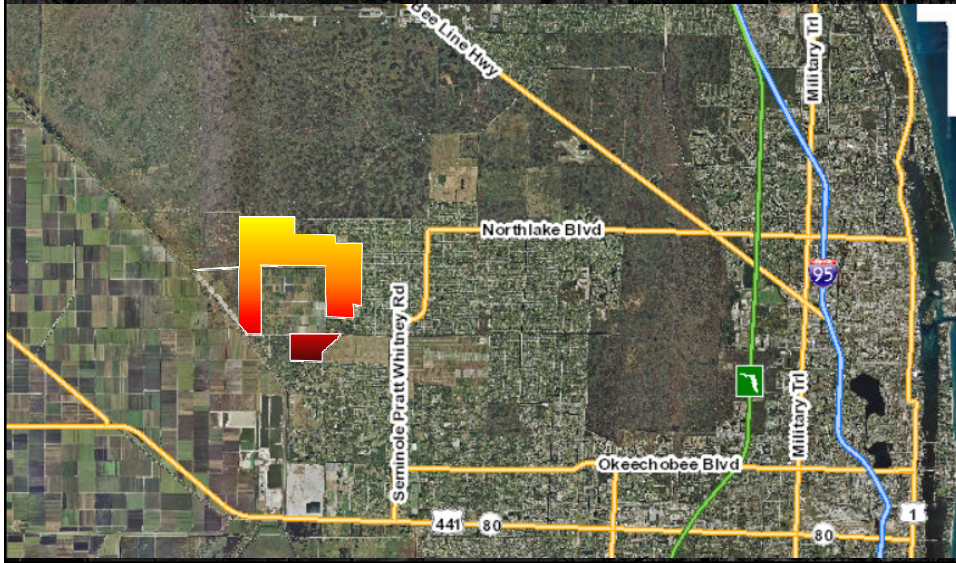
- **Planning Commission/Local Planning Agency**
 - Advisory Board – makes recommendation
 - Vista Center, 2300 N. Jog Road, West Palm Beach
- **Board of County Commissioners Transmittal**
 - Elected officials
 - Governmental Center, 301 N. Olive Ave, West Palm Beach
- **Board of County Commissioners Adoption**
 - Same as Transmittal
 - Final Action: Adopt by ordinance or deny



SITE LOCATION



Where is Indian Trails Grove?



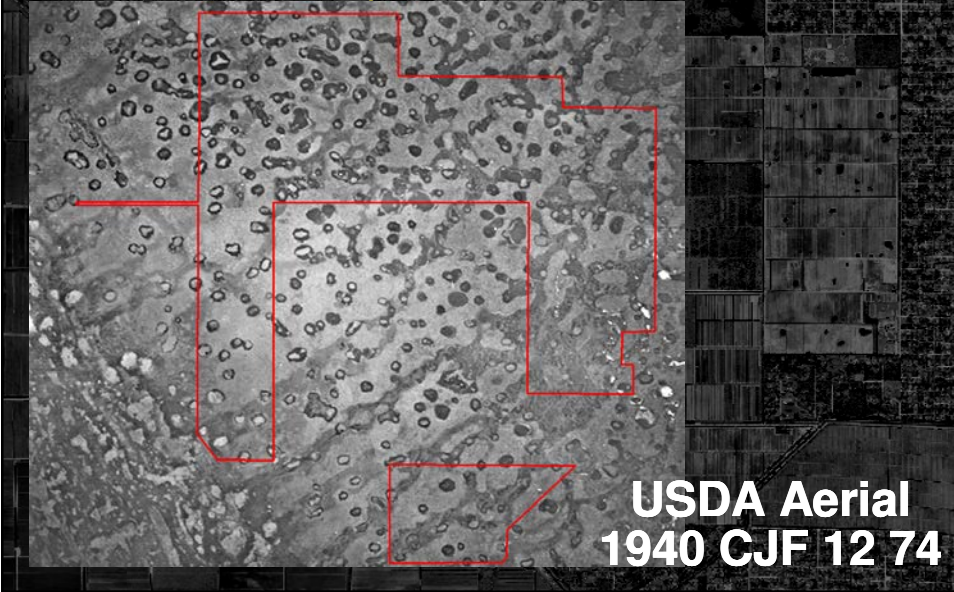
Parcel History

- Pine Flatwoods habitat
- L-8 Canal constructed pre-1953
- Truck farming and informal road/trail system
- M-Canal completed 1960s
- Drainage Improvements and Citrus Groves pre-'68
- 1993: Cypress Grove CDD established
- '00s: Citrus grove operation ceases
- '10s: Transition to row crops



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Parcel History

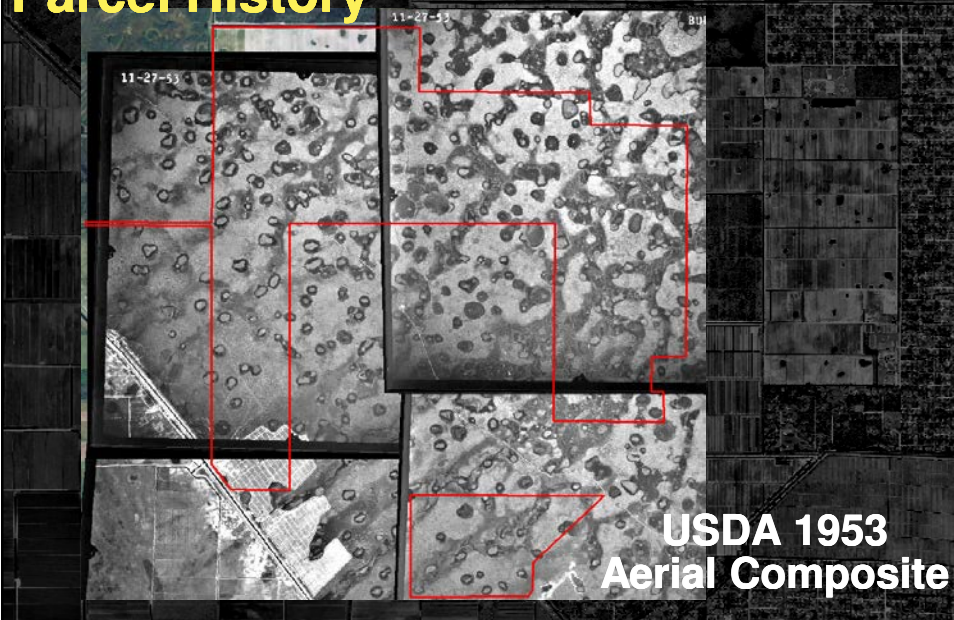


USDA Aerial
1940 CJP 12 74

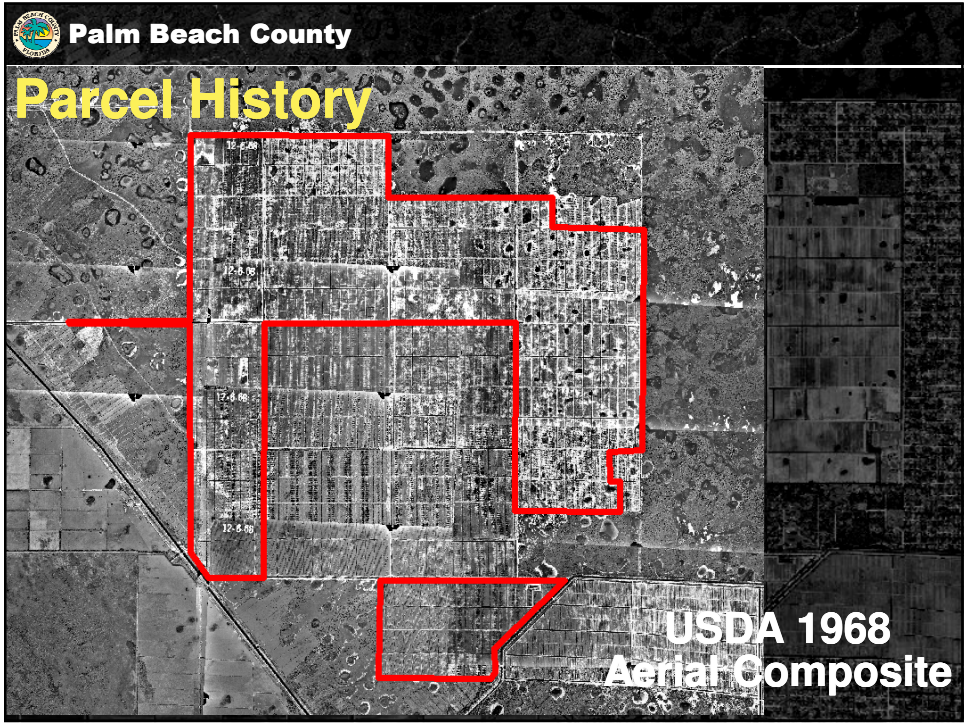


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Parcel History



USDA 1953
Aerial Composite





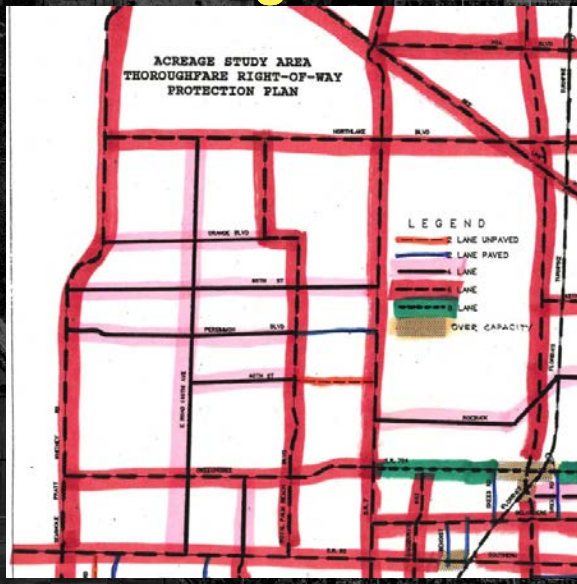
Relevant Planning Efforts for Area

- **Midlands Study (1986-89)**
 - Future needs of area; focus on health/safety & limiting factors
- **Concurrency Exemption for Acreage**
- **Transportation Planning**
 - Theme: Increase connections through the area to accommodate existing and anticipated growth
- **Acreage Neighborhood Plan (1995)**
 - Focus on character
 - Indian Trail Groves *not included* within Neighborhood Plan



Transportation Planning

- 1991 Study
- Depicts Road Network of 2015
- Included in *Acreage Neighborhood Plan's Tech. Appendix & Informational Elements*





Area Planning (continued)

- **Managed Growth Tier System (1996)**
 - Linked Service Areas to area character
- **Central Western Communities Sector Plan ('99-'07)**
 - Attempt to address impacts of growth associated with the established development pattern and plan for region's future
 - Addressed large undeveloped parcels
- **2015 Legislative Session**
 - SB 1244 "Constrained Ag. Parcels"



What is a "Sector Plan?"

- **Optional State Planning Process**
- **Long-term, large area planning to:**
 - foster innovative development strategies
 - protect regionally significant resources and facilities
 - address regional issues and impacts
 - exemption from DRI process

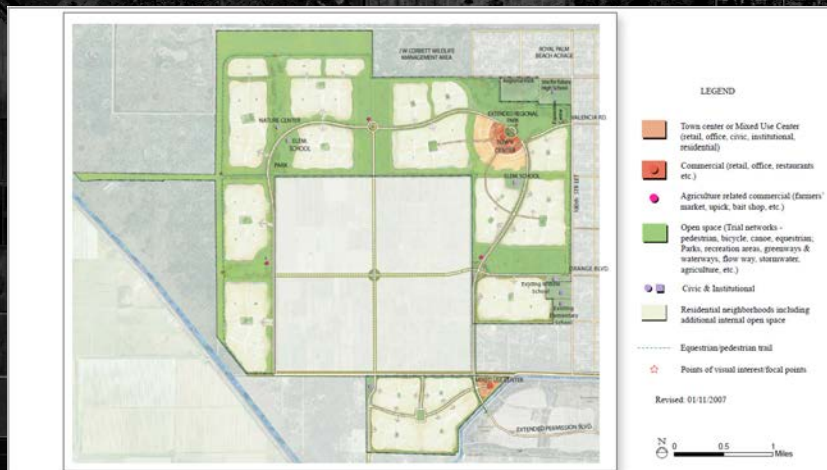


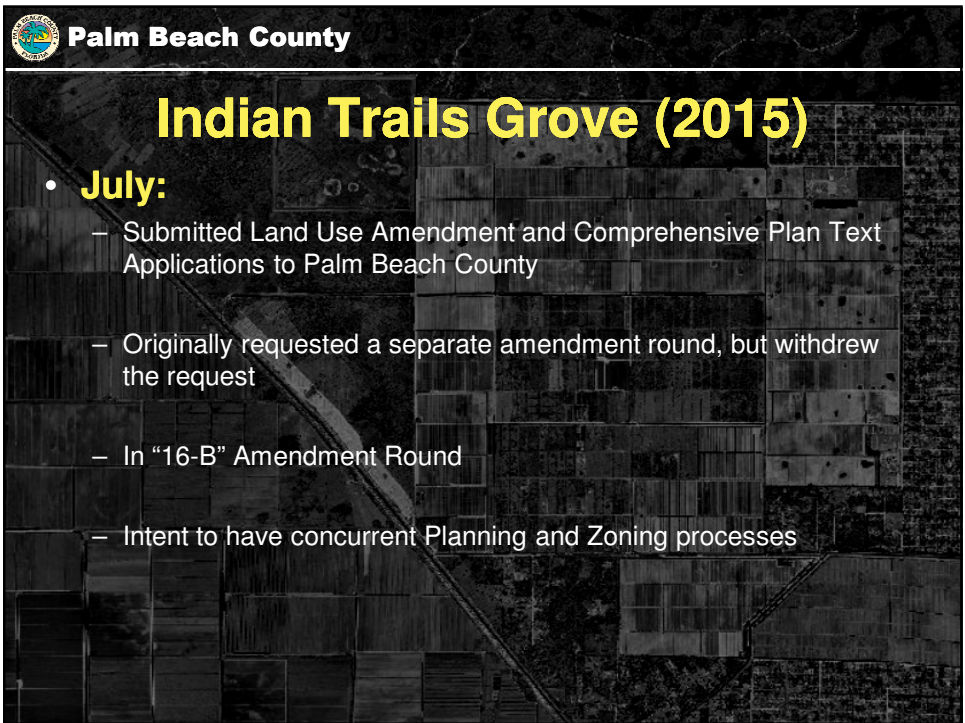
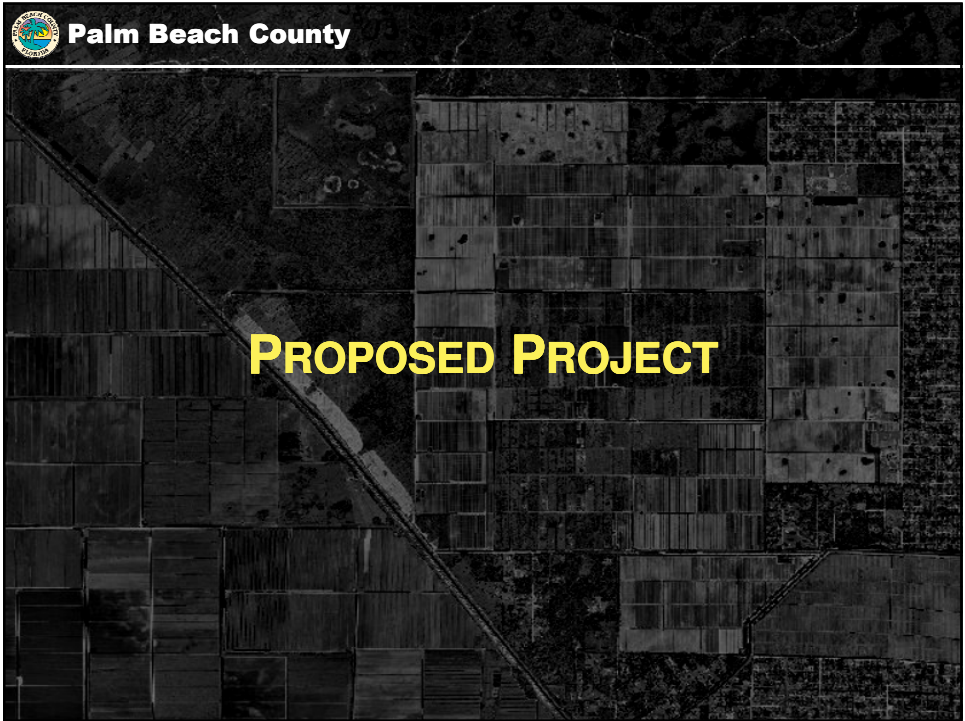
Indian Trail Groves DRI

- **Proposal included (2006):**
 - 12,325 dwelling units (2.5 units/acre)
 - 250,000 sq. feet of non-res. uses (207.5K Retail & 42.5K Office)
 - Approximately 50% Open Space
 - Contemplated Traditional Town Development (TTD) Zoning
 - Proposed regional uses and large scale water management features
 - Public Benefits provided
 - Extensive road network impacts
- **Withdrawn per FS 380.06(10)(b) by TCRPC in '09**



ITG DRI "Map H" (2007)





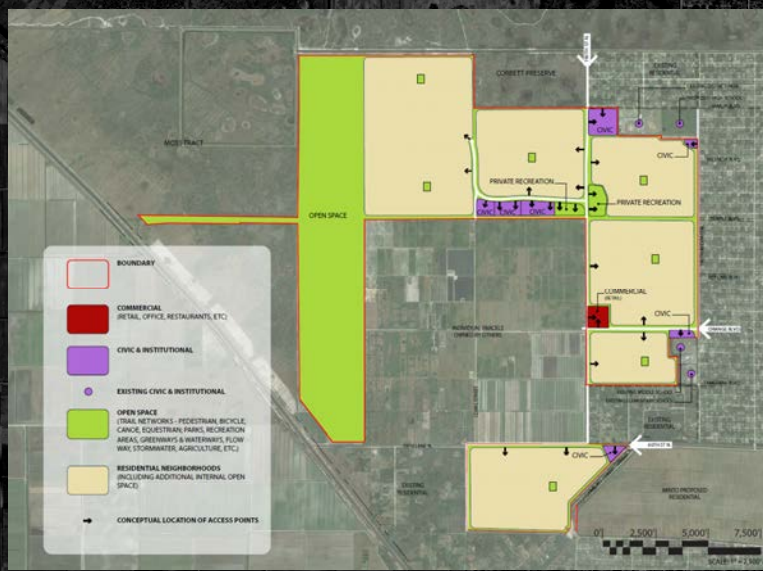


Applicant's Proposal:

- FLUA Amendment from **RR-10** (3,650.8 Acres) & **AP** (1,278.5 Acres) to a new FLU Designation **"RR-1.25"** (increase from 0.1 to 0.8 DU/acre)
- *Would increase from 365 units to 3,943 units*
- Includes 225,000 square feet of non-res. uses
- Would remain in the **Rural Tier**
- Designates as Limited Urban Service Area (LUSA)
- Creates an Overlay for the project
- Adds exemption from Long Range Transportation Planning (FLUE Policy 3.5-d)



Applicant's Conceptual Plan (July)





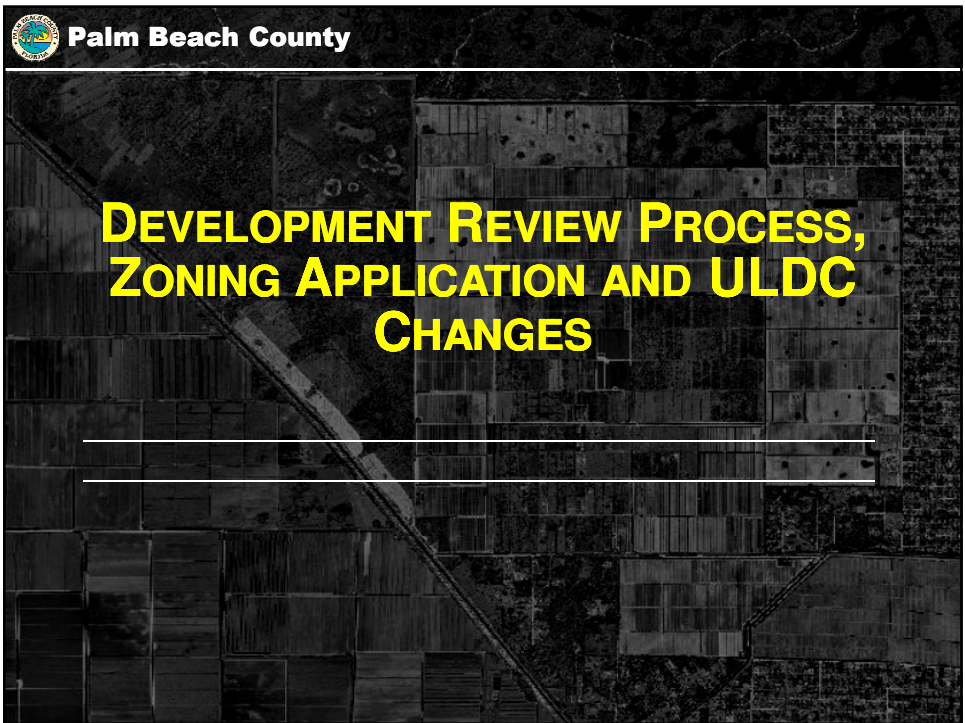
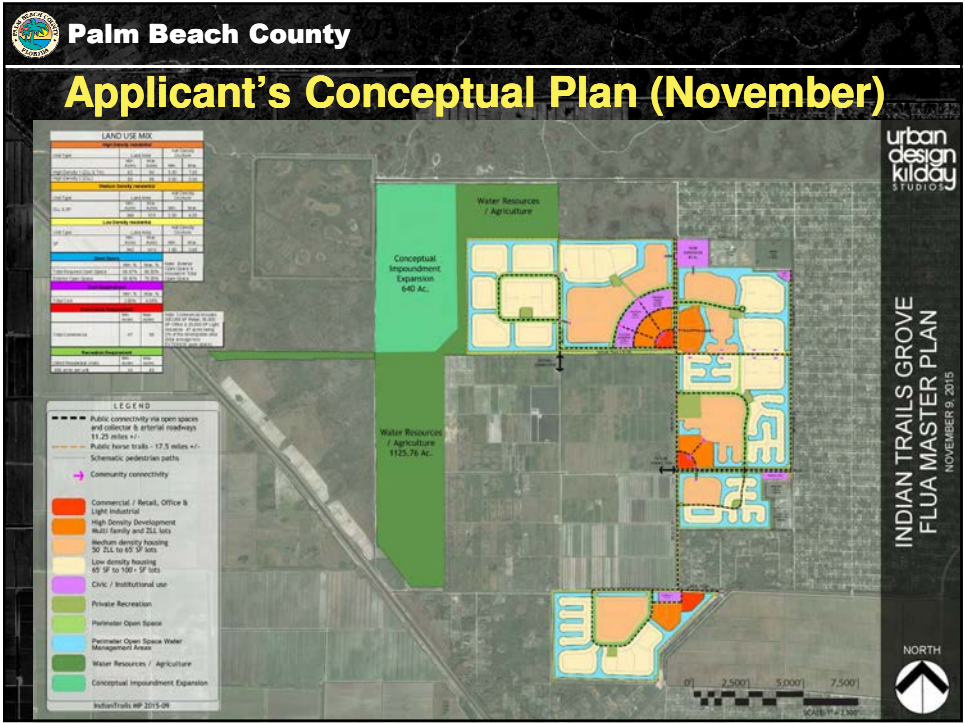
Revised Request

- **Development Proposal :**
 - **3,943 Dwelling Units:**
 - 3,543 Single Family and Zero Lot Line detached units
 - 400 Townhouse units
 - **350,000 square feet of non-residential uses:**
 - 300,000 square feet of Commercial Retail
 - 20,000 square feet of Light Industrial/Employment
 - 30,000 square feet of Commercial Office



Revised Request

- **Open Space:**
 - Min. 50% of project in open space (incl. 1,000 acres of agriculture, 640 acres for regional water management)
 - Min. 66.7% in open space when including trails, retention, buffers, etc. (33.3% would be the “development portion”)
- **Also Includes:**
 - Dedication of land for Civic Sites (Schools, Parks, Fire Station, etc.)
 - Provision of 11.5 miles of pedestrian paths and 17 miles of equestrian trails
 - Some workforce housing units
- **Roadway Commitments:**
 - Portions of 60th, 190th, Orange, connection to Hamlin
 - \$5M payment over “proportionate fair share”





Zoning Process

- **Development Review Officer (DRO) Process**
 - Meets once a month
 - Consists of departments and agencies (ex. Engineering, Parks, Health, Fire Rescue, etc.)
 - Reviews for technical compliance with regulations
 - Certifies project for public hearing
- **Zoning Review**
 - Consistency with Unified Land Development Code
 - Compatibility
 - Local Plans and Overlays



Zoning Process

- **Public Notice**
 - Article 2 of the ULDC requires Notification of Public Hearings
 - Newspaper Publication of advertisements
 - Courtesy Notices via US Mail
 - Notification Signs posted on property
 - Additional Notification to Adjacent Municipalities and Government Entities
- **Staff Report prepared**
 - Recommendation of *Approval*, *Approval w/Conditions* or *Denial*



Zoning Public Hearings

- **Zoning Commission**
 - Appointed citizens
 - Vista Center, 2300 N. Jog Road, West Palm Beach
- **Board of County Commissioners Hearing**
 - Elected officials
 - Governmental Center, 301 N. Olive Ave, West Palm Beach
- ***These Public Hearings are 'quasi-judicial'***



Zoning Application

- Application submitted on July 15, 2015
- Request to rezone to Rural Residential Planned Unit Development (RR-PUD)
 - 3,943 Single Family Dwelling Units
 - 225,000 square feet of Commercial Retail Uses
- ***Zoning application has not yet been updated to reflect the revised Comprehensive Plan application***



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Unified Land Development Code Revision

- Concurrent with the Comprehensive Plan amendments and Rezoning petition are Code Revisions to address changes in the Comprehensive Plan.
- Amendments include changes to the Rural Residential Planned Unit Development (RR-PUD), and other technical changes necessary to implement the Indian Trails Grove project.
- Amendments will go before LDRAB/LDRC, prior to the BCC.



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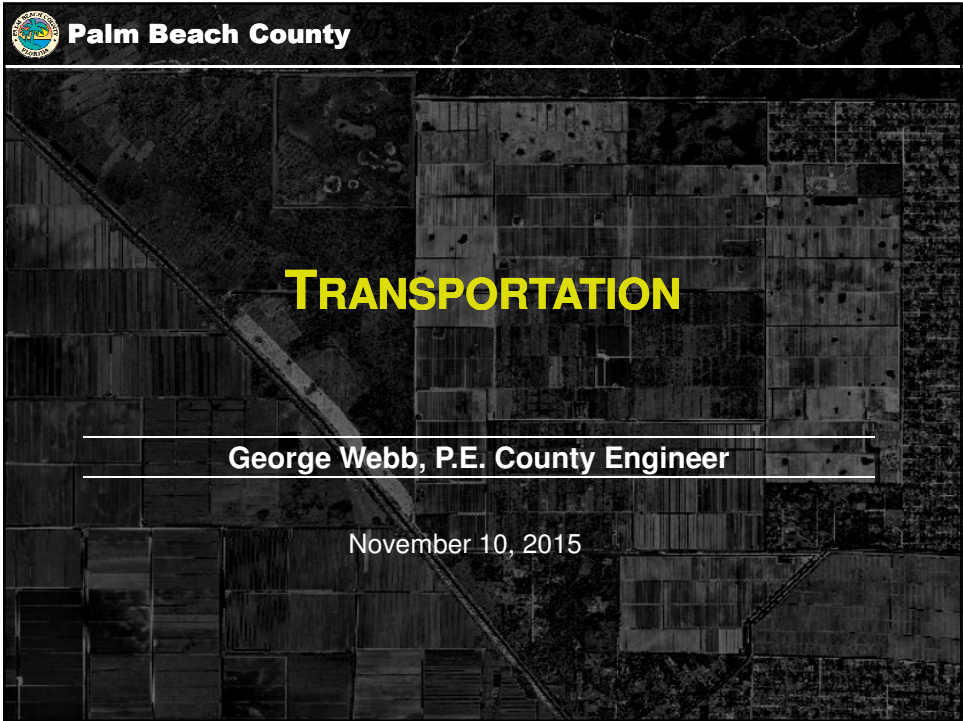
Zoning Web Links

http://www.pbcgov.com/pzb/indian_trails/index.htm

Application materials can be viewed by the public.

County Agencies are still reviewing the application.

The next re-submittal date for the DRO is **November 23, 2015**



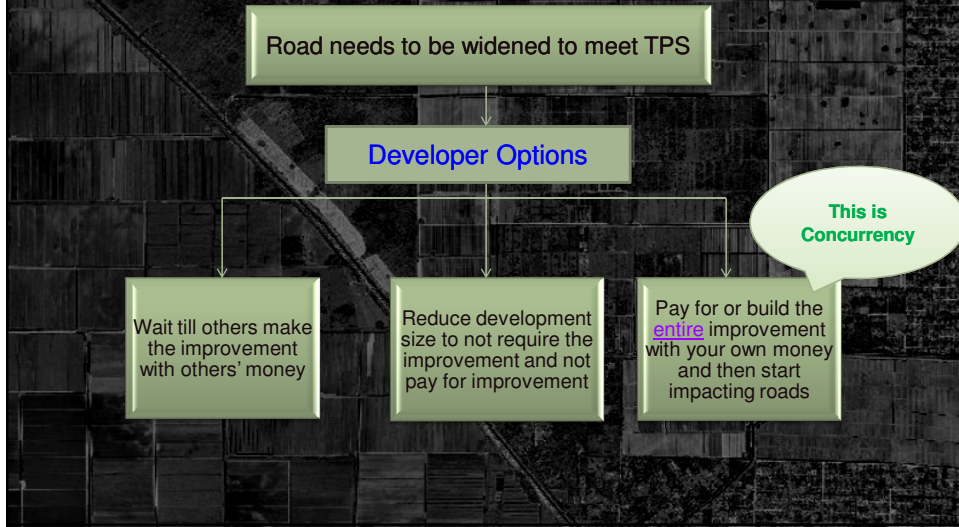
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Daily Trips for Different Development Options

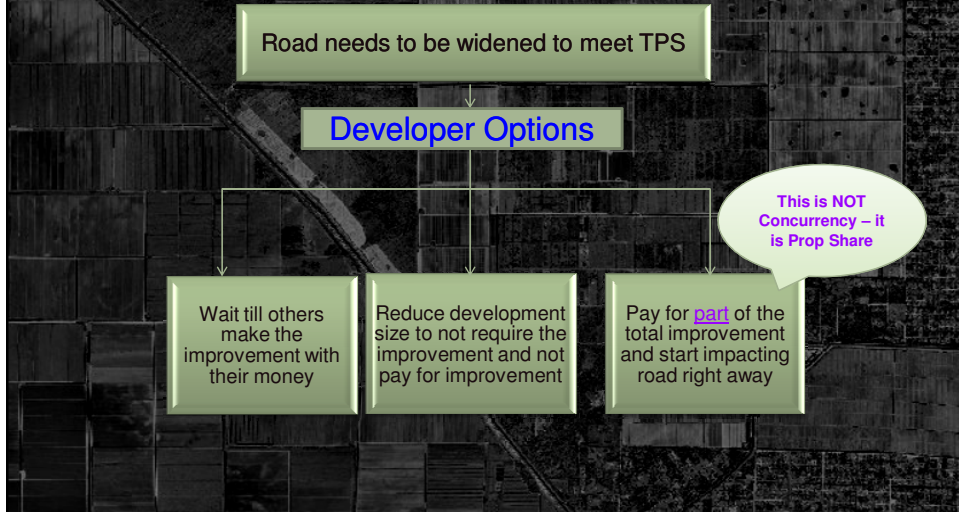
Scenario	Land Use	Density/Intensity	Net Daily Trips
I - Current FLU	Residential (Single Family)	365 Dwelling Units	~3,650
	Non-Residential	None	
II - Previous Request	Residential (Single Family)	3,943 Dwelling Units	~ 46,077
	General Commercial	225,000 sf	
	Private Civic	40.93 ac	
	Public Civic	65.96 ac	
	Civic Site for Misc. Use	11.26 ac	
III - Current Request	Residential (Single Family)	3,678 Dwelling Units	~ 47,115
	Residential (Condo / TH)	265 Dwelling Units	
	General Office	30,000 sf	
	General Commercial	300,000 sf	
	Light Industrial	20,000 sf	
	Private Civic		
	Church	42,689 sf	
	School	39.95 ac	
	Public Civic		
	Fire Station	5.16 ac	
	District Park	19.94 ac	
Regional Park	40.86 ac		
Civic Site for Misc. Use	11.26 ac		



Concurrency and Prop Share - The Old Way (Concurrency) -



Concurrency and Prop Share - The Current Way (Prop Share) – (FL Statute, Section 163.3180)





Concurrency and Prop Share - The Current Way (Prop Share) -

New Capacity Created (4,000)

Improved Capacity (e.g., 10,000)

Indian Trails Grove Traffic (2,000)

Capacity Now (e.g., 6,000)

- Prop Share = $2,000 / 4,000 = 50\%$
- (Indian Trails Grove pays 50% of the cost of widening)



How to Best Utilize the Prop-Share Money?

- Example: Roads A, B, C, and D are all over capacity with Indian Trails Grove traffic.

Road	Total Improvement Cost (\$)	Indian Trails Grove Prop Share	Indian Trails Grove Prop Share Amount (\$)
A	1,000,000	25%	250,000
B	1,000,000	25%	250,000
C	1,000,000	25%	250,000
D	1,000,000	25%	250,000



- Use the Total Prop Share Funds for Roads A, B, C & D (\$1,000,000) to Improve Road D only (for a cost of \$1,000,000)
- Roads A, B, and C each now has 100% funding shortfall and each will be over capacity



Priorities for Roadway Improvement

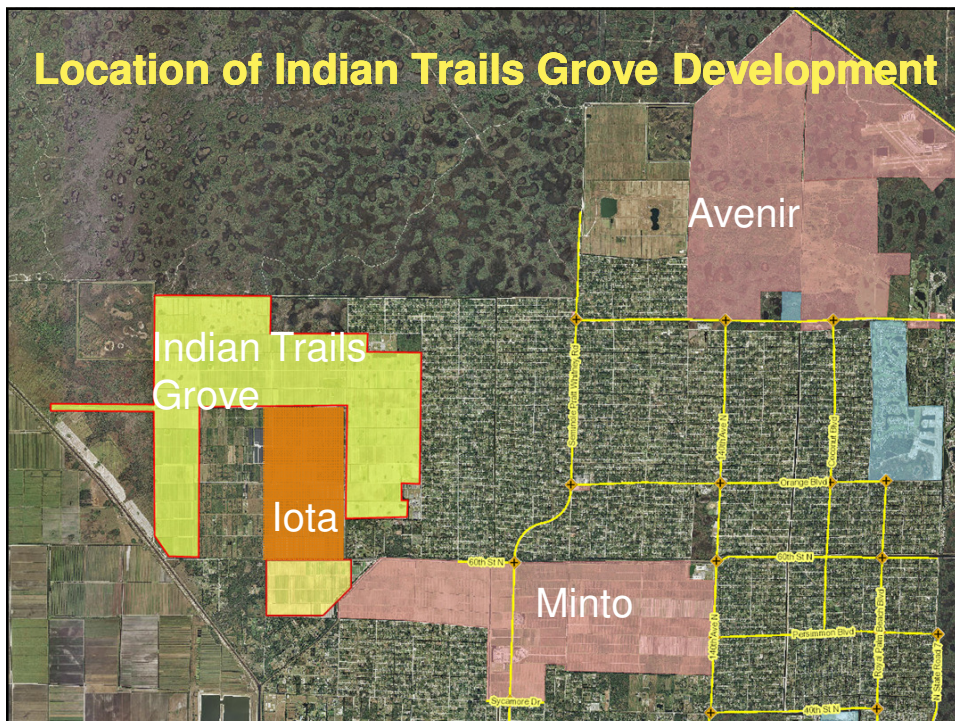
Using Prop Share Money:

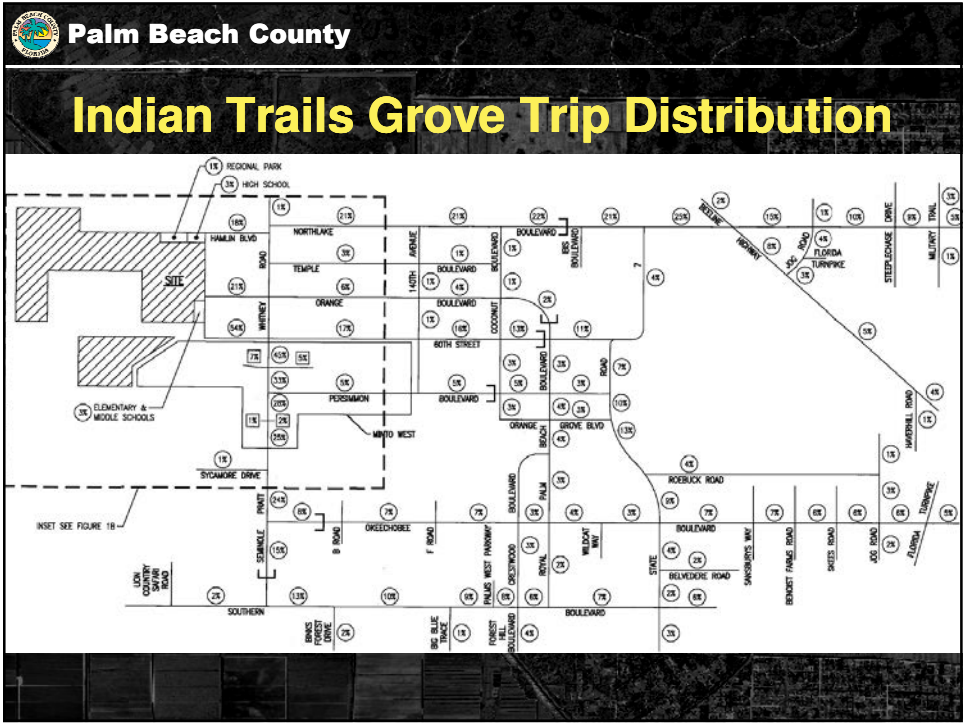
- Seminole Pratt Whitney Rd
- Northlake Boulevard

Current 5-Year Road Program:

- SPW: Orange to Northlake: Widen 2L to 4L in FY 2016
SPW/Northlake Intersection: Improvement in FY 2016
- Northlake: SPW to Coconut: Widen 2L to 4L in FY 2016
- SR-7: Okee to 60th: Construct and widen 2L to 4L FY 2016
60th to Northlake: Construct 4L in FY 2017 and 2018

Location of Indian Trails Grove Development

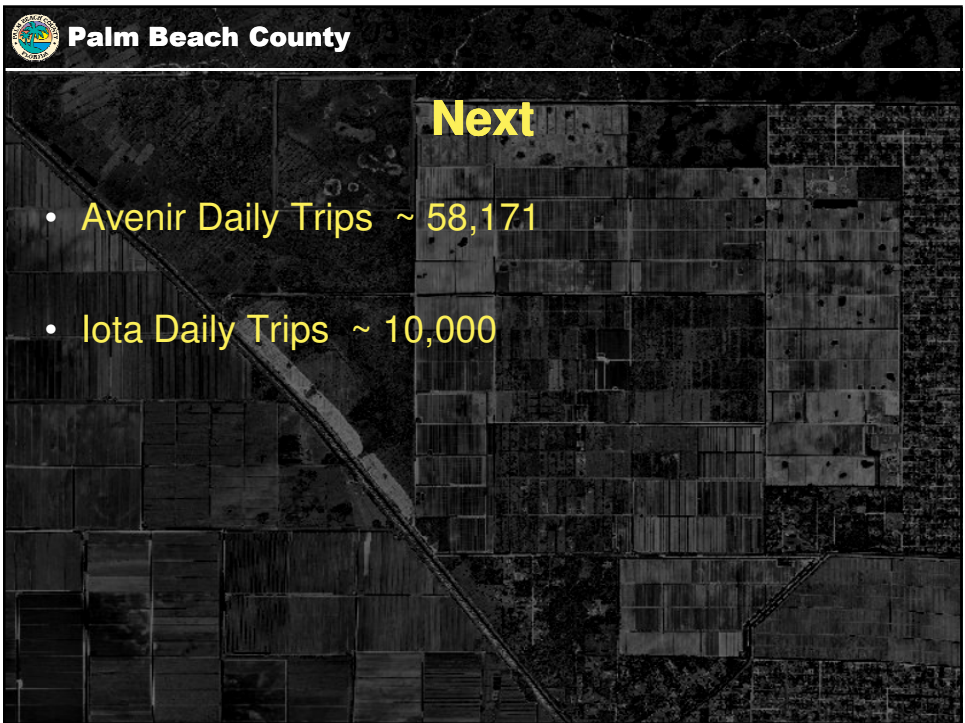
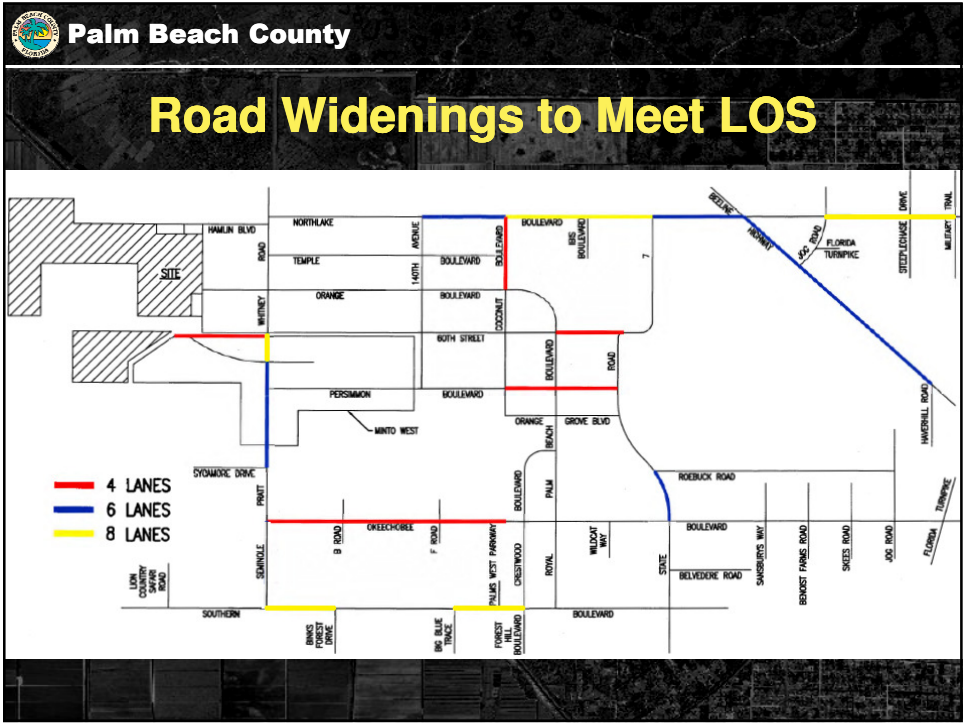




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Impacted Roads in Vicinity

Roads	From	To	Assigned Trip %	Daily Trips Added	Year 2015 Daily
Northlake Blvd	SPW Rd	Beeline Hwy	25%	11,000	33,000
Seminole Pratt Whitney Road	60th St	Persimmon Blvd	45%	20,000	17,000
	Persimmon Blvd	Okeechobee Blvd	28%	12,000	18,000
Hamlin Blvd	180th Ave	SPW Rd	18%	9,000	3,000
Orange Blvd	180th Ave	SPW Rd	21%	10,000	2,000
	SPW Rd	Coconut Blvd	6%	2,400	8,000
60th Street	180th Ave	SPW Rd	54%	26,000	3,900
	SPW Rd	Coconut Blvd	17%	8,000	N/A





Public Hearing Timeline

- Dec. 11: Planning Commission/LPA Hearing
- Jan. 20: BCC Transmittal Hearing
- TBD: LDRAB/LDRC Hearing—ULDC Amendments
- TBD: BCC—Permission to Advertise & 1st ULDC
- TBD: Zoning Commission Hearing
- Apr. 27?: BCC Adoption Hearing
- TBD: Adoption of ULDC Amendments; Rezoning Hearing
- For the most up-to-date information visit:
- http://www.pbcgov.com/pzb/indian_trails/index.htm