

# Palm Beach County

Proposed Comprehensive Plan  
Amendment No. 16-3ESR

# Council's Role

- Chapter 163 of the Florida Statutes requires the RPC review of local government comprehensive plan amendments prior to their adoption.
- Council's role is to provide comments on:
  - Adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan (SRPP); and
  - Extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

# Proposed Amendment

- Change the Future Land Use Atlas designation from Rural Residential (RR10) and Agricultural Production (AP) to Western Communities Residential (WCR) on 4,871.57 acres.
- Text changes to several elements and map series in the comprehensive plan:
  - Establish the WCR future land use category
  - Establish the Indian Trails Grove Overlay (ITGO)
  - Include the ITGO in the Limited Urban Service Area



Treasure Coast  
Regional Planning Council  
January 2015

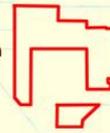


Lake  
Okeechobee

Martin County

# Palm Beach County

## Indian Trails Grove



Hendry County

Broward County

SR 710 / Beeline Hwy

Indiantown Rd

Tequesta

Jupiter Inlet Colony

Jupiter

Palm  
Beach  
Gardens

Juno Beach

Pahokee

Belle Glade Rd

Northlake Blvd

North Palm Beach

Lake Park

## Indian Trails Grove

West  
Palm  
Beach

Riviera  
Beach

Palm Beach Shores

Mangonia Park

SR 80

CR 880 / Canal Street

SR 80

Loxahatchee  
Groves

Royal  
Palm  
Beach

Haverhill

Palm Beach

Cloud Lake  
Glen Ridge

South Bay

Belle Glade

Wellington

Greenacres

Atlantis

Lake  
Worth

Palm Springs

South Palm Beach

CR 827

FL Turnpike

Lantana

Hypoluxo

Manalapan

Boynton Bch Blvd

Boynton  
Beach

Ocean Ridge

Briny Breezes

Golf

Gulf Stream

US 27

SR 7 / US 441

Atlantic Ave

Delray  
Beach

Highland Beach

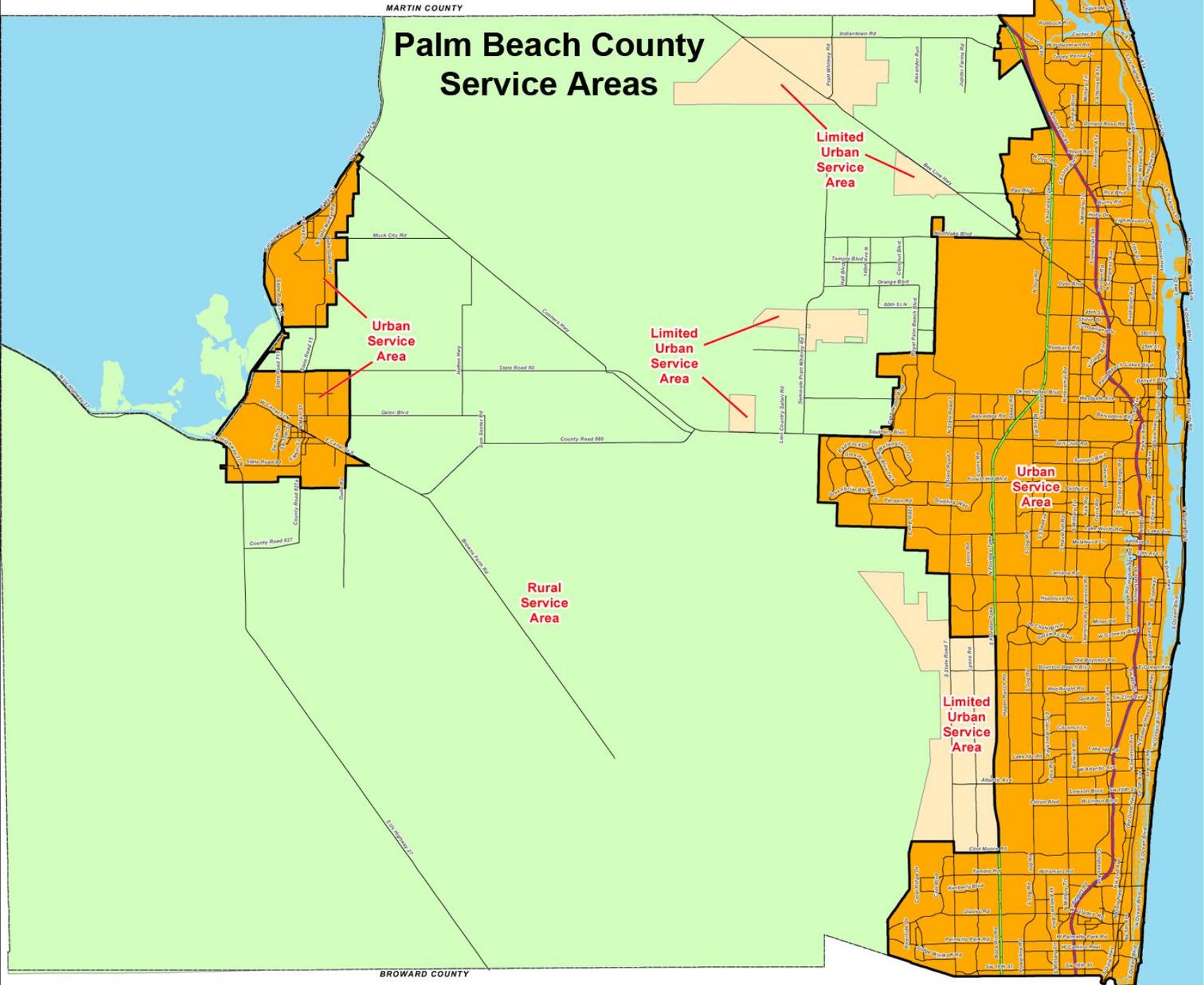
Glades Rd

Boca  
Raton

Highway 95

Highway 95

# Palm Beach County Service Areas



Limited Urban Service Area

Urban Service Area

Limited Urban Service Area

Rural Service Area

Urban Service Area

Limited Urban Service Area

# Palm Beach County Service Areas

## Indian Trails Grove

Limited Urban Service Area

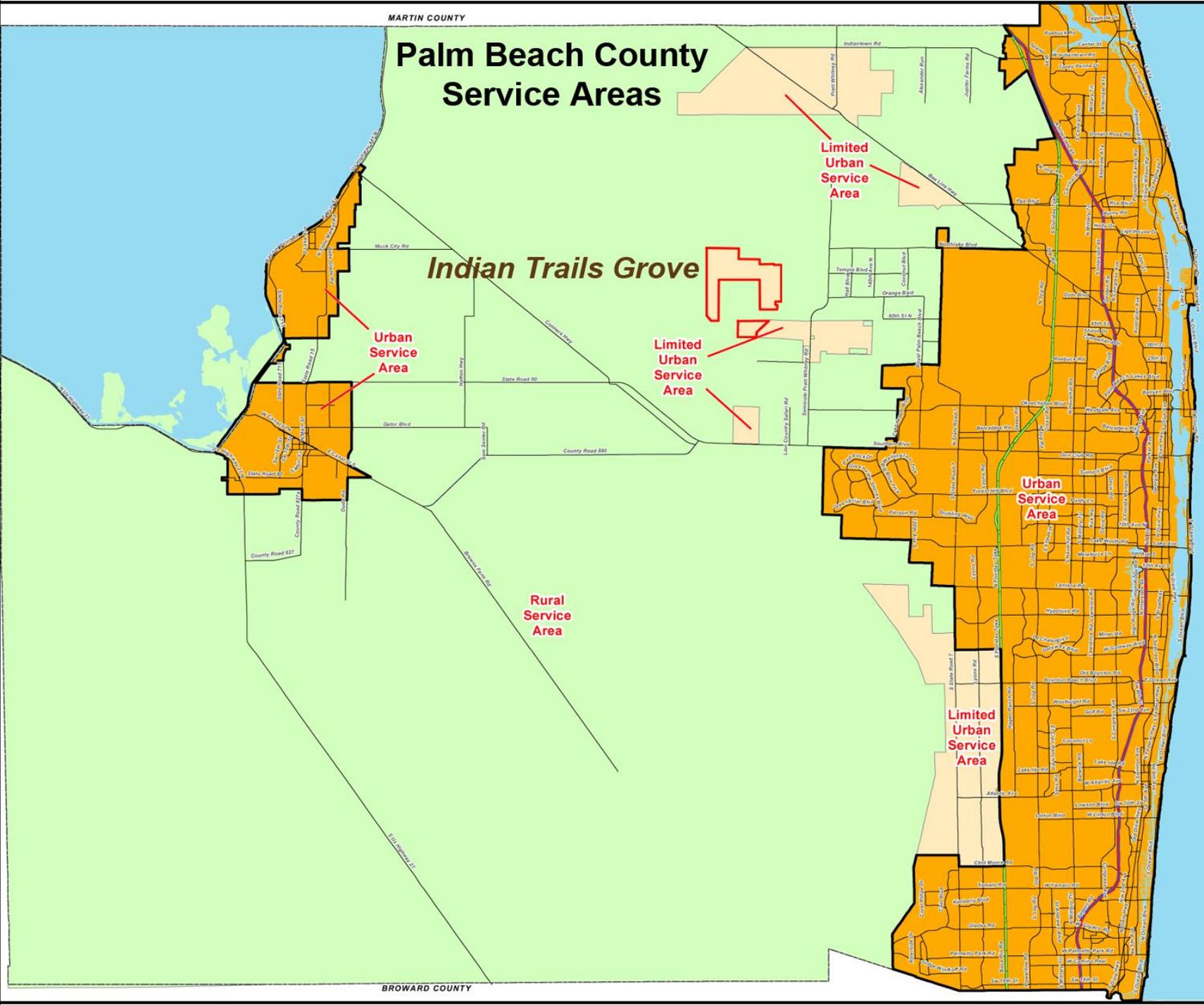
Urban Service Area

Limited Urban Service Area

Rural Service Area

Urban Service Area

Limited Urban Service Area





Martin County

Palm Beach County

J.W. Corbett  
Wildlife Management Area

Indian Trails Grove

Everglades  
Agricultural  
Area

The  
Acreage

Southern Boulevard

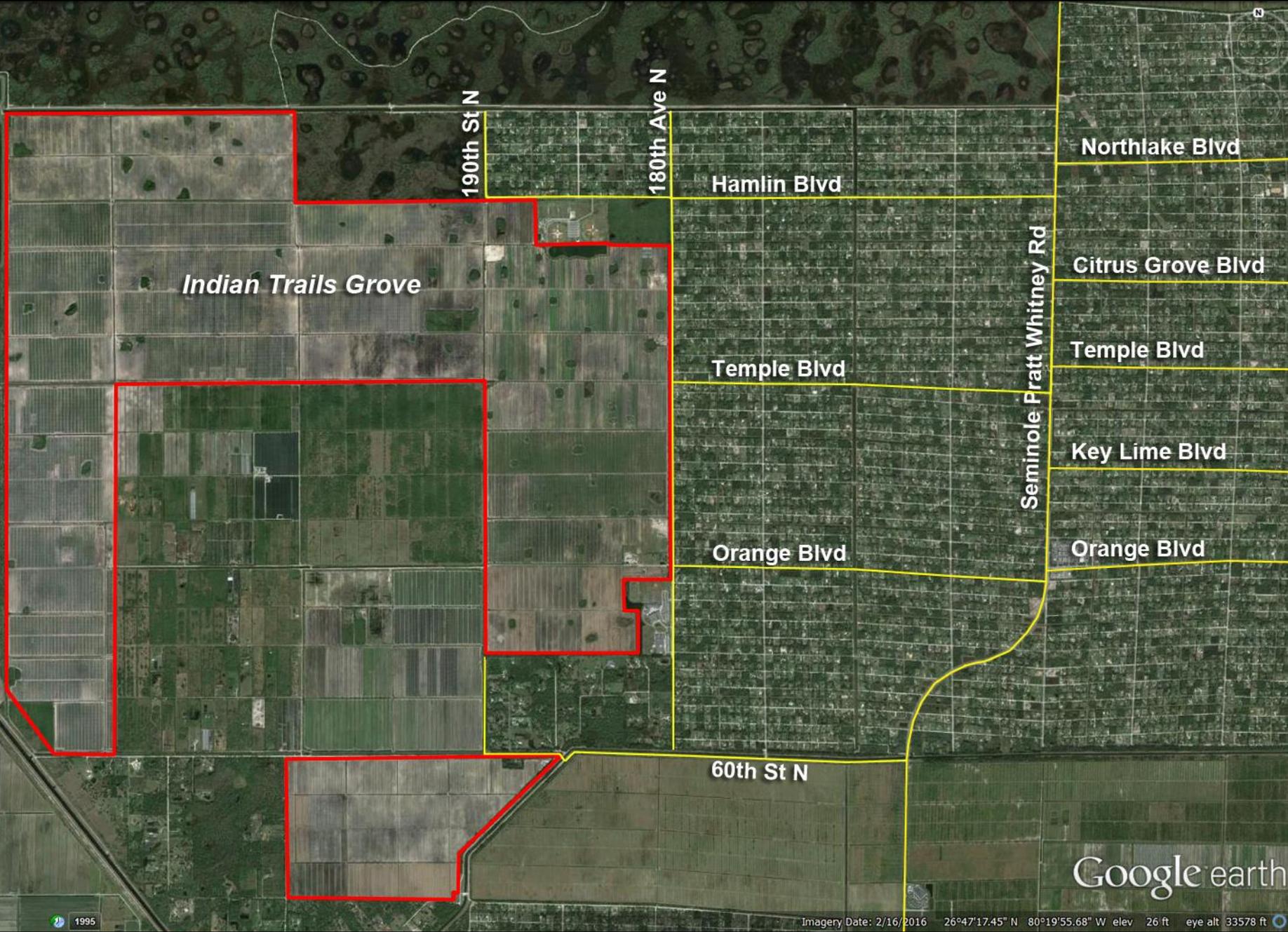
Palm Beach

© 2016 Google

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Imagery Date: 2/16/2016 26°47'20.06" N 80°18'22.31" W elev 29 ft eye alt 33.62 mi

Google earth



*Indian Trails Grove*

190th St N

180th Ave N

Hamlin Blvd

Northlake Blvd

Citrus Grove Blvd

Temple Blvd

Key Lime Blvd

Orange Blvd

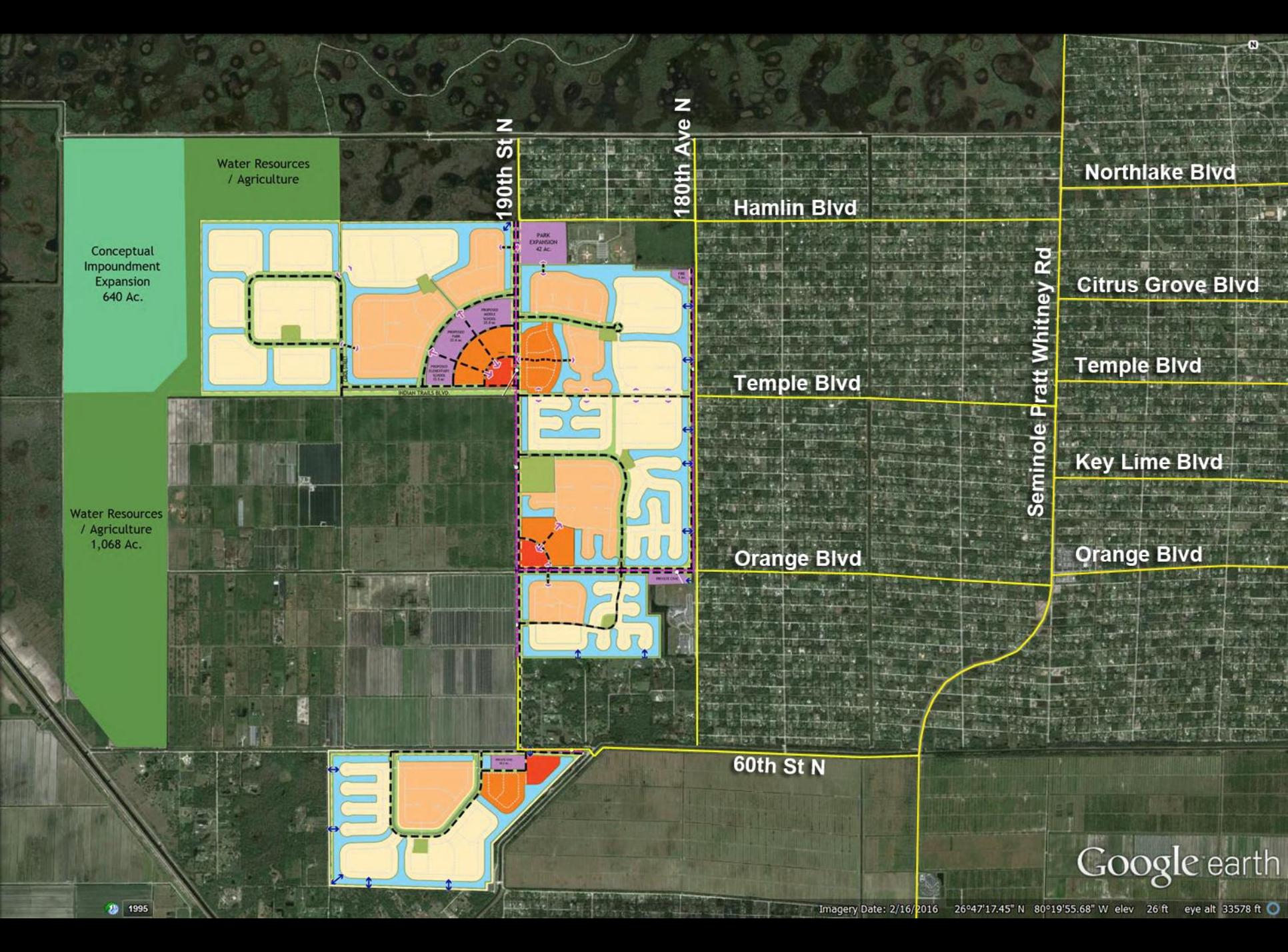
Seminole Pratt Whitney Rd

Temple Blvd

Orange Blvd

60th St N

Google earth



Water Resources / Agriculture

Conceptual Impoundment Expansion 640 Ac.

Water Resources / Agriculture 1,068 Ac.

190th St N

180th Ave N

Hamlin Blvd

Northlake Blvd

Citrus Grove Blvd

Temple Blvd

Temple Blvd

Key Lime Blvd

Orange Blvd

Orange Blvd

Seminole Pratt Whitney Rd

60th St N

Google earth

# Proposed Amendment

## Features:

- 4,871.57 Acres
- 3,897 Residential Dwelling Units
- 300,000 square feet Commercial Retail
- 50,000 square feet Office
- 1,068 acres for Water Resources/Agriculture
- 640 acres for Impoundment Expansion
- 64 acres of Parks and Recreation
- 17 miles of perimeter trails
- 11 miles of pedestrian and bike pathways
- Civic Sites for a fire station and school sites
- 10 Percent of all units for workforce housing

# Regional Impacts

The regional roadway network is the main regional facility impacted by the proposed amendment

The proposed amendment is inconsistent with several regional goals, strategies, and policies in the SRPP:

- Regional Redevelopment Goal 5.1
- Regional Public Facilities Strategy 8.1.1
- Regional Transportation and Energy Policies
- Regional Economic Development Goals
- Regional Housing Goals

# Regional Redevelopment

Regional Goal 5.1: Redevelopment, revitalization and infill of existing neighborhoods and districts.

- The Indian Trails Grove proposal does not further strategies to identify and improve distressed neighborhoods, or encourage redevelopment of existing urban areas to discourage sprawl.
- There is concern the approval of Indian Trails Grove will reduce the county's capacity to address existing areas in significant need of redevelopment and infrastructure improvements.

# Regional Public Facilities

Regional Policies 8.1.1.2, 8.1.1.3 and 8.1.1.4 encourage development and redevelopment of areas where adequate public facilities exist before allocating funds to support new facilities in undeveloped areas.

- The Indian Trails Grove proposal is inconsistent with these key regional growth and development strategies and policies.
- Access to Indian Trails Grove will be from neighborhood streets, which serve the adjacent rural residential community.

# Regional Transportation

Regional Transportation and Energy Policies 7.1.3.1, 7.1.4.4 and 9.1.1.1 are to encourage patterns of development and redevelopment that:

- Reduce dependency on the automobile and use of fossil fuels
- Maximize public transportation alternatives
- Minimize use of the region's arterial and collector network
- Support requests for lower levels of service in higher density areas, downtowns, and along designated public transportation corridors

The Indian Trails Grove Proposal is inconsistent with these regional transportation and energy priorities.

# Regional Economic Development

Regional Economic Development Goals 3.1, 3.2, and 3.4 encourage improved economic and redevelopment opportunities for distressed communities and support sustainability, expansion, and diversification of agricultural activities.

- The Indian Trails Grove proposal does not foster reinvestment in distressed urban areas.
- The proposal extends public services and suburban development into existing agricultural lands.
- This will likely lead to additional conversion of agricultural lands to suburban development.

# Regional Housing

Regional Housing Goals 2.3 and 2.5 encourage stabilization and revitalization of existing neighborhoods and future growth that does not result in isolated patterns of development.

- The Indian Trails Grove proposal includes a commitment that 10 percent of on-site units will be provided as workforce housing.
- The isolated nature of this project and speculation that a job base will develop in close proximity over time dilutes the value of this location as affordable housing stock for the county.

# Extrajurisdictional Impacts

## Town of Loxahatchee Groves

- Traffic impacts

## Village of Royal Palm Beach

- Traffic impacts

## City of West Palm Beach

- Traffic impacts
- Water quality
- Destruction of rural life

# Conclusion

- Palm Beach County should consider abandoning the Indian Trails Grove amendment in favor of implementing a comprehensive countywide reinvestment and redevelopment program.
- The focus for this program would be on creating growth and economic development opportunities in the county's distressed neighborhoods, districts, and corridors.
- The Heart of Palm Beach County 18-square mile area represents one opportunity for supporting new growth and redevelopment.

# Heart of Palm Beach County

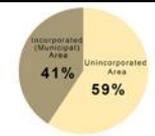
## Joint City – County Economic Opportunities Workshop Commissioner District 3

May 21, 2015

## *District Assets*



Heart of Palm Beach County  
JOINT CITY - COUNTY  
ECONOMIC OPPORTUNITIES WORKSHOP  
Commissioner District 3



**DISTRICT ASSETS**

# Staff Recommendation

- Council should approve the report and authorize its transmittal to Palm Beach County and the Florida Department of Economic Opportunity.