

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 10

From: Staff

Date: May 20, 2016 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Palm Beach County Comprehensive Plan
Amendment No. 16-3ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or 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. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from Palm Beach County contains a proposed change to the Future Land Use (FLU) Atlas; text changes to the Introduction and Administration, Future Land Use and Transportation elements; and changes to the Map Series of the comprehensive plan. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendment

The proposed amendment is to change the FLU Atlas designation on 4,871.57 acres from Rural Residential, 1 unit per 10 acres (RR10) on 3,592.16 acres and Agricultural Production (AP) on 1,279.41 acres to Western Communities Residential (WCR), and make related text changes in several elements of the comprehensive plan. The subject property is known as Indian Trails Grove (ITG). The proposed change would result in an increase in the maximum number of dwelling units on the property from 359 to 3,897, a net increase of 3,538 units, which is a 986 percent increase. The proposed amendment also would allow 350,000 square feet (SF) of non-residential uses (300,000 SF commercial retail and 50,000 SF office) to be developed on the property.

The ITG property was cleared for citrus production in the 1960s, but has been transitioned to row crop production in recent years. It is located west of 180th Avenue North and south of Hamlin Boulevard. The site is located within an area of the county known as the Central Western Communities, a 57,000-acre area predominated by low density residential development and large tracts of undeveloped agricultural lands. It is located within the county's Rural Tier of its Managed Growth Tier System. Adjacent properties include the J.W. Corbett Wildlife Management Area to the north; the Acreage residential community to the east; the Minto West property and South Florida Water Management District (SFWMD) M-Canal to the southeast; property designated Rural Residential to the south; a Florida Power and Light Company transmission line and SFWMD L-8 Canal to the southwest; and property designated Agricultural Production to the west.

The proposed amendment also includes revisions to the Introduction and Administration, Future Land Use and Transportation elements and Map Series as follows:

Introduction and Administration Element

- Add a new definition for the WCR FLU designation.

Future Land Use Element

- Revise Objective 1.4, Rural Tier, and Policy 1.4-d to address the Indian Trails Grove Overlay (ITGO) and WCR in the Rural Tier.
- Add new Objective 1.12, ITGO, and eight new policies related to the ITGO.
- Revise Table 2.2.1-g.1, Residential Future Land Use Designation Maximum Density, to include a density of 0.80 dwelling units per gross acre as the maximum density for the WCR FLU category.
- Revise Table 2.2.1-j.1, Residential Future Land Use – Zoning Consistency, to include the WCR FLU category.
- Revise Policy 3.3-a, to establish the ITGO as a Limited Urban Service Area.
- Revise Policy 3.5-d to provide the ITGO an exemption from requirements in the county's long range transportation policy.
- Add new Objective 4.5, Western Communities Residential, and six new policies related to the WCR FLU category.
- Revise Table III.C, Future Land Use Designations by Tier, to include the WCR FLU category.

Transportation Element

- Revise Policy 1.4-q to establish rural parkways in the ITGO.

Map Series

- Revise Map LU 1.1, Managed Growth Tier System Map, to depict the ITGO as a Limited Urban Service Area.
- Revise Map LU 2.1, Service Area Map, to depict the ITGO as a Limited Urban Service Area.
- Revise Map LU 3.1, Special Planning Areas Map, to identify the ITGO as a Special Planning Area.

- Revise Map TE 14.1, Thoroughfare Right of Way Identification Map, to add 60th Street North as an 80-foot right-of-way from Seminole Pratt Whitney Road to 190th Street North; to add 190th Street North as an 80-foot right-of-way from 60th Street North to Orange Boulevard; to depict the locations of Rural Parkways and add appropriate references to the notes.

The applicant for the proposed amendment has provided a conceptual plan (Exhibit 11) to be adopted as part of the proposed amendment. The conceptual plan identifies the general locations of land uses and establishes design components. The conceptual plan illustrates:

- Three nodes of commercial/retail and office;
- Areas of low, medium and high density residential;
- Areas of civic/institutional and recreational uses, including parks, a fire-rescue site, and school sites;
- 1,068 acres for water resources/agriculture on the west side of the project;
- 640 acres for expansion of an existing impoundment on the west side of the project; and
- Other features including rural parkways, trails, sidewalks and points of connectivity.

The applicant has indicated the ITG project would provide several public benefits, including the following:

- Provision for 10 percent of all units to be provided on-site as workforce housing;
- Creation of a mixed-use community design to address regional land use imbalance and potential to reduce vehicle miles travelled;
- Provision of 64 acres of parks and recreation uses, 17 miles of perimeter trails for pedestrians, cyclists, and equestrians, 11 miles of pedestrian and bike pathways within the project;
- Civic site dedications for a fire station and school sites;
- Retention of over 1,100 acres of open space for agricultural uses; and
- Potential to address regional flooding through increased water storage by the provision of a 640-acre area for an impoundment adjacent to the Indian Trail Improvement District's M-1 Impoundment.

The application materials indicate the ITG property is located within the SFWMD's L-8 basin and legal positive outfall will be provided by the L-8 canal, which is adjacent to the west side of the subject property. Also, the property is within the boundaries of the Cypress Grove Community Development District (CGCDD), which is a special district created by the Governor and Cabinet sitting as the Florida Land and Water Adjudicatory Commission in 1993. The CGCDD has the authority to provide public infrastructure and services, and to operate district facilities. Additionally, the property is an inactive unit of the Indian Trail Improvement District (ITID), which is a special district created by the Florida Legislature in 1957. The applicant has indicated that the proposed development would employ the CGCDD to provide the drainage infrastructure within the project, and the property would become an active unit of ITID. The applicant has proposed to make available 640 acres for an impoundment at the northwestern corner of the proposed project. This could provide up to 5,000 acre/feet of additional storage capacity for the ITID.

The county staff report indicated that the proposed amendment is generally consistent with provisions of the county's comprehensive plan. Potable water, wastewater, and reclaimed water service will be provided by the Palm Beach County Water Utilities Department, who has indicated they have the necessary capacity to provide the required level of service (LOS) at the proposed density and intensity. The non-residential square footage at a neighborhood and community scale would in part address a long-standing land use imbalance in the Central Western Communities area. The proposed project provides for localized neighborhood and community needs, rather than attempting to address the larger regional imbalance and setting up a potential competition with the recently approved Minto West property.

The county staff report noted the proposed amendment would be compatible with surrounding land uses, because the proposed density is equivalent to the density in the Exurban Tier. Also, the applicant is proposing extensive buffers of 250 feet to 1/2 mile in width to environmentally sensitive lands in the Glades Tier, including J.W. Corbett Wildlife Management Area. Proposed are buffers and separations. In addition, the rural landscape will be enhanced through the incorporation of significant pedestrian and equestrian trails, and use of the rural parkway concept along many of the collector roads that form the boundary of the parcel.

However, the county staff report indicated the proposed amendment includes an exemption from Policy 3.5-d to address impacts to roadway levels of service for many facilities within central western Palm Beach County. Policy 3.5-d was adopted by the county in part to determine whether or not there would be significant potential impacts upon the transportation network based on an analysis using the Metropolitan Planning Organization's long range transportation model. The proposed amendment is projected to generate approximately 42,427 additional daily trips on the regional road network. The long range Policy 3.5-d study showed that the proposed land use amendment does not comply with the policy. The county identified 10 segments that did not meet the adopted levels of service. The county staff report indicated many of the long-term deficiencies indicated in the 3.5-d study can be effectively addressed by providing more lane and intersection capacity than what was expected in the long range model road network. The proposed amendment includes the exemption, because these impacts can be addressed through specific improvements to the roadway network.

Regional Impacts

SRPP Regional Redevelopment Goal 5.1. prioritizes the redevelopment, revitalization and infill of existing neighborhoods and districts; **Regional Strategy 5.1.1** is to identify and improve distressed and underutilized neighborhoods and districts; and **Regional Policy 5.1.1.2** encourages redevelopment of existing urban areas to discourage sprawl. ITG does not further these fundamental regional priorities which promote a "fix what we have, finish what we started" approach to growth and development of the region. There is concern the ITG proposal will further reduce the county's capacity to address several square miles of unincorporated neighborhoods and districts in significant need of redevelopment and infrastructure improvements, especially between Florida's Turnpike and I-95 along the Congress Avenue and Military Trail corridors.

Regional Public Facilities Strategy 8.1.1 is to provide levels of public services necessary to achieve a high quality of life, cost effectively, and **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 ITG proposal is inconsistent with these key regional growth and development strategies and policies. No public services or access to this property exist today. The project is expected to generate 42,000 external car trips per day. All access to this property will be from three neighborhood streets, which serve the surrounding rural residential communities. Palm Beach County is having difficulty maintaining the integrity of its current countywide infrastructure investments and contains dozens of distressed neighborhoods and districts where public services and facilities already exist, but need updating. Rather than opening up more undeveloped land and providing new urban services, the county may be better served by focusing future public infrastructure investments to support redevelopment and prevent further decline of these older, more urban areas.

Traffic generated from the ITG proposal will exceed LOS standards on the following segments of the regional and local roadway network:

- Seminole Pratt Whitney Road from Northlake Boulevard to Orange Boulevard
- Seminole Pratt Whitney Road from Orange Boulevard to 60th Street North
- Seminole Pratt Whitney Road from 60th Street North to Persimmon Boulevard
- Seminole Pratt Whitney Road from Persimmon Boulevard to Sycamore Drive
- Seminole Pratt Whitney Road from Sycamore Drive to Okeechobee Boulevard
- Seminole Pratt Whitney Road from Okeechobee Boulevard to Southern Boulevard
- Persimmon Boulevard from 140th Avenue North to Royal Palm Beach Boulevard
- 60th Street North from 140th Avenue North to Royal Palm Beach Boulevard
- Northlake Boulevard from 140th Avenue North to Coconut Boulevard
- Northlake Boulevard from 140th Avenue North to Ibis Boulevard

Part of the ITG proposal is to request a text amendment to Palm Beach County's comprehensive plan granting several LOS exemptions or waivers for the roadways listed above. **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 the use of fossil fuels; maximize public transportation alternatives; minimize the use of the region's arterial and collector network; and support requests for lower levels of service in higher density areas, downtowns and along designated public transportation corridors. Under Council's SRPP, the ITG proposal is not consistent with these fundamental regional transportation and energy priorities and would not qualify for LOS or transportation concurrency exceptions.

Regional Economic Development Goals 3.1, 3.2 and 3.4 encourage patterns of development and public investment to: 1) improve economic and redevelopment opportunities for distressed communities; and 2) support a sufficient agricultural land base to increase the sustainability, expansion and diversification of agricultural activities throughout the region. More specifically, **Regional Economic Development Policies 3.4.1.2, 3.4.2.1 and 3.4.2.7** are to discourage suburban sprawl and encourage sustainable economic development by giving high priority to working with the private sector and coordinating land use planning that will increase public

investment and assistance to foster infill, redevelopment and refurbishing of infrastructure in existing urban areas. The ITG proposal is inconsistent with these regional economic development priorities. It does not foster reinvestment in the county's distressed urban areas. The ITG proposal also extends public services and suburban development far out into existing agricultural lands that will create a large agricultural enclave, containing several square miles surrounded by development. This pattern of development will likely create the basis for conversion of all remaining agricultural lands in the area to suburban development.

Regional Housing Goals 2.3 and 2.5 encourages stabilization and revitalization of existing neighborhoods and future growth that does not result in isolated patterns of development. The main reason for this is to encourage an ample mix of affordable rental and for-sale housing opportunities in close proximity to established employment centers, public services, and existing transportation and public transit corridors that provide good access to jobs. This is an important aspect of reducing the transportation cost burden of accessing employment and other services on the individuals and families who can least afford it. The ITG proposal includes a commitment that 10 percent of on-site, for-sale units will be provided as workforce housing based on the county's affordability standards. 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. The additional time and transportation costs that may result will offset any savings to individuals and families purchasing these units at a lower price point.

Extrajurisdictional Impacts

The proposed amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse on September 29, 2015. The amendment package from the county contained resolutions from the Town of Loxahatchee Groves (Exhibit 12), Village of Royal Palm Beach (Exhibit 13), and City of West Palm Beach (Exhibit 14) opposing the comprehensive plan amendment. The resolutions from Loxahatchee Groves and Royal Palm Beach indicate the proposed amendment may significantly impact traffic within their jurisdictions and surrounding communities. They indicate there are no cost-feasible solutions to maintain the existing roadway system at an acceptable LOS. Both municipalities recommend denial of the proposed amendment, but state if a land use change is to be granted, they would request that the change would only be from 0.1 units per acre to 0.2 units per acre, and the project be developed with a corresponding balanced land use of non-residential uses. The resolution from the City of West Palm Beach notes that the traffic analysis states several links within the project's radius of development influence do not meet the applicable LOS standards as outlined in the Palm Beach County comprehensive plan. The city's resolution expresses concerns related to traffic impacts, negative effects on water quality, and destruction of the quality of rural life. If the county chooses to approve the proposed amendment, it should work with the Town of Loxahatchee Groves, Village of Royal Palm Beach, and City of West Palm Beach to adequately address their concerns and identified extrajurisdictional impacts.

Recommendation

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

Attachments

List of Exhibits

Exhibit

- 1 General Location Aerial
- 2 General Location Map
- 3 Indian Trails Grove – Aerial Map
- 4 Indian Trails Grove – Tier Map
- 5 Indian Trails Grove – Amendment Information
- 6 Text Changes Showing Strikethrough and Underline
- 7 Managed Growth Tier System Map
- 8 Service Area Map
- 9 Special Planning Areas Map
- 10 Thoroughfare Right Of Way Identification Map
- 11 Indian Trails Grove Conceptual Plan
- 12 Resolution from Town of Loxahatchee Groves
- 13 Resolution from Village of Royal Palm Beach
- 14 Resolution from City of West Palm Beach
- 15 Map from Presentation at May 20, 2016 Council Meeting by Bryan Davis,
Urban Designer/Principal Planner, Palm Beach County Planning Division

Exhibit 1 General Location Aerial



Exhibit 2 General Location Map

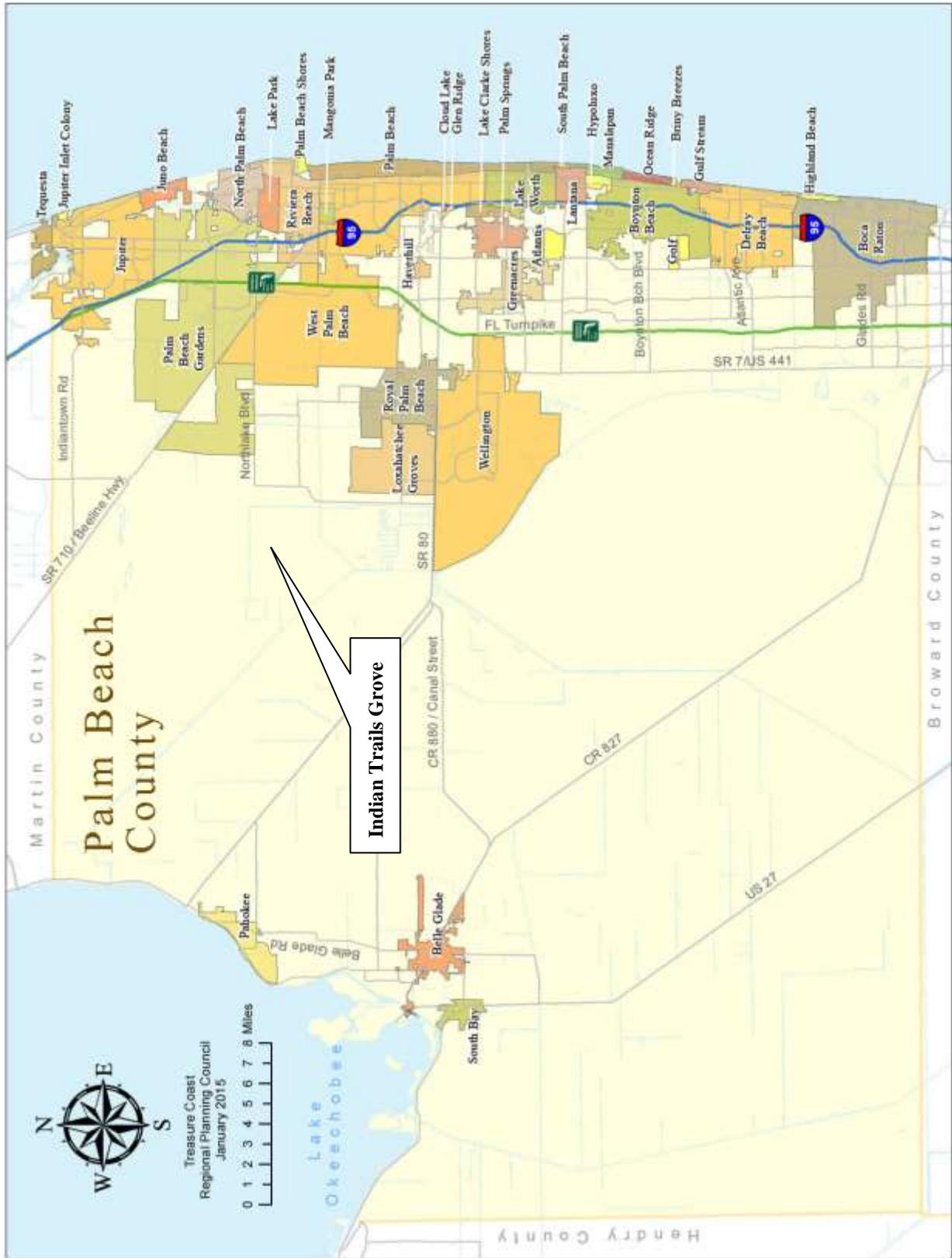


Exhibit 3 Indian Trails Grove – Aerial Map



Exhibit 4 Indian Trails Grove – Tier Map

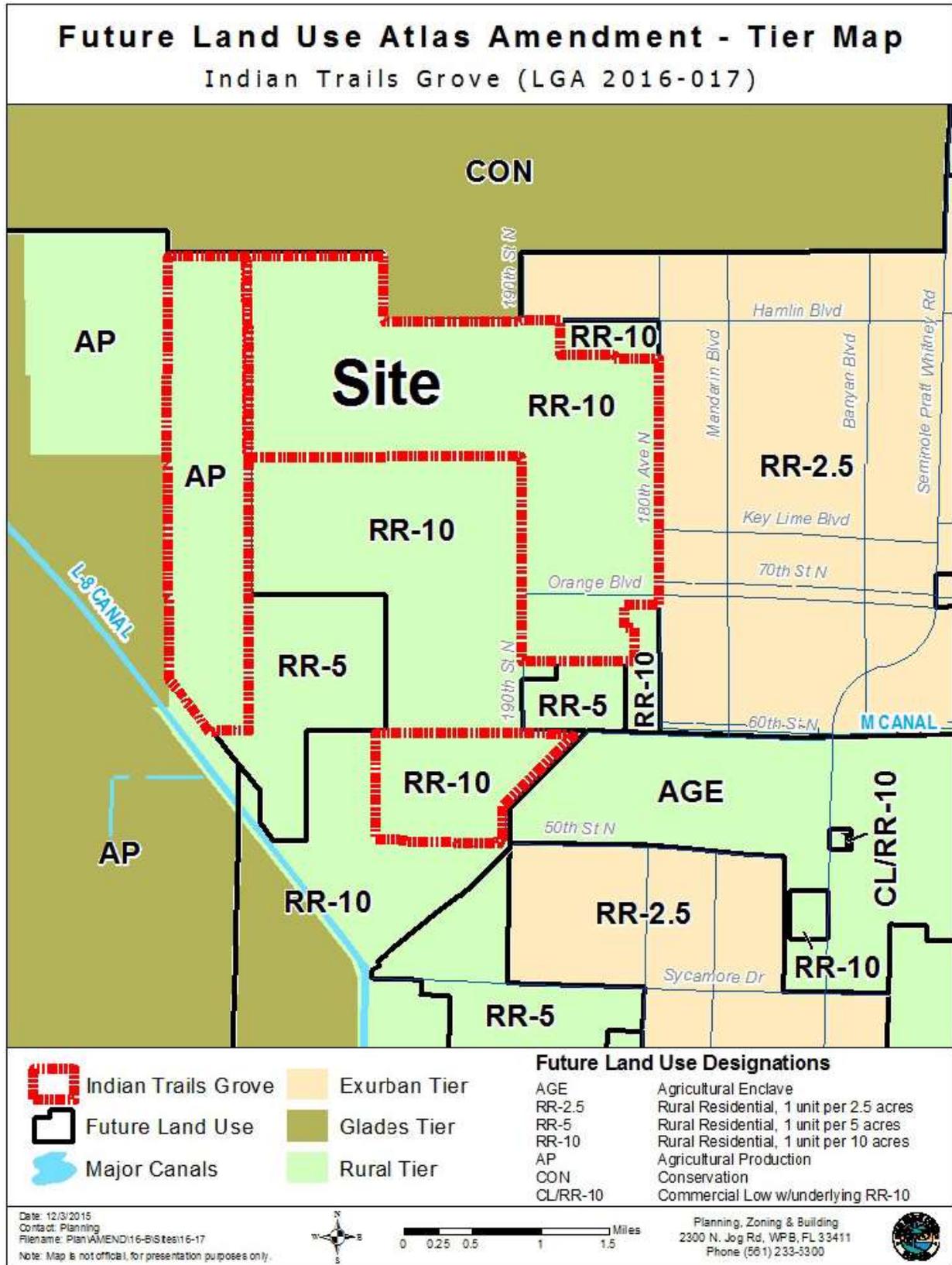


Exhibit 5 Indian Trails Grove – Amendment Information

Amendment No.:	Indian Trails Grove (LGA 2016-017)	
FLUA Page Numbers:	33, 39, 40, 4042, and 3942	
Amendment:	From Rural Residential, 1 unit per 10 acres (RR-10) on 3,592.16 acres and Agricultural Production (AP) on 1,279.41 acres to Western Communities Residential (WCR)	
Location:	West of 180th Avenue North, South of Hamlin Boulevard	
Size:	4,871.57 acres approximately	
Property Control Numbers:	00-40-42-17-00-000-7000 00-40-42-18-00-000-7000 00-40-42-19-00-000-9000 00-40-42-20-00-000-9000 00-40-42-21-00-000-9000 00-40-42-22-00-000-1010	00-40-42-27-00-000-9000 00-40-42-30-00-000-9000 00-40-42-31-00-000-9000 00-40-42-34-00-000-1010 00-40-43-03-00-000-3020 00-40-43-04-00-000-9010

Conditions:

1. Development of the site is limited to a maximum gross density of 0.80 du/acre;
2. Development of the site must conform with the Site Data table, and the Conceptual Plan;
3. Commercial development on the site is limited to a maximum of 300,000 square feet and office development on the site is limited to a maximum of 50,000 square feet.

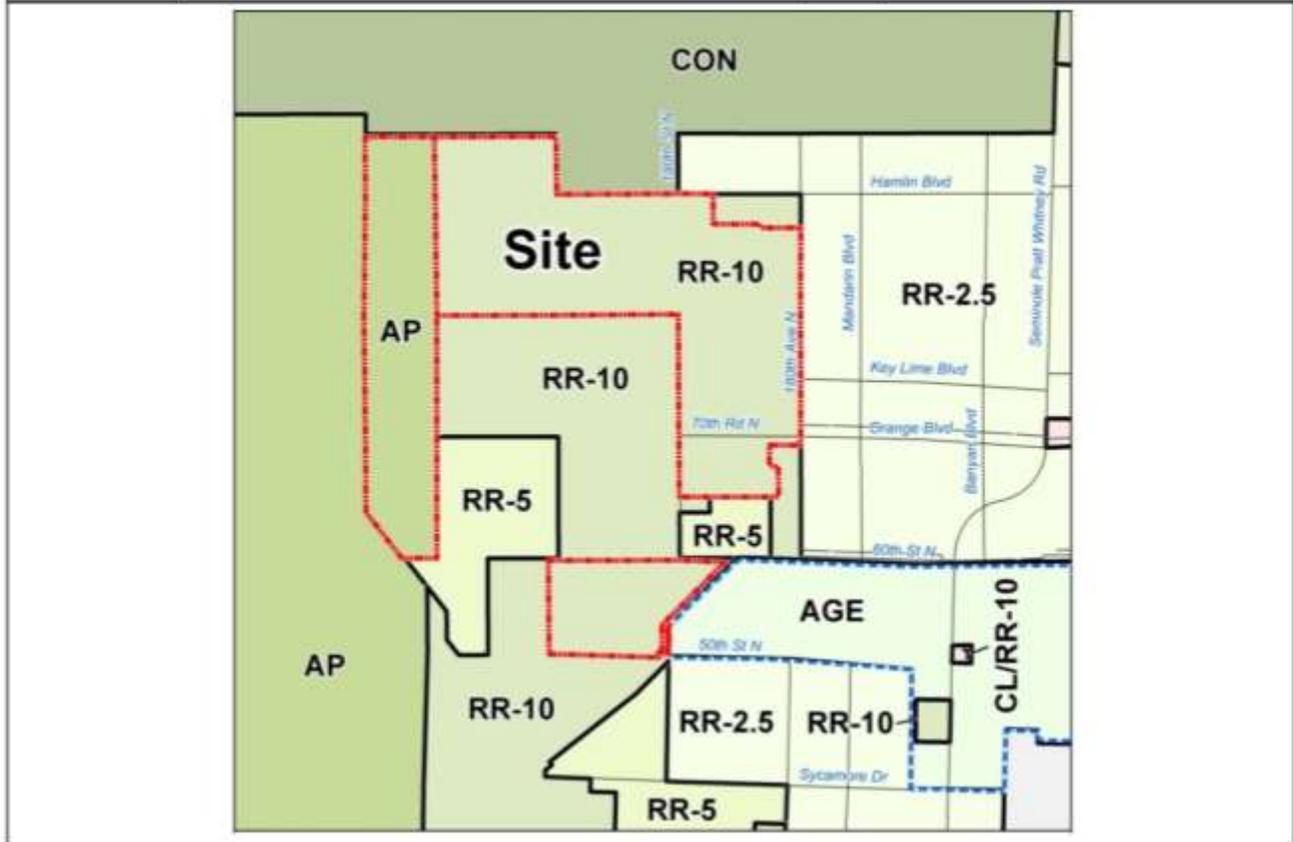


Exhibit 6

Text Changes Showing Strikethrough and Underline

Proposed Text Amendment

A. Introduction & Administration Element, Western Communities Residential Definition

1. **NEW:** To add a new definition for Western Communities Residential. The revisions are numbered below, and shown with the added text underlined.

WESTERN COMMUNITIES RESIDENTIAL - A future land use designation reflecting a development pattern which allows for a mixed-use design concept comprised of a mixture of land uses, including residential, retail, office, recreation, civic, etc., located within close proximity to each other, in order to provide for a variety of housing, recreation, shopping, and employment opportunities.

B. Future Land Use Element, Rural Tier Revisions

REVISIONS: To revise the Rural Tier policies and provisions. The revisions are numbered below, and shown with the added text underlined.

1. **REVISE OBJECTIVE 1.4 Rural Tier**

General: The Rural Tier includes agricultural land and rural settlements that range in density from primarily 1 dwelling unit per 5 acres to 1 dwelling unit per 20 acres, except in special planning areas such as, but not limited to, the Indian Trails Grove Overlay (ITGO). These areas support large agricultural operations as well as single-family homes with small family-owned agricultural businesses, including equestrian related uses. Due to the declining availability of land and the increase in population in the Urban and Exurban Tiers, the Rural Tier is beginning to experience pressure for urban densities and non-residential intensities normally associated with a more urban area. The strategies in the Rural Tier are established to protect and enhance rural settlements that support agricultural uses and equestrian uses while also providing an alternative style of development in specific areas that further the goals of the Rural Tier.

Objective: Palm Beach County shall plan for the impacts of growth outside of the Urban Service Area, recognizing the existence of both large undeveloped tracts as well as areas containing densities equal to or less than 1 dwelling unit per 5 acres established prior to the adoption of the 1989 Comprehensive Plan located in proximity to environmentally sensitive natural areas while protecting the Rural Tier lifestyle. The Rural Tier shall be afforded rural levels of service, except in special planning areas such as, but not limited to, the Indian Trails Grove Overlay (ITGO).

2. **REVISE Policy 1.4-d:** Any parcel of land in the Rural Tier shall not be further subdivided to form additional parcels, nor reduced in size, unless: each parcel created is consistent with the minimum lot size required by its respective future land use designation or is developed as a Rural Residential (RR) Cluster or Variable-Lot-Size development or as a Planned Unit Development developed under the Western Communities Residential (WCR) Future Land Use Category. Parcels may be subdivided for the purpose of enlarging other parcels in the subdivision. The overall number of units of the

reconfigured lots may not exceed the original number of units calculated for the lots being reconfigured.

C. Future Land Use Element, Indian Trails Grove Overlay

NEW: To establish a new objective and policies relating to the Indian Trails Grove Overlay. The revisions are numbered below, and shown with the added text underlined.

1. NEW OBJECTIVE 1.12 Indian Trails Grove Overlay

General: The Purpose of the Indian Trails Grove Overlay (ITGO) is to provide a transition from rural/suburban development and other uses to existing and future conservation areas, specifically the J.W. Corbett Wildlife Management Area and Everglades restoration programs and projects. The Overlay complements existing provisions in the Comprehensive Plan prohibiting the expansion of urban and suburban activities into conservation areas. It achieves compatibility with the existing residential development pattern in the surrounding area while furthering remediation of the historic land use imbalance in that area through the additional non-residential uses and residential support for other projects whose non-residential development is intended to do so.

Objective: The Indian Trails Grove Overlay (ITGO) enables the appropriate transition between rural/suburban development, preservation and conservation areas while allowing for residential development at a density that is compatible with the surrounding area. The ITGO achieves compatibility with the existing residential development pattern in the surrounding area and remediates the historic land use imbalance in the central western communities and provides other benefits.

- 2. NEW Policy 1.12-a:** The Indian Trails Grove Overlay is depicted on the Special Areas Planning Map LU 3.1, in the Map Series and consists of approximately 4,871 acres of land generally located approximately two (2) miles west of the intersection of Seminole Pratt Whitney Road and Orange Boulevard.
- 3. NEW Policy 1.12-b:** The Western Communities Residential (WCR) Future Land Use category shall be established to allow a compatible density with the existing rural residential lifestyle adjacent to the Indian Trails Grove Overlay.
- 4. NEW Policy 1.12-c:** Development within the Indian Trails Grove Overlay shall only occur in the form of a Planned Development District, Planned Unit Development and commercial nodes consistent with the form of the Traditional Marketplace in the Comprehensive Plan, with a minimum gross land area of 900 acres. Within the Overlay, the maximum number of residential units shall be limited to 3,897; the maximum amount of non-residential commercial retail uses shall be limited to 300,000 square feet; and, the maximum amount of non-residential commercial office uses shall be limited to 50,000 square feet.
- 5. NEW Policy 1.12-d:** For the purposes of contiguity, any land area within the Indian Trails Grove Overlay shall be considered contiguous so long as it is submitted under one unified plan of development (a.k.a. Conceptual Plan).

6. **NEW Policy 1.12-e:** In addition to other public facilities required by the ULDC, the following within the Indian Trails Grove Overlay shall be provided at developer expense:
1. Paved on-site roads to serve all uses.
 2. On-site central water and wastewater service with an off-site loop main that will allow other residences in the vicinity to connect to central services.
 3. On-site retention and drainage facilities that connect to the L-8 canal.
 4. A minimum 11 miles of 8-foot-wide pedestrian and bicycle pathways, open to the public.
 5. A minimum 17.5 miles of equestrian trails open to the public.
 6. On-site bus shelter easements for Palm Tran.
 7. Off-site road improvements that include:
 - a. Extension of 60th Street North from Seminole Pratt Whitney to 190th Street North.
 - b. Extension of 190th Street North from 60th Street North to Hamlin Boulevard.
 - c. Extension of Orange Blvd. from 180th Ave. North to 190th Street North.
 - d. Connection of Hamlin Boulevard from its present terminus to 190th Street North.
 8. In addition to the project's fair share proportionate share obligation, fund an additional \$5,000,000.00 payable pro rata as each residential unit is issued a Certification of Occupancy.
7. **NEW Policy 1.12-f:** The Indian Trails Grove Overlay developer shall provide a trolley for scheduled seven-day-a-week shuttle service to on-site nonresidential uses and areas, and to commercial centers in Minto West. Service shall be provided at no charge to riders after the developer receives 1,000 certificates of occupancy for on-site residential units. The trolley shall remain in service at the expense of the developer or assigns until such time as the County authorizes the service to end in the event of low ridership.
8. **NEW Policy 1.12-g:** A range of housing choices shall be provided within the Indian Trails Grove Overlay through the provision of three different density ranges as depicted on the Conceptual Plan.
9. **NEW Policy 1.12-h:** The Indian Trails Grove Overlay developer shall dedicate the following land for public facilities to serve on-site residents and other users within the surrounding area:
1. Upon the date mutually agreed to in written agreement between ITID and the developer, a minimum 640-acre parcel will be dedicated to the Indian Trail Improvement District. The dedication shall stipulate that the use of the 640 acres is restricted for use by the ITID as a storm water retention/water management area.
 2. Upon written request of the Palm Beach County School Board or receipt of no less than 250 building permits, whichever shall later occur, dedicate a 15.5 acre site for a future elementary school and a 25.0 acre site for a future middle school, constructed at school board expense. An additional 22.6 acres adjacent to either the elementary school site or middle school site shall be dedicated upon request of the Palm Beach County School Board with the concurrence of Palm Beach

County. The development shall take all required drainage from the school sites into the development's storm water management system.

3. Prior to receipt of no less than 250 building permits, a minimum 40 acres adjacent to District Park "F" for its expansion, constructed at County expense.
4. Prior to receipt of no less than 250 building permits, a five acre site for a Palm Beach County Fire-Rescue station.

D. Future Land Use Element, Density

REVISED: To add the Western Communities Residential FLU designation to the Table. The revisions are shown with the added text underlined and deletions shown in ~~strikeout~~.

1. REVISED Table 2.2.1-g.1, Residential Future Land Use Designation Maximum Density

<u>Future Land Use Designation</u>		<u>Dwelling Units per Gross Acre</u>	
		Standard	Maximum
Agricultural Reserve	AGR	0.20	1
Agricultural Enclave ²	AGE	---	---
Rural Residential, 1 unit per 20 acres	RR-20	0.05	
Rural Residential, 1 unit per 10 acres	RR-10	0.10	
Rural Residential, 1 unit per 5 acres	RR-5	0.20	
Rural Residential, 1 unit per 2.5 acres	RR-2.5	0.40	
<u>Western Communities Residential</u>	<u>WCR</u>	<u>0.80</u>	
Low Residential, 1 unit per acre	LR-1	1	
Low Residential, 2 unit per acre	LR-2	1.5	2
Low Residential, 3 unit per acre	LR-3	2	3
Medium Residential, 5 unit per acre	MR-5	4	5
High Residential, 8 unit per acre	HR-8	6	8
High Residential, 12 unit per acre	HR-12	8	12
High Residential, 18 unit per acre	HR-18	8	18

1. The Entitlement density is 1 unit per lot or as follows: Rural Residential 0.05 du/acre; Western Communities Residential 0.05 du/acre; Low Residential 0.10 du/acre; Medium Residential 0.20 du/acre; and High Residential 0.40 du/acre, whichever is greater.
2. The density of an Agricultural Enclave shall be determined utilizing the provisions of s.163.3162(5), Florida Statutes, and shall be clearly indicated in the Site Data of the adopted Conceptual Plan for each Agricultural Enclave.

E. Future Land Use Element, Residential Future Land Use Provisions

REVISED: To add the Western Communities Residential FLU designation to the chart for consistency the applicable with Zoning Districts. The revisions are shown with the added text underlined and deletions shown in ~~strikeout~~.

1. REVISED Table 2.2.1-j.1, Residential Future Land Use - Zoning Consistency¹

Future Land Use Designation	Consistent Zoning	
	Zoning District	Planned Development
Agricultural Reserve	AGR	AGR-PUD
Rural Residential	AR, RE	RR-PUD, MHPD, RVPD
<u>Western Communities Residential</u>	<u>AR</u>	<u>PUD</u>
Low Residential	RE, RT, RTS, RS	PUD, TND, MHPD
Medium Residential	RE, RT, RS, RTU, RM ²	PUD, TND, MHPD
High Residential	RE, RT, RS, RM, RH	PUD, TND, MHPD

Note:

1. The RTS, RTU, and RH zoning districts and the Special Exception for a PUD have been discontinued. Properties with these districts shall not be required to rezone and shall utilize the property development regulations of their equivalent districts which are as follows: RTS equals RT; RTU equals RS; RH equals RM, Special Exception for a PUD equals a PUD.
2. The RM District is consistent with the MR-5 designation only for those areas zoned RM prior to the Plan's August 31, 1989 adoption.

F. Future Land Use Element, Limited Urban Service Areas

REVISED: To add the Indian Trails Grove Overlay to the list of identified Limited Urban Service Areas in Objective 3.3, Policy 3.3-a. The revisions are numbered below, and shown with the added text underlined and deletions shown in ~~strikeout~~.

OBJECTIVE 3.3 Limited Urban Service Areas (LUSAs)

1. REVISED Policy 3.3-a: The limited Urban Service Area: The following are designated as Limited Urban Service Areas:

1. the area described as the United Technology - Pratt and Whitney Overlay;
2. the area defined as the General Aviation Facility/North County Airport;
3. the Agricultural Reserve; and
4. areas within the Exurban Tier where the Legislature has granted a special district the authority to provide urban levels of service for potable water and/or sewer following the installation of centralized water and/or sewer systems; installation of a force main to serve a single project shall not constitute justification for a LUSA designation;
5. the area east of the SFWMD L-8 Canal within the Glades Area Protection Overlay; ~~and~~
6. an Agricultural Enclave pursuant to Florida Statute section 163.3162(5);
and
7. the Indian Trails Grove Overlay.

G. Future Land Use Element, Long Range Transportation Planning

REVISED: To add the Indian Trails Grove Overlay to the list of identified exemptions to Policy 3.5-d. The revisions are numbered below, and shown with the added text underlined.

OBJECTIVE 3.5 Levels of Service Required for Development

1. REVISED Policy 3.5-d: The County shall not approve a change to the Future Land Use Atlas which:

- 1) results in an increase in density or intensity of development generating additional traffic that significantly impacts any roadway segment projected to fail to operate at adopted level of service standard "D" based upon cumulative traffic comprised of the following parts a), b), c) and d):
 - a) Projected traffic volumes from the MPO's latest adopted Long Range Transportation Plan (LRTP) as amended to include latest available Future Land Use Atlas amendments that became effective subsequent to the adoption of the LRTP, and
 - b) Projected traffic from proposed land use amendment, and
 - c) Projected traffic from latest available Land Use Atlas amendments that were previously adopted but have not yet become effective, and
 - d) Projected traffic from concurrent Land Use Atlas amendments that are approved in the same Comprehensive Plan Amendment Round that significantly impact the same roadway segments as the proposed land use change.

For purposes of applying this Policy, traffic from land use amendments in parts b), and c) shall be layered on top of traffic from part a). If the cumulative traffic from parts a), b), and c) violates this Policy, then the traffic study for the land use amendment shall not be pre-approved by the Traffic Division and the land use amendment application shall not be accepted by the Planning Division for consideration in the current Comprehensive Plan Round.

Traffic from land use amendments in parts b), c), and d) shall then be layered on top of traffic from part a). If the cumulative traffic from parts a), b), c) and d) violates this Policy, then this information shall be provided to the County Commission for consideration in deciding which land use amendments and what densities/intensities for these amendments can be approved in the current Round to comply with this Policy

Significant impact shall be as defined in Table 3.5 -1.

**TABLE 3.5-1
Significant Impact**

Net Trip Generation**	Distance
1 - 50	No significant impact
51 - 1,000	Only address directly accessed link on first accessed major thoroughfare*
1,001 - 4,000	One (1) mile*
4,001 - 8,000	Two (2) miles*
8,001 - 12,000	Three (3) miles*
12,001 - 20,000	Four (4) miles*
20,001 - up	Five (5) miles*

* A project has significant traffic: (1) when net trip increase will impact FIHS and SIS facilities which are already exceeding the adopted LOS or cause the adopted LOS for FIHS or SIS facilities to be exceeded; and/or (2) where net trip increase impacting roads not on the FIHS or SIS is greater than one percent (1%) for volume to capacity ratio (v/c) of 1.4 or more, two percent (2%) for v/c of 1.2 or more and three percent (3%) for v/c of less than 1.2 of the level of service "D" capacity on an AADT basis of the link affected up to the limits set forth in this table. The laneage shall be as shown on the MPO's latest adopted LRTP.

** When calculating net trip increase, traffic associated with all prior Land Use Atlas amendment approvals for the property that has not yet received development order approvals, shall be cumulatively included in the analysis. Consideration will also be given to alternative modes of transportation (i.e. bicycle lanes, bicycle paths, bus lanes, fixed rail, and light rail facilities) in reducing the number of net trips. These alternative modes must either be operating at the time of the change to the Future Land Use Atlas or be included in both the Transportation Element (Mass Transit) and the Capital Improvement Element of the Comprehensive Plan.

or;

- 2) results in a project that fails Test 2 regulations adopted to implement TE Policy 1.1-b.

This policy shall not be applicable to an Agricultural Enclave adopted pursuant to Policy 2.2.5-d. This policy shall not be applicable to the area designated as SR-7 Economic Development Overlay (EDO). This policy shall not be applicable to the area designated as Industrial in the Urban Service Area of the Glades Tier amended by FLUA Amendment Inland Logistics Center (LGA 2010-024). This policy shall not be applicable to the Indian Trails Grove Overlay.

H. Future Land Use Element, Western Communities Residential Future Land Use

NEW: To establish a new objective and policies relating to the Western Communities Residential. The revisions are numbered below, and shown with the added text underlined.

1. **NEW Objective 4.5 – Western Communities Residential.** The County shall recognize the unique characteristics of agricultural parcels that are adjacent to existing residential communities within the Rural Tier and the Indian Trails Grove Overlay that seek to develop by assigning the Western Communities Residential (WCR) future land use designation through a Future Land Use Amendment process. A WCR site specific amendment that supports balanced growth may occur in the Rural Tier and may exceed rural densities and intensities. A WCR site specific amendment shall achieve compatibility with the existing residential development pattern in the surrounding area of the Rural Tier while furthering remediation of the historic land use imbalance in the western communities and providing other benefits.
2. **NEW Policy 4.5-a:** The site specific plan amendment ordinance adopting a Western Communities Residential future land use shall include a Conceptual Plan. The Conceptual Plan can only be revised through the Future Land Use Atlas amendment process.
3. **NEW Policy 4.5-b:** All development orders within the Western Communities Residential future land use must be consistent with the adopted Conceptual Plan.
4. **NEW Policy 4.5-c:** Agricultural uses shall be permitted within the WCR future land use designation until the land physically converts to the uses permitted by such development orders. Agricultural uses shall be permissible uses within open space areas to the extent indicated on the Conceptual Plan or site specific amendment ordinance.
5. **NEW Policy 4.5-d:** Western Communities Residential Conceptual Plan shall include a Site Data table establishing an overall density and intensity for the project, as well as minimum and/or maximum percentages for the acreages shown on the Plan and other binding standards. The Conceptual Plan shall include a depiction of the residential, non-residential, recreational, civic and open space elements of the project and allow the clustering of the density to promote a variety of neighborhoods and housing types and to act as transition areas between the Western Communities Residential and adjacent existing communities.
6. **NEW Policy 4.5-e:** A Western Communities Residential shall utilize the Planned Unit Development (PUD) zoning district of the Unified Land Development Code, with the form of the commercial nodes reflected on the Conceptual Plan, which commercial nodes shall be designed consistent with the form of the Traditional Marketplace provisions in the Comprehensive Plan. Each residential pod within a WCR Planned Unit Development may be developed according to the density/intensity assigned on the Conceptual Plan.
7. **NEW Policy 4.5-f:** In order to achieve compatibility with the existing residential development pattern in the surrounding area and create a more sustainable land use pattern through compactness of design, any land developed utilizing the WCR future land use shall be required to exhibit the following characteristics:
 1. A maximum permissible gross residential density of 0.80 DU/AC.

2. The project shall provide a minimum of 66.67% of the gross site acreage in open space uses (the Required Open Space). A minimum of 50% of the gross site acreage shall be in the form of Exterior Open Space which shall be limited to preservation, conservation, passive and/or active recreation, perimeter landscape buffers, rural parkways, pedestrian pathways and greenways, wetlands, bona fide agriculture, regional water management, fallow land, perimeter water management areas, public and/or private civic uses, and/or equestrian uses. Perimeter water management areas shall only count as Exterior Open Space if the water management area is accessible to the general public from a publically accessible buffer or open space tract that includes a minimum 8-foot wide paved pedestrian pathway that connects the perimeter of the site to the water management area. Perimeter water management areas shall be available for use by the general public for fishing and non-motorized boating activities. Land area allocated as Exterior Open Space counts towards meeting the minimum Required Open Space.
3. A minimum of 33.33% of the gross site acreage shall be provided in one large contiguous open space land area and shall be depicted on the Conceptual Plan approved by the Board of County Commissioners. Land area allocated as part of the 33.33% contiguous open space counts towards meeting the minimum Required Open Space.
4. Neighborhood-serving commercial nodes shall comprise no less than 2% of the overall developable land area (developable land area being defined as the area available for development less the required Exterior Open Space). The commercial nodes shall: (1) be designed consistent with the form of the Traditional Marketplace provisions of the Comprehensive Plan; and, (2) be depicted on the Conceptual Plan approved by the Board of County Commissioners.
5. A minimum 20% of the residential units shall be located within one-quarter mile radius of commercial nodes; a minimum 40% of the residential units shall be located within one-half mile radius of commercial nodes; and a minimum of 66% of the residential units shall be located within one-quarter mile radius of commercial nodes or civic uses (public or private) or recreation uses (public or private).
6. Higher density residential areas shall be located adjacent to and within one-quarter mile radius of any commercial node. Lower density residential areas shall be located around the perimeter of the development area to promote compatibility with existing development in the surrounding area. Medium density residential shall be located between commercial nodes/High density residential areas and the Low density residential areas. All of which shall be reflected on the Conceptual Plan approved by the Board of County Commissioners.
7. A minimum of 10.0% of on-site for-sale units shall be provided as workforce housing based on the County's affordability standards.

I. Future Land Use Element, Future Land Use Regulation Section

REVISED: To establish the new Future Land Use designation in the appropriate tables for Tier and allowable densities, and shown with the added text underlined.

1. REVISED TABLE III.C, FUTURE LAND USE DESIGNATION BY TIER

Future Land Use	FLU Category	Tier				
		Urban/Sub & Glades USA	Exurban	Rural	Ag Reserve	Glades RSA ¹
Rural Residential	RR-20, RR-10	---	X	X	---	---
	RR-5	---	X	X	---	---
	RR-2.5	---	X	---	---	---
<u>Western Communities Residential</u>	<u>WCR</u>			<u>X</u>		
Urban Residential	LR, MR, HR	X	---	---	---	---

J. Transportation Element, Rural Parkways

REVISED: To add additional Rural Parkways to the list contained within Policy 1.4-q of the TE. The revisions are numbered below, and shown with the added text underlined.

- REVISED Policy 1.4-q: The Rural Parkway concept is established to protect the rural character of roadways outside of the Urban/Suburban Tier, and those roadways identified on the Conceptual Plan of an Agricultural Enclave designated pursuant to FLUE Policies 2.2.5-d and 2.2.5-e. Rural Parkways shall accommodate future transportation planning needs to ensure that the cross-section and alignment of the roads preserves the rural residential lifestyle, sense of place and quality of life of the adjacent areas. For properties fronting on rural parkways, a portion of the designated Right-of-Way may be retained in private ownership provided that the property owner dedicates a parkway easement to Palm Beach County for non-vehicular pathways. Such dedications shall only be required when consistent with the criteria contained in Transportation Policy 1.4-d. The following roadway segments are hereby designated as Rural Parkways:

omitted for brevity

Within the designated Indian Trails Grove Overlay:

- 180th Ave. North from the north property line of the Indian Trails Grove PUD to Orange Blvd., a minimum 80 foot easement on the west side in order to accommodate a multipurpose paved pedestrian pathway and equestrian trail

landscaped with at least 70% native vegetation shall be required. No walls shall be allowed within the parkway easement. However, a pair of context-sensitive community identification monuments may be permitted provided they are more than 400 feet from the terminus of the parkway easement, subject to approval by the Planning Director.

9. 190th Street North adjacent to the Indian Trails Grove PUD, a minimum of 50 feet wide easement on the east and west side in order to accommodate a multipurpose paved pedestrian pathway and equestrian trail landscaped with at least 70% native vegetation, shall be required. No walls shall be allowed within the parkway easements. However, a pair of context-sensitive community identification monuments may be permitted provided they are more than 400 feet from the terminus of the parkway easement, subject to approval by the Planning Director.
10. Orange Blvd. from 180th Ave. North to 190th Street North, a minimum of 50 feet wide easement on the north in order to accommodate a multipurpose pathway and equestrian trail and a 50 feet wide easement on the south side to accommodate a multipurpose pathway, both landscaped with at least 70% native vegetation, shall be required. No walls shall be allowed within the parkway easements. However, a pair of context-sensitive community identification monuments may be permitted provided they are more than 400 feet from the terminus of the parkway easement, subject to approval by the Planning Director.
11. 60th Street North from the western limits of the M-1 canal to 190th Street North, a minimum of 50 feet wide easement on the south side of 60th Street North, in order to accommodate a multipurpose paved pedestrian pathway (from the eastern limits of the Indian Trails Grove PUD to the westernmost PUD entrance) and equestrian trail (from the eastern limits of the PUD to the westernmost PUD entrance) with at least 70% native vegetation, shall be required. No walls shall be allowed within the parkway easements. However, a context-sensitive community identification monument may be permitted provided they are more than 400 feet from the terminus of the parkway easement, subject to approval by the Planning Director.

Exhibit 7 Management Growth Tier System Map

K. Map Series, Managed Growth Tier System Map LU 1.1, Indian Trails Grove Overlay

REVISIONS: To depict the Indian Trails Grove Overlay as a Limited Urban Service Area.

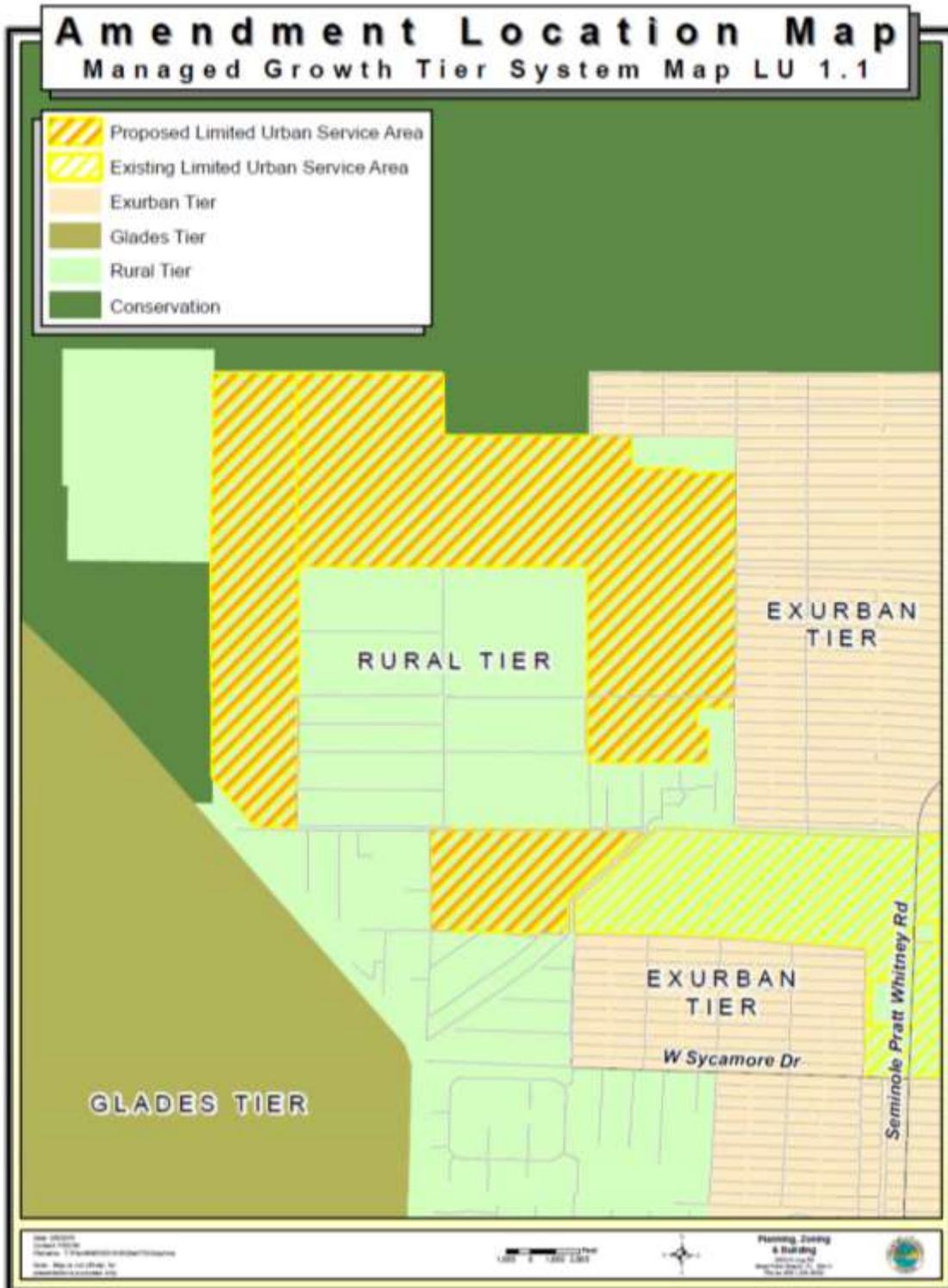


Exhibit 8 Service Area Map

L. Map Series, Service Area Map LU 2.1, Indian Trails Grove Overlay

REVISIONS: To depict the Indian Trails Grove Overlay as a Limited Urban Service Area, and remove it from the Rural Service Area.

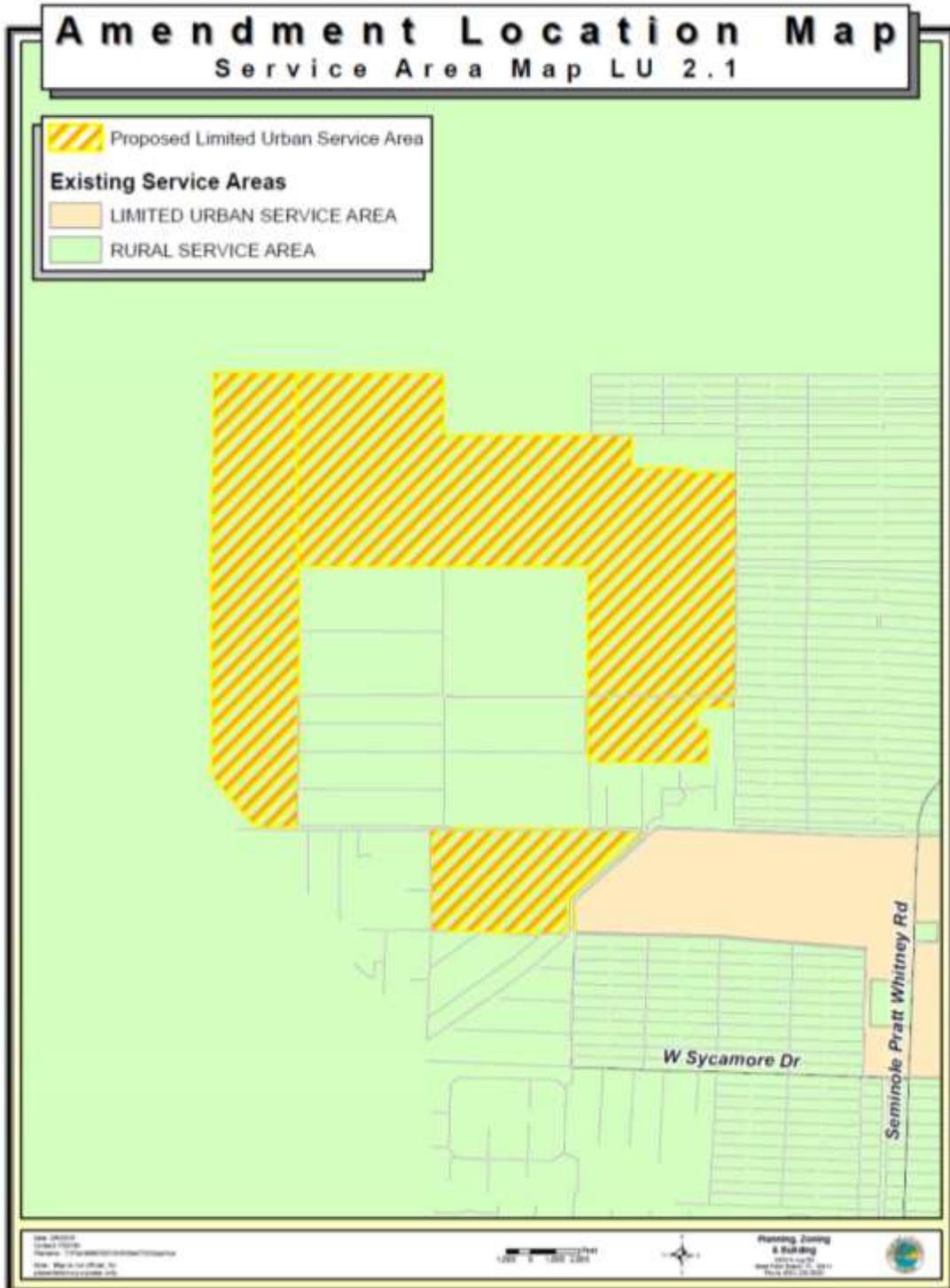


Exhibit 9 Special Planning Areas Map

M. Map Series, Special Planning Areas Map LU 3.1, Indian Trails Grove Overlay

REVISIONS: To identify the Indian Trails Grove Overlay.



Exhibit 10

Thoroughfare Right Of Way Identification Map

N. Map Series, Thoroughfare Right of Way Identification Map TE 14.1, Indian Trails Grove Overlay

REVISIONS: To add 60th Street North as an 80 foot right-of-way from Seminole Pratt Whitney Road to 190th Street North; to add 190th Street North as an 80 foot right-of-way from 60th Street North to Orange Boulevard; to depict the locations of Rural Parkways and add appropriate references to the notes.

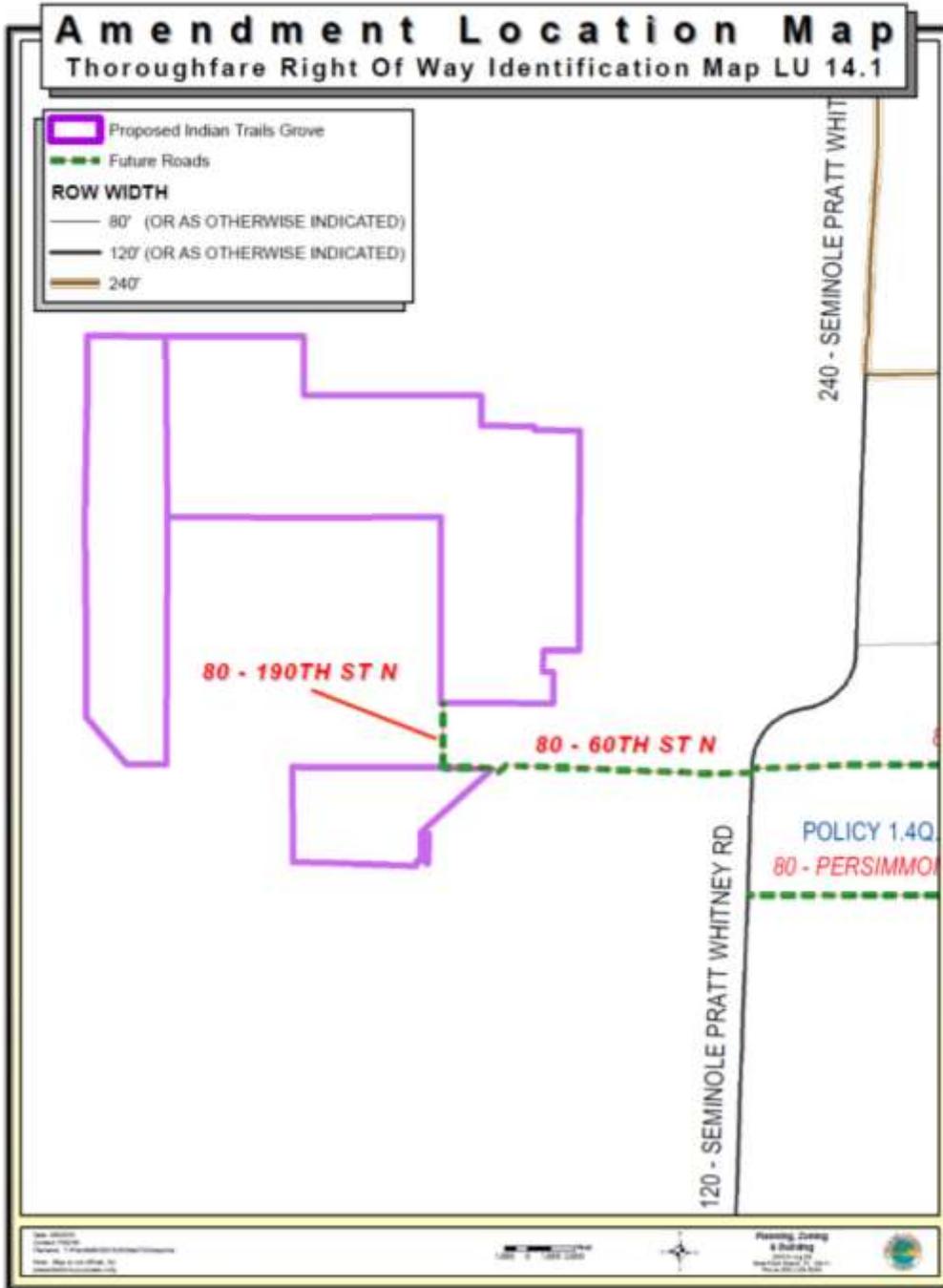


Exhibit 11 Indian Trails Grove Conceptual Plan

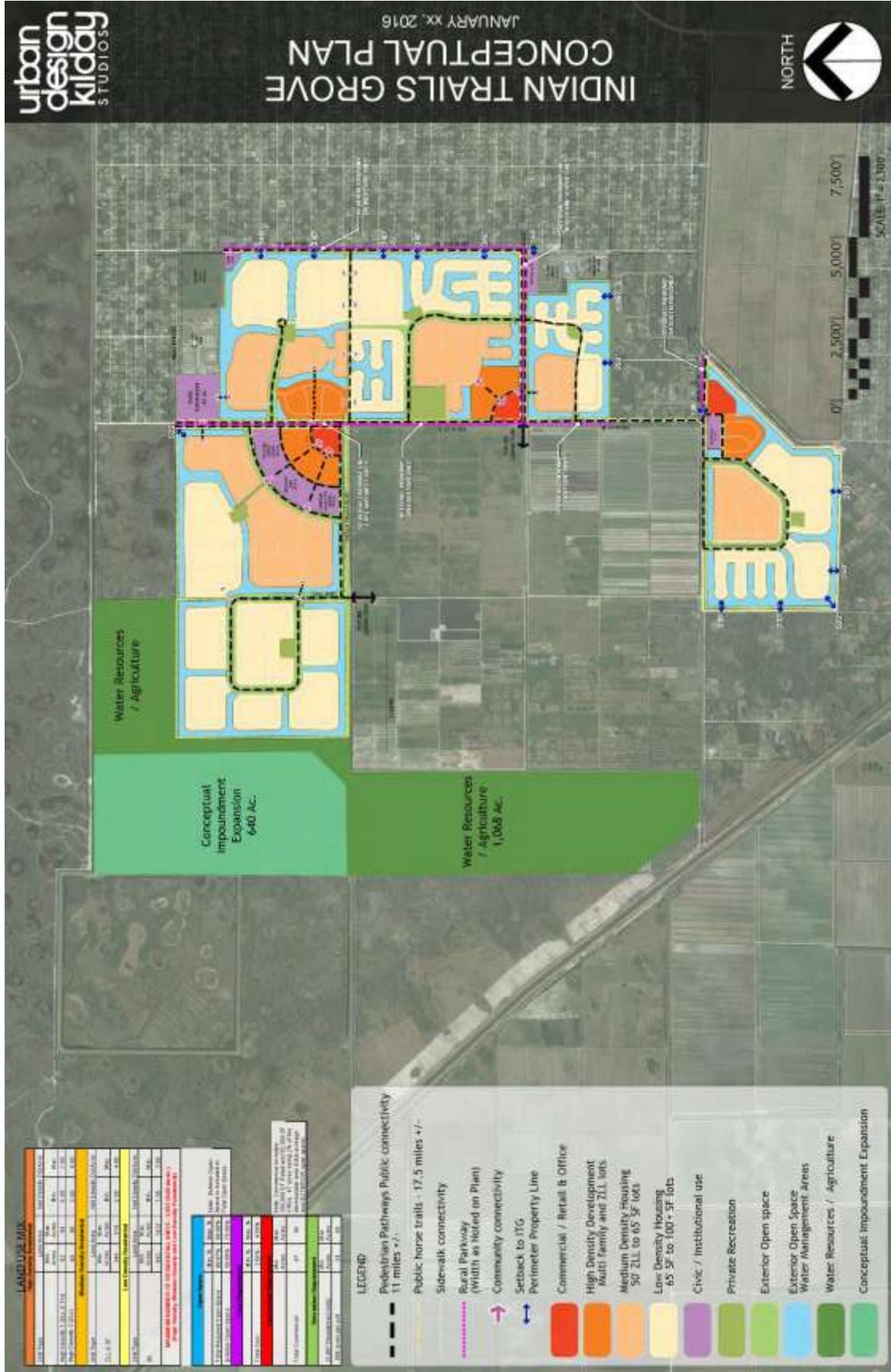


Exhibit 12

Resolution from Town of Loxahatchee Groves

Resolution from Town of Loxahatchee Groves

RESOLUTION NO. 2015-34

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, OPPOSING GL HOMES' REQUEST FOR A LAND USE CHANGE TO ITS 4,900 ACRE PARCEL OF LAND LOCATED WEST OF THE ACREAGE; PROVIDING FOR DISTRIBUTION OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, GL Homes has submitted a request to Palm Beach County to change the land use of its 4,900 acre Indian Trail Groves Site west of The Acreage from its currently approved 0.1 units per acre to 0.8 units per acre (the "GL Homes Project"); and

WHEREAS, the GL Homes Project is estimated to add approximately 4,000 homes in an area that is currently underserved by roadways; and

WHEREAS, the GL Homes Project, if approved in its current form, may significantly impact the traffic within the Town of Loxahatchee Groves and in the surrounding communities; and

WHEREAS, the Town of Loxahatchee Groves believes that the traffic impacts associated with this development are so severe that the Board of County Commissioners for Palm Beach County should deny GL Homes' request for the land use change in order to protect the citizens of the Town and the surrounding communities.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, THAT:

SECTION 1: The Town Council hereby formally opposes GL Homes' request for a land use change from the currently approved 0.1 units per acre to 0.8 units per acre due to the significant traffic impacts that will be caused to the existing roadway system by this proposed development, and due to the fact that there are no cost-feasible solutions to maintain the existing roadway system at an acceptable level of service.

SECTION 2: The Town Council hereby stands together with the Village of Royal Palm Beach, the City of Palm Beach Gardens, the Village of Wellington, the City of West Palm Beach, and the Indian Trail Improvement District in opposition to the GL Homes' Project, and strongly urges the Board of County Commissioners for Palm Beach County to deny the requested land use change.

SECTION 3: If a land use change is to be granted, the Town Council supports the Central Palm Beach County Communities' request that the change only be from 0.1 units per acre to 0.2 units per acre, and that the GL Homes Project be developed with a corresponding balanced land use of non-residential uses.

SECTION 4: The Town Council hereby directs the Town Clerk to send this resolution to the Palm Beach League of Cities, and the Board of County Commissioners for Palm Beach County for their consideration and review.

SECTION 5: This resolution shall take effect immediately upon passage.

RECEIVED
OCT 15 2015
PLANNING DIVISION

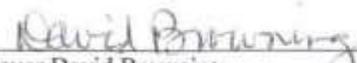
(00000001) (1514-07020001)

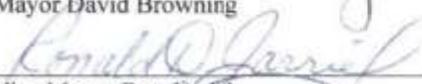
ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES,
FLORIDA, THIS 6th DAY OF October, 2015.

TOWN OF LOXAHATCHEE GROVES, FLORIDA

ATTEST:


TOWN CLERK


Mayor David Browning


Vice Mayor Ron Jarriel


Council Member Tom Goltzené

APPROVED AS TO LEGAL FORM:


Office of the Town Attorney


Council Member Ryan Liang

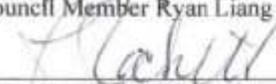

Council Member Jim Rockett

Exhibit 13
Resolution from Village of Royal Palm Beach

Resolution from Village of Royal Palm Beach

RESOLUTION NO. 15-45

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA OPPOSING GL HOMES' REQUEST FOR A LAND USE CHANGE TO ITS 4,900 ACRE PARCEL OF LAND LOCATED WEST OF THE ACREAGE; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, GL Homes has submitted a request to Palm Beach County to change the land use of its 4,900 acre Indian Trail Groves Site west of The Acreage from its currently approved 0.1 units per acre to 0.8 units per acre (the "GL Homes Project"); and

WHEREAS, the GL Homes Project is estimated to add approximately 4,000 homes and 40,000 new vehicle trips in an area that is currently underserved by roadways; and

WHEREAS, the GL Homes Project, if approved in its current form, may significantly impact the traffic within the Village of Royal Palm Beach and in the surrounding communities; and

WHEREAS, the Village Council of the Village of Royal Palm Beach believes that the traffic impacts associated with this development are so severe that the Board of County Commissioners for Palm Beach County should deny GL Homes' request for the land use change in order to protect the citizens of the Village and the surrounding communities.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA, THAT:

SECTION 1: The Village Council hereby formally opposes GL Homes' request for a land use change from the currently approved 0.1 units per acre to 0.8 units per acre due to the significant traffic impacts that will be caused to the existing roadway system by this proposed development, and due to the fact that there are no cost-feasible solutions to maintain the existing roadway system at an acceptable level of service.

SECTION 2: The Village Council hereby stands together with the Town of Loxahatchee Groves, in opposition to the GL Homes Project, and strongly urges the Board of County Commissioners for Palm Beach County to deny the requested land use change.

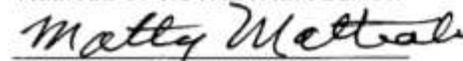
SECTION 3: If a land use change is to be granted, the Village Council supports a request that the change only be from 0.1 units per acre to 0.2 units per acre, and that the GL Homes Project be developed with a corresponding balanced land use of non-residential uses.

SECTION 4: The Village Council hereby directs the Village Clerk to send this resolution to the Board of County Commissioners for Palm Beach County for their consideration and review.

SECTION 5: This resolution shall take effect immediately upon passage.

PASSED AND ADOPTED this 19th day of November, 2015.

VILLAGE OF ROYAL PALM BEACH


MATTY MATTIOLI, MAYOR

ATTEST:

DIANE DISANTO, VILLAGE CLERK

(SEAL)

Exhibit 14
Resolution from City of West Palm Beach

RESOLUTION NO. 345-15

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, EXPRESSING THE CITY'S OPPOSITION TO THE COMPREHENSIVE PLAN AMENDMENT FOR INDIAN TRAILS GROVE (LGA 2015-017); PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, Palm Beach West Associates I, LLLP, is the owner/developer of land included in a rezoning and waiver request application for the property to be known as the Indian Trails Grove to a Planned Unit Development to allow a rezoning from the Agricultural Production and the Agriculture Residential Zoning District to a Planned Unit Development Zoning District and to allow 65% of the local streets within the PUD to terminate in a cul-de-sac; and

WHEREAS, concurrent with the rezoning and waiver application are Unified Land Development Code Text Amendments to acknowledge the RR-1.25 land use plan category and permit RR-1.25 land use category; and

WHEREAS, the subject parcel is generally located west of 180th Avenue North, which is approximately 2 miles west of Seminole Pratt Whitney Road. The limits of the project extend from approximately 94th Street North to the north and to 50th Street North to the south. The subject property consists of approximately 4,929.304 acres; and

WHEREAS, the request is to change the future land use designation from Agricultural Production and Rural Residential, 1 unit per 10 acres to Rural Residential, 1 unit per 1.25 acres; and

WHEREAS, the Land Use Plan Amendment Application Traffic Statement analysis states "several of the links within the project's radius of development influence do not meet the applicable level of services standards as outlined in the Palm Beach County Comprehensive Plan; and

WHEREAS, the Palm Beach County Traffic Division has also found that the above referenced project, revised July 16, 2015, does not meet Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan; and

WHEREAS the project is opposed by governmental and regulatory entities in the Western Communities for many reasons including traffic impacts, negative effects on water quality and destruction of a rural life; and

WHEREAS, the long established concept of greater density to the east and less density to the west is strongly supported by the City.

RESOLUTION NO. 345-15

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA THAT:

SECTION 1: The City Commission of the City of West Palm Beach, Florida, hereby strongly expresses its opposition to the Comprehensive Plan Amendment for Indian Trails Grove (LGA 2015-017).

SECTION 2: The City Commission hereby respectfully requests that the Clerk provide a copy of this resolution to the Palm Beach County Board of Commissioners.

SECTION 3: This Resolution shall take effect as provided by law.

PASSED AND ADOPTED THIS 7TH DAY OF DECEMBER, 2015.



ATTEST:

X *Hazline F. Carson*

CITY CLERK
Signed by: Hazeline Carson

**CITY OF WEST PALM BEACH BY
ITS CITY COMMISSION:**

X *Sylvia Moffett*

PRESIDING OFFICER
Signed by: Sylvia Moffett

APPROVED AS TO FORM AND LEGALITY:

12/4/2015

X *Kimberly L. Rothenburg*

CITY ATTORNEY
Signed by: Kimberly Rothenburg

Exhibit 15

Map from Presentation at May 20, 2016 Council meeting by Bryan Davis, Urban Designer/Principal Planner, Palm Beach County Planning Division

