



# **INDIAN TRAILS GROVE LGA 2016-017**

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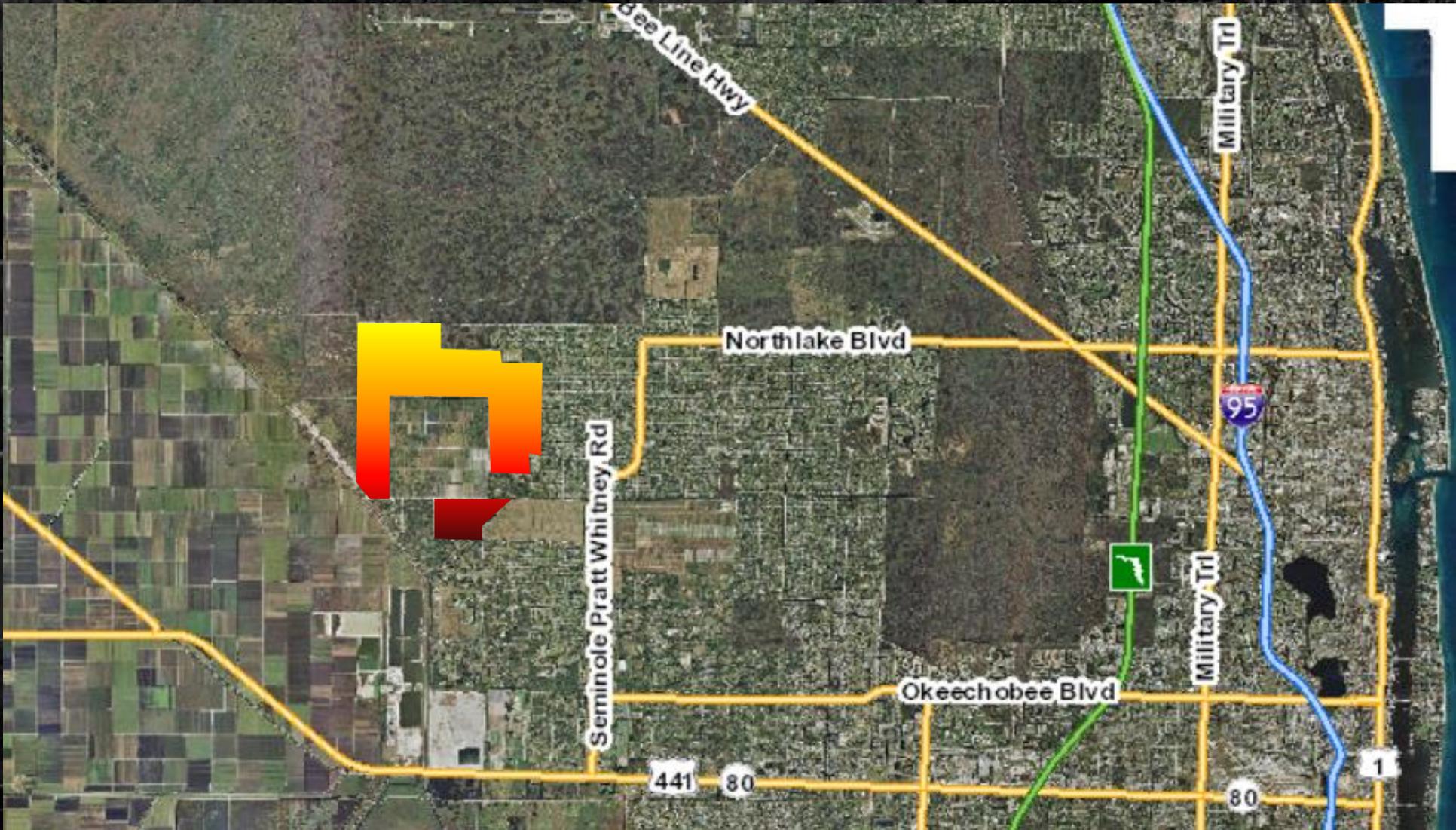
**TCRPC Meeting – May 20, 2016**

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**Bryan M. Davis, CNU-a  
PBC Planning Division**



# Where is Indian Trails Grove?



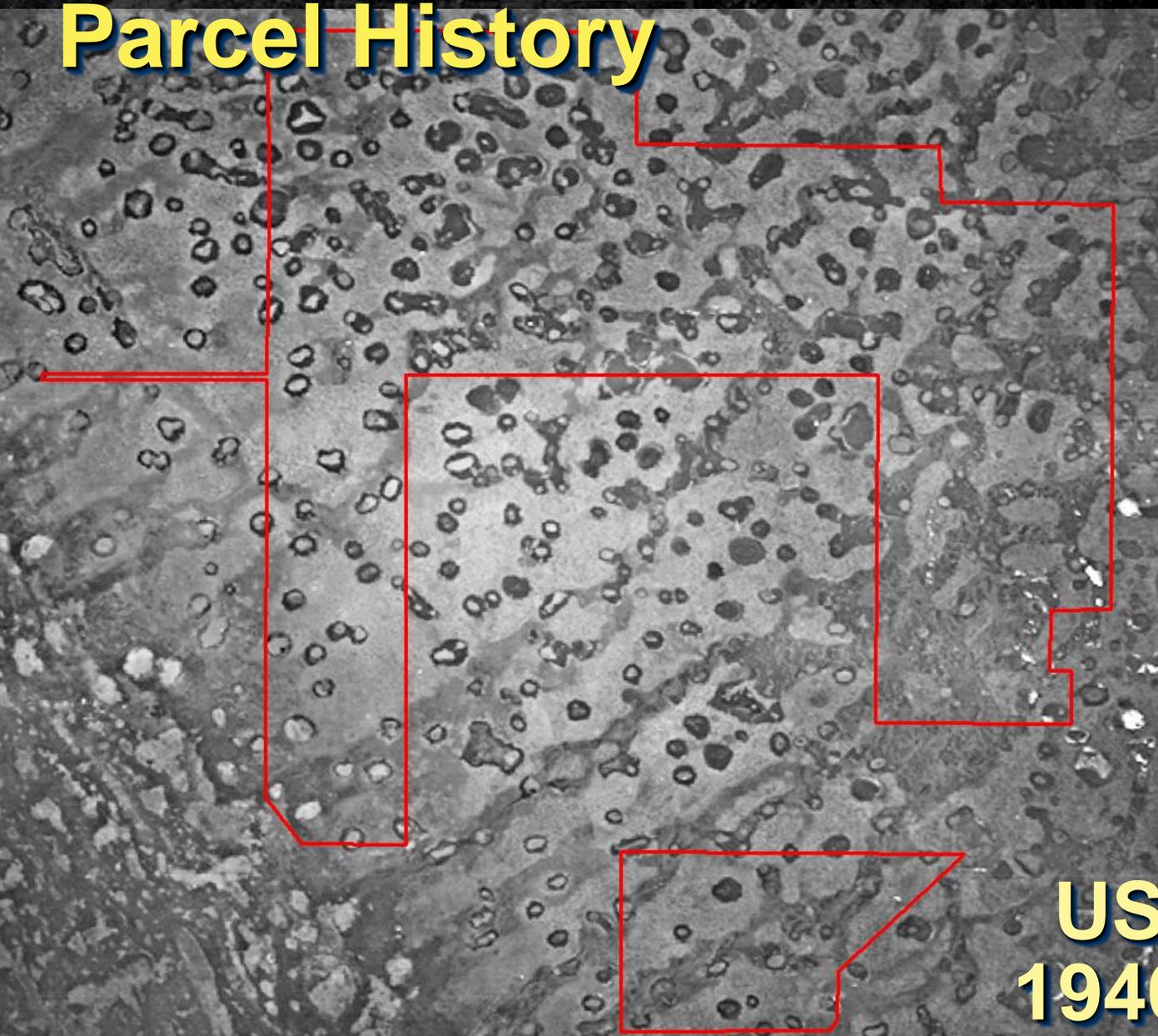


# Parcel History

- 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
- 2000s: Citrus grove operation ceases & transition to row crops



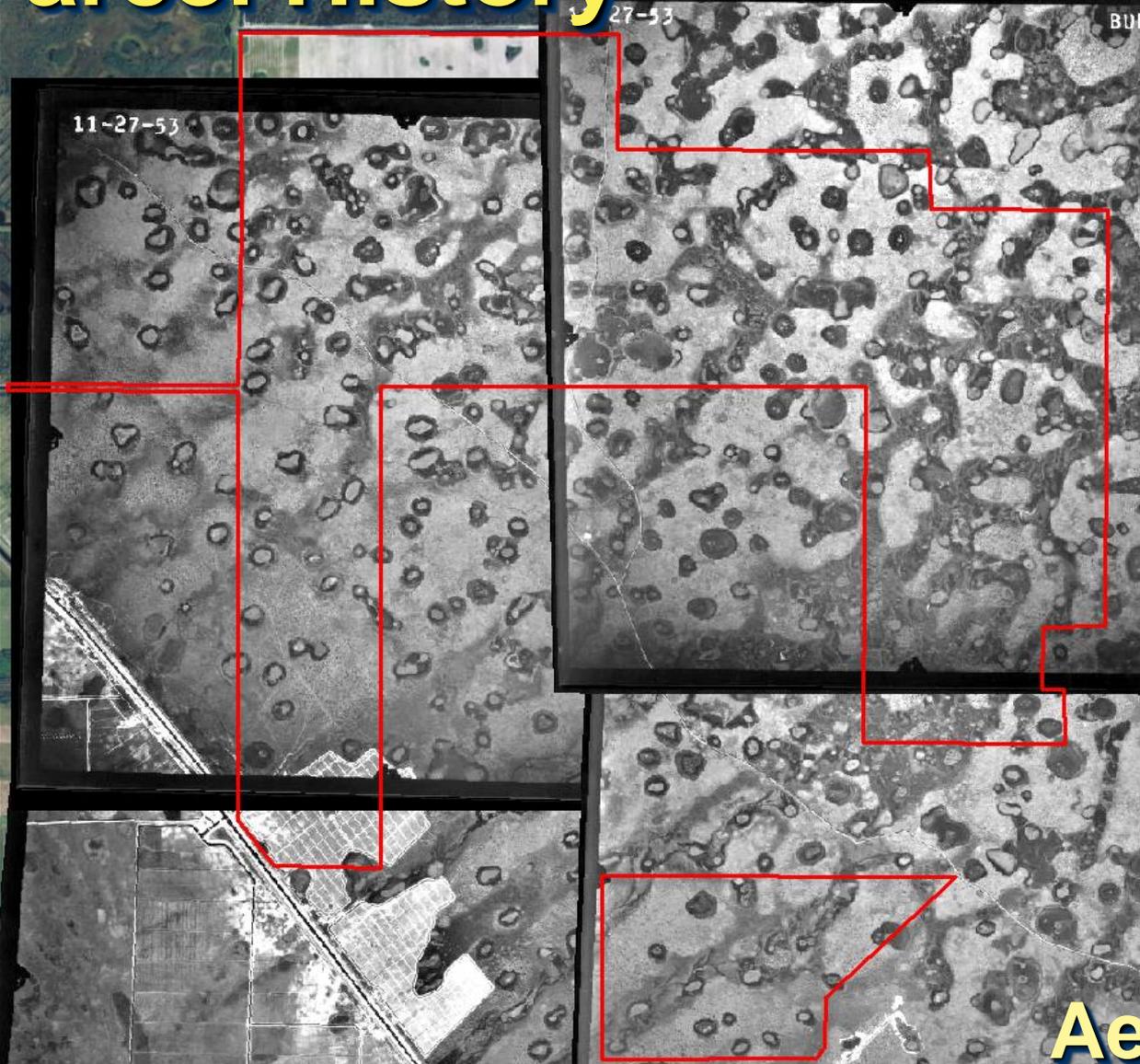
# Parcel History



**USDA Aerial  
1940 C J F 1274**



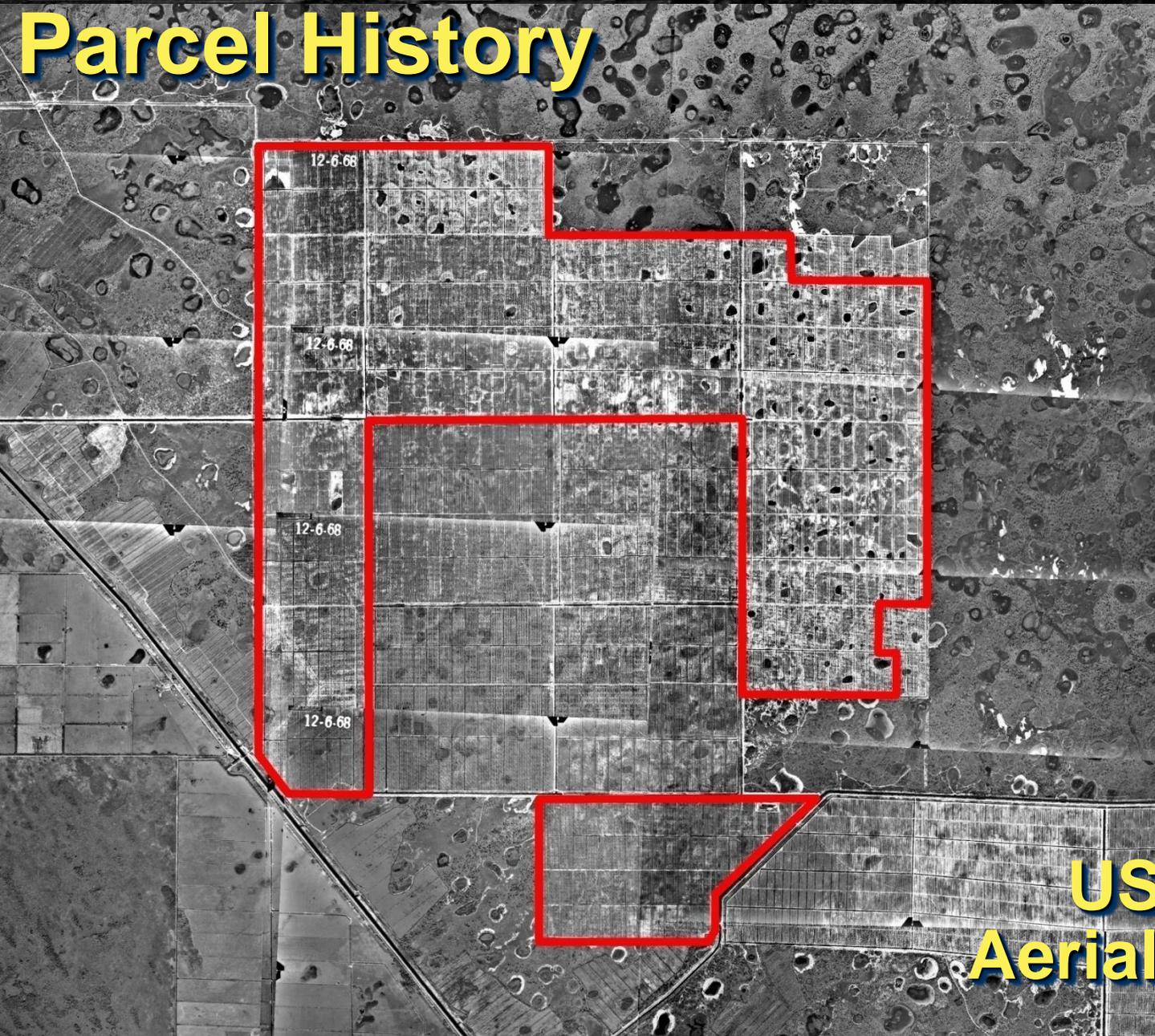
# Parcel History



**USDA 1953  
Aerial Composite**



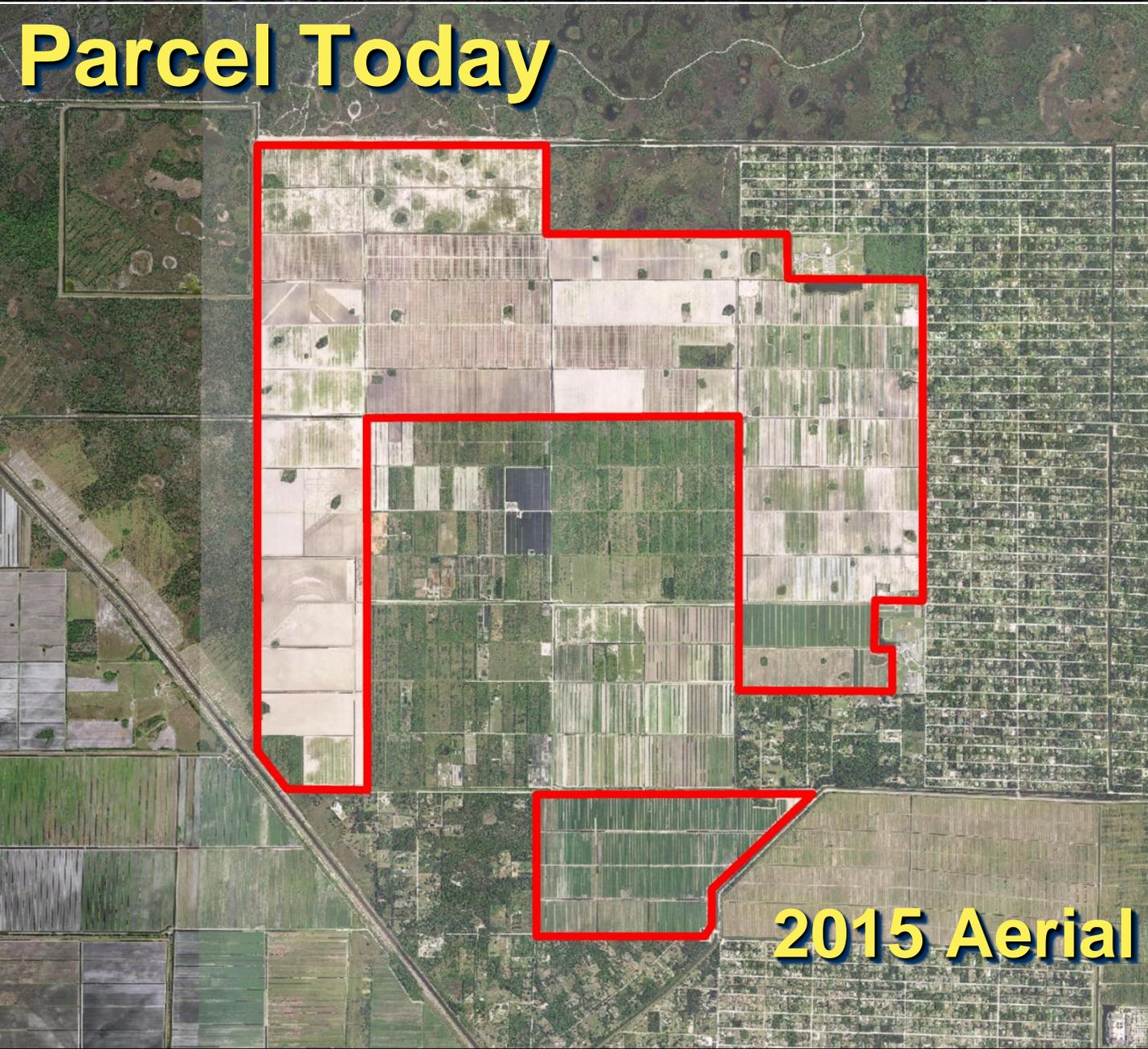
# Parcel History



**USDA 1968  
Aerial Composite**



# Parcel Today



**2015 Aerial**





# **PLANNING HISTORY OF AREA**



# Relevant Planning Efforts

- **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
  - Commercial Uses for the area all located outside of “the Acreage”



# **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"



## Sector Plan in Brief

- **Guiding Principles:**

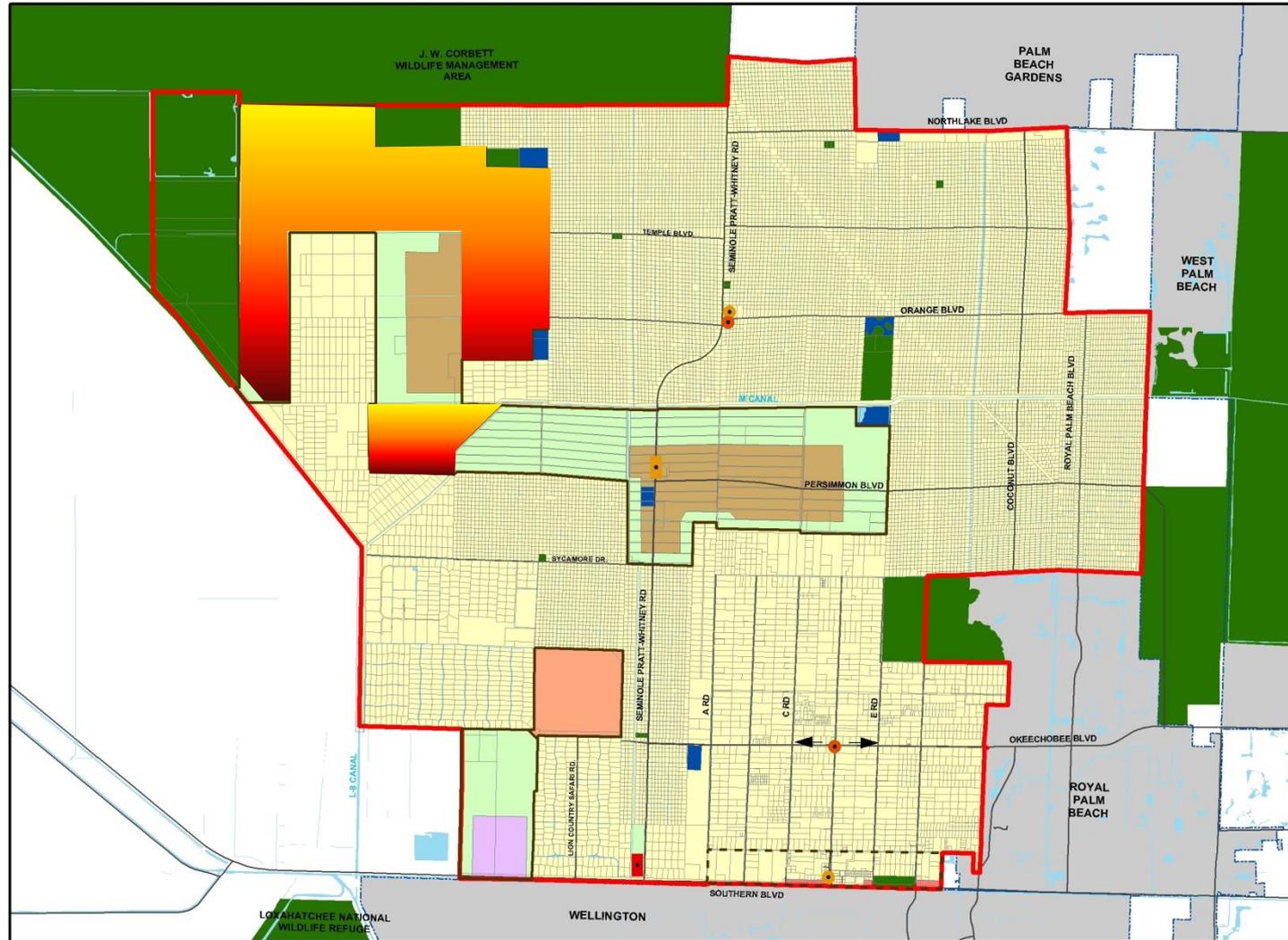
- Preserve Rural Character & Open Space
- Promote Sustainable & Livable Communities, Environmental Sustainability, Economic & Fiscal Sustainability
- Provide Services & Facilities, while minimizing Traffic Impacts
- Manage Water Resources in the area

- **For this Parcel (2007 Remedial Amendment):**

- 0.80 units per acre
- Dedication of Public Facilities
- 10% of units as Workforce Housing
- 60% Open Space (minimum), 40% development area (maximum)
- Use of Traditional Marketplace/Village Center for commercial node(s)
- Up to 550,000 SF of Commercial, & 350,000 SF of Employment uses
- *All large projects exempt from **Policy 3.5-d***



# Sector Plan Conceptual Overlay



**MAP LU 9.1  
CWC SECTOR PLAN  
CONCEPTUAL OVERLAY**

- 900 Acre Minimum RR Cluster Development Eligible Area
- 900 Acre Minimum RR Cluster Development Area
- Southern Boulevard Corridor
- 90 Acre Minimum RR Cluster Development Eligible Area
- General Desired Cluster Open Space
- Rural Residential
- Conservation/Park
- School Owned Property
- Potential Medical-Related Uses
- Commercial Recreation (Lion Country Safari)
- Employment Center
- Sector Plan Boundary
- Thoroughfare Map Roads
- Other Local Roads
- Desired Equestrian Center (Also encouraged in all other CWC areas)

**MarketPlaces (Generalized Locations)**

- New Traditional Marketplace
- Expanded Traditional Marketplace
- New Village Center
- Expanded Village Center

**Disclaimer:**  
This map is conceptual. It is meant to guide future efforts, showing possible build-out and open space scenarios within the Central Western Communities Sector Plan. The locations of developed areas, open space areas, and boundaries between developed areas and open space are not intended to be hard and set. They may be configured differently as the plan is refined and when development actually occurs.  
Notes: Round 05-1, Ord. TED  
SOURCES: PBC Planning Division

**PALM BEACH COUNTY  
COMPREHENSIVE PLAN  
MAP SERIES**

0.5 0.5 1 Miles

Effective Date: TED  
Filename: N:\Map Series\MP D\dup\dup  
Contact: PBC Planning Dept.



# **Indian Trail Groves DRI**

- **DRI proposed (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)



### LEGEND

-  Town center or Mixed Use Center (retail, office, civic, institutional, residential)
-  Commercial (retail, office, restaurants etc.)
-  Agriculture related commercial (farmers' market, upick, bait shop, etc.)
-  Open space (Trail networks - pedestrian, bicycle, canoe, equestrian; Parks, recreation areas, greenways & waterways, flow way, stormwater, agriculture, etc.)
-  Civic & Institutional
-  Residential neighborhoods including additional internal open space
-  Equestrian/pedestrian trail
-  Points of visual interest/focal points

Revised: 01/11/2007





## Area Projects:

- **Indian Trail Groves**
- **Transmitted** : April '16
- 3,897 Units
- 300K SF Commercial
- 50K SF Office

- **Avenir** (PBG)
- **ADOPTED** May 5, 2016
- 3,250 Units
- 2.14M SF Office
- 400K SF Commercial

- **Minto West Ag. Enclave**
- **Adopted/Zoned** Oct '14
- 4,546 Units
- 500K SF Commercial
- 1.5M SF Office/Employment

### Total Approved (as of Apr 12):

- 6,800 DU
- 2,338,500 SF Non-Res

### Totals w/in CWC (approved & proposed):

- 9,727 DU
- 2,763,500 SF Non-Res

### Total depicted:

- 14,977 DU (11,727 w/o PBG)
- 8,553,500 SF Non-Res (6,013,500 SF w/o PBG)

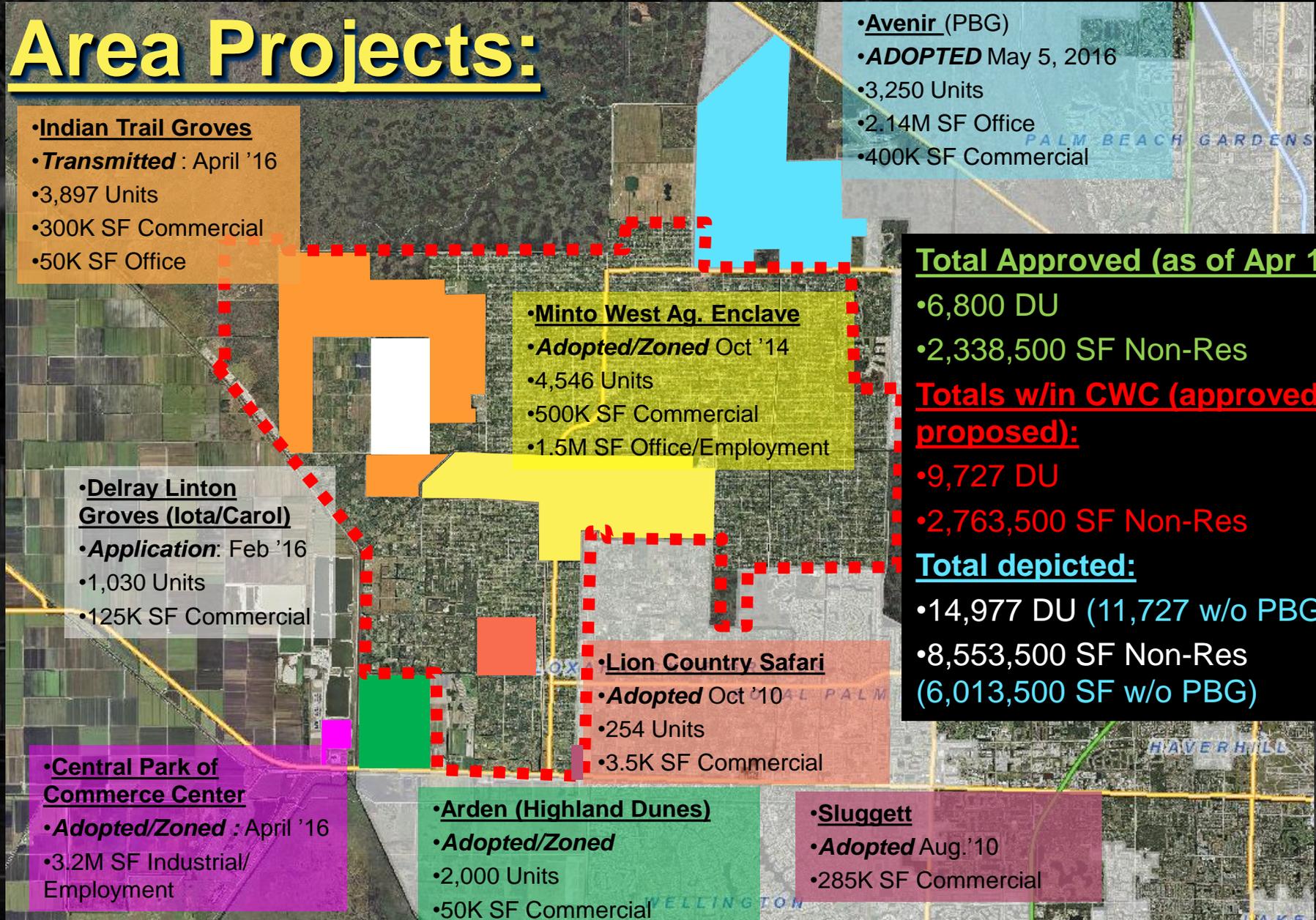
- **Delray Linton Groves (Iota/Carol)**
- **Application:** Feb '16
- 1,030 Units
- 125K SF Commercial

- **Lion Country Safari**
- **Adopted** Oct '10
- 254 Units
- 3.5K SF Commercial

- **Central Park of Commerce Center**
- **Adopted/Zoned** : April '16
- 3.2M SF Industrial/Employment

- **Arden (Highland Dunes)**
- **Adopted/Zoned**
- 2,000 Units
- 50K SF Commercial

- **Sluggett**
- **Adopted** Aug.'10
- 285K SF Commercial



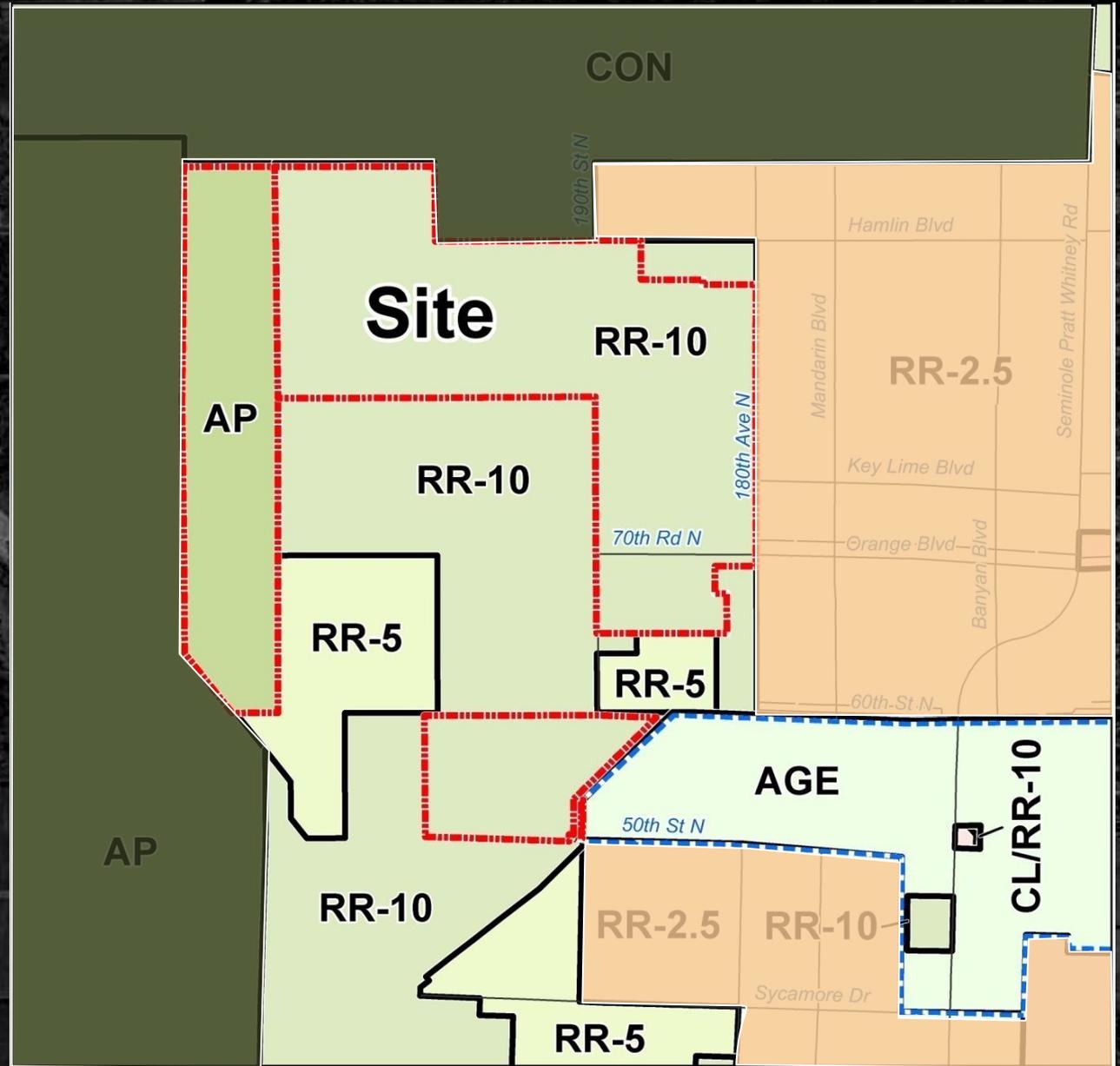


•Rural Tier

•4,871.54 ac.

•1,279.44 ac.  
of AP Lands

•RR-10 & AP to  
WCR





## ITG Proposal:

- FLUA Amendment from **RR-10** (3,592 acres) & **AP** (1,279 acres) to a new FLU Designation **“WCR”** (increase from 0.1 to 0.8 DU/acre)
- Increases from 359 units to **3,897 units**
- Includes **350,000 square feet of Commercial**
- Remains in the **Rural Tier**
- Designates **Limited Urban Service Area (LUSA)**
- Creates a **Overlay** specific to the project
- Adds exemption from Long Range Transportation Planning (FLUE **Policy 3.5-d**)

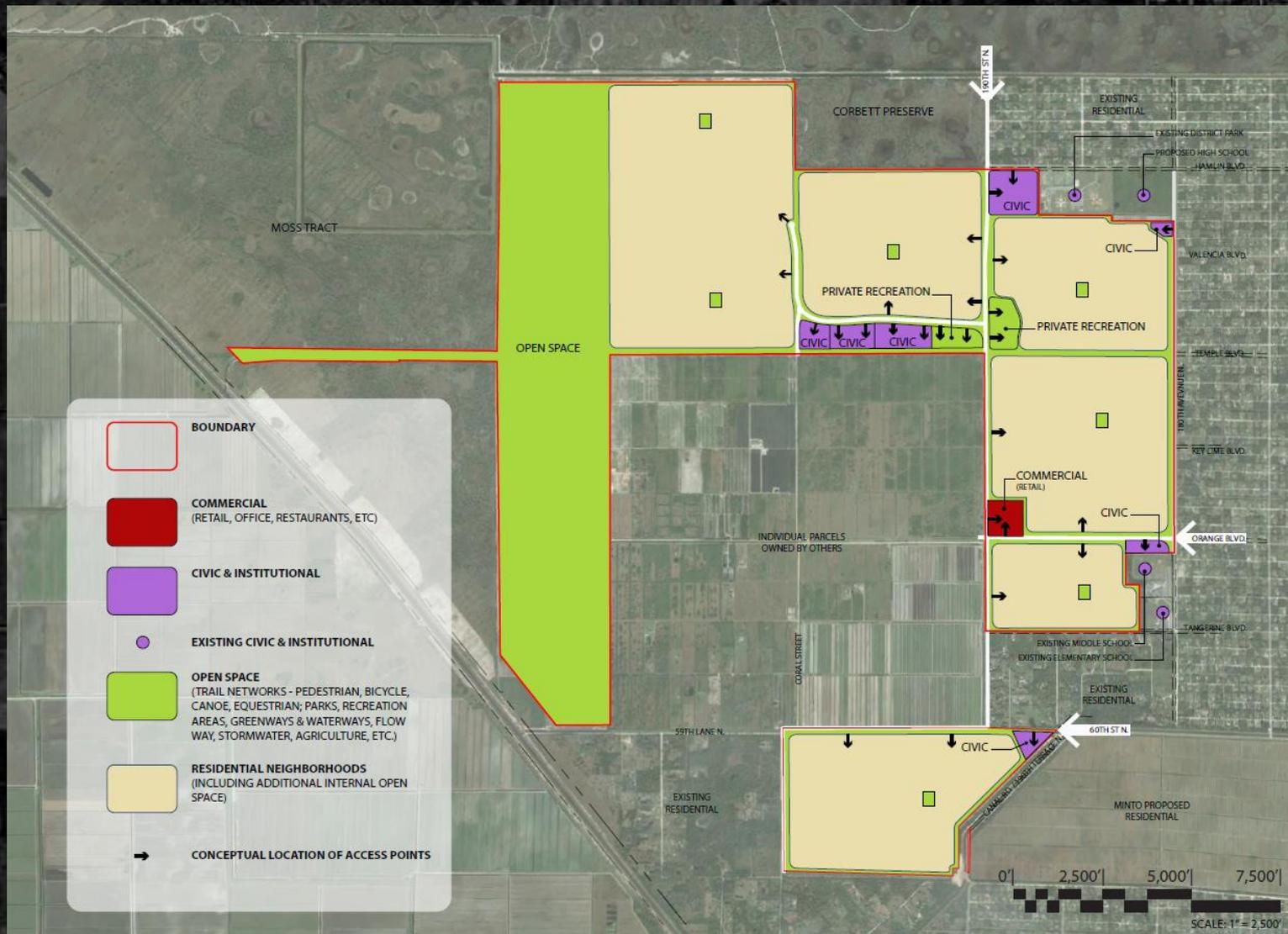


## ITG Additional Details

- **Open Space:**
  - Min. 50% of project in open space (includes 1,100 acres for agriculture, 640 acres for regional water management)
  - Min. 66.7% in open space when including trails, retention, buffers, etc. (33.3% would be the maximum size of the developed area)
- **Also Includes:**
  - Dedication of land for Civic Sites (Schools, Parks, Fire Station, etc.)
  - Provision of 11.5 miles of pedestrian/bicycle paths and 17 miles of equestrian trails
  - 10% of units to be provided as Workforce Housing
- **Roadway Commitments:**
  - Portions of 60<sup>th</sup>, 190<sup>th</sup>, Orange, connection to Hamlin
  - \$5M payment over “proportionate fair share”



## ITG Conceptual Plan (July 2015)





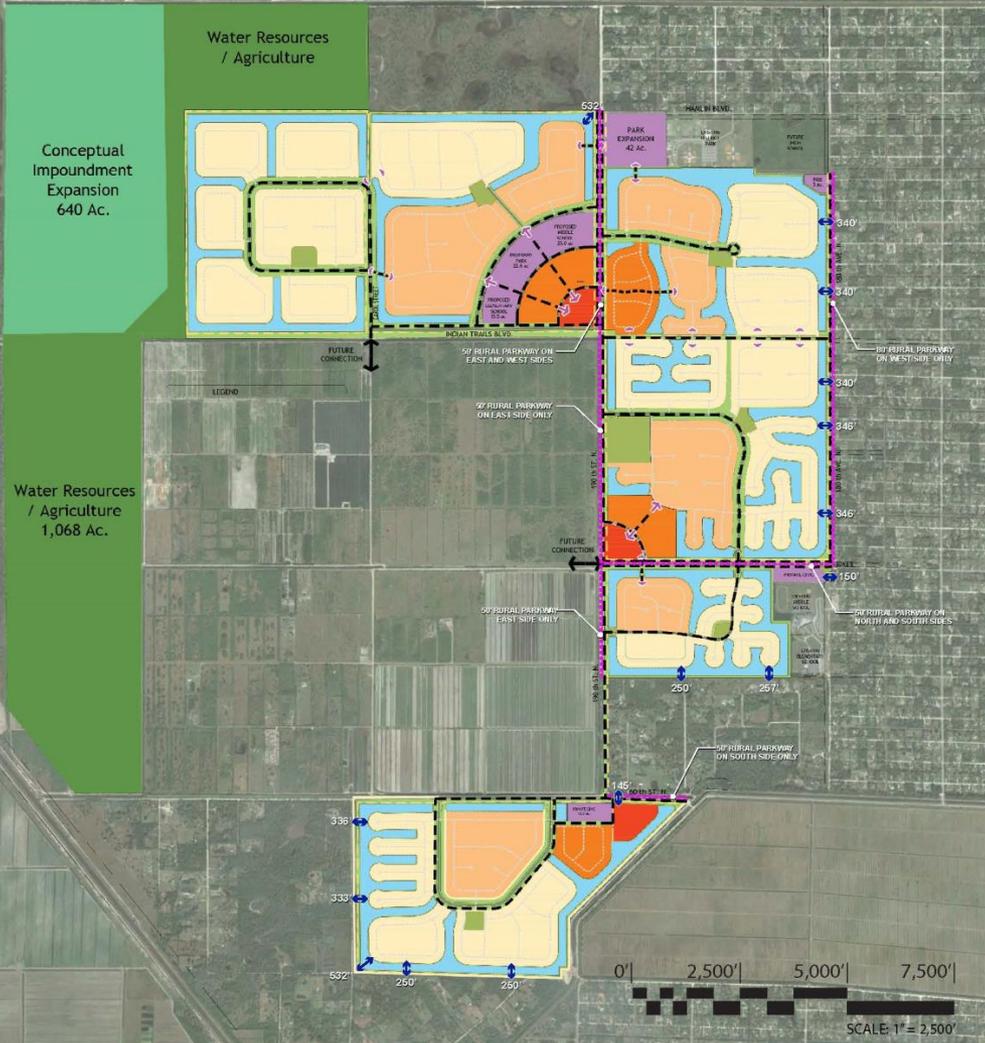
# ITG Conceptual Plan (Jan. 2016, Ex. 3)

urban  
design  
kilday  
STUDIOS

LAND USE MIX				
<b>High Density Residential</b>				
Unit Type	Land Area		Net Density DU/Acre	
	Min. Acres	Max. Acres	Min.	Max.
High Density 1 (ZLL & TH)	82	94	5.00	7.00
High Density 2 (ZLL)	65	88	3.00	5.00
<b>Medium Density Residential</b>				
Unit Type	Land Area		Net Density DU/Acre	
	Min. Acres	Max. Acres	Min.	Max.
ZLL & SF	761	818	2.00	4.00
<b>Low Density Residential</b>				
Unit Type	Land Area		Net Density DU/Acre	
	Min. Acres	Max. Acres	Min.	Max.
SF	842	1413	1.00	3.00
<b>MAXIMUM NUMBER OF RESIDENTIAL UNITS - 3,897 (800 du/ac.)</b> (High Density, Medium Density and Low Density Residential)				
<b>Open Space</b>				
	Min. %	Max. %	Note: Exterior Open Space is included in Total Open Space	
Total Required Open Space	66.67%	80.00%		
Exterior Open Space	60.00%	70.00%		
<b>Urban Requirements</b>				
	Min. %	Max. %		
Total Civic	2.00%	4.00%		
<b>Commercial Requirements</b>				
	Min. Acres	Max. Acres	Note: Commercial includes 250,000 SF Retail and 60,000 SF Office. 47 acres being 2% of the developable area (total acreage less EXTERIOR open space)	
Total Commercial	47	56		
<b>Recreation Requirement</b>				
	Min. Acres	Max. Acres		
0.887 Residential Unit/acre	24	65		

**LEGEND**

- Pedestrian Pathways Public connectivity 11 miles +/-
- Public horse trails - 17.5 miles +/-
- Sidewalk connectivity
- Rural Parkway (Width as Noted on Plan)
- Community connectivity
- Setback to ITG Perimeter Property Line
- Commercial / Retail & Office
- High Density Development Multi family and ZLL lots
- Medium Density Housing 50' ZLL to 65' SF lots
- Low Density Housing 65' SF to 100+ SF lots
- Civic / Institutional use
- Private Recreation
- Exterior Open space
- Exterior Open Space Water Management Areas
- Water Resources / Agriculture
- Conceptual Impoundment Expansion



INDIAN TRAILS GROVE  
CONCEPTUAL PLAN  
JANUARY xx, 2016





## Indian Trails Grove Public Benefits:

- Offer of 640 acres of land, approximating 5,000 acre/feet of impoundment for ITID
- Over 3,200 acres to remain as open space
- Dedication of Land for Fire Station, Parks, Schools
- 390 Workforce Housing units
- Extensive public trail network w/in project
- Potential for Trip/VMT Reduction and Land Use balancing
- More sustainable development form
- Consistent with the County's Sector Plan vision



## Text & Map Series Amendments:

- **Indian Trails Grove Overlay (ITGO): Obj. 1.12**
  - Location
  - Depict on Map Series Map LU 3.1
  - Compatibility
  - Development Form & Zoning District
  - Contiguity
  - Trolley
  - Range of Housing Choices
  - Dedications for Public Facilities (Drainage, School Sites, Parks, Fire Rescue Station)
  - Other Improvements/Funding (paved roads w/in development, water/wastewater, stormwater retention, paths & trail systems, commitment to off-site road improvements and \$5M payment over proportionate fair share)



## Text & Map Series Amendments:

- **Western Communities Residential (WCR): Obj. 4.5**
  - Defined in the Introduction/Administration Element
  - Exclusive to ITGO
  - Conceptual Plan required
    - All actions consistent with Plan
    - Depiction of uses, ranges, locations
  - Agricultural Uses allowed to remain
  - PUD zoning w/TMD form for commercial uses
  - Compatibility through:
    - Open Space Requirements
    - Density Clustering



## **Text & Map Series Amendments:**

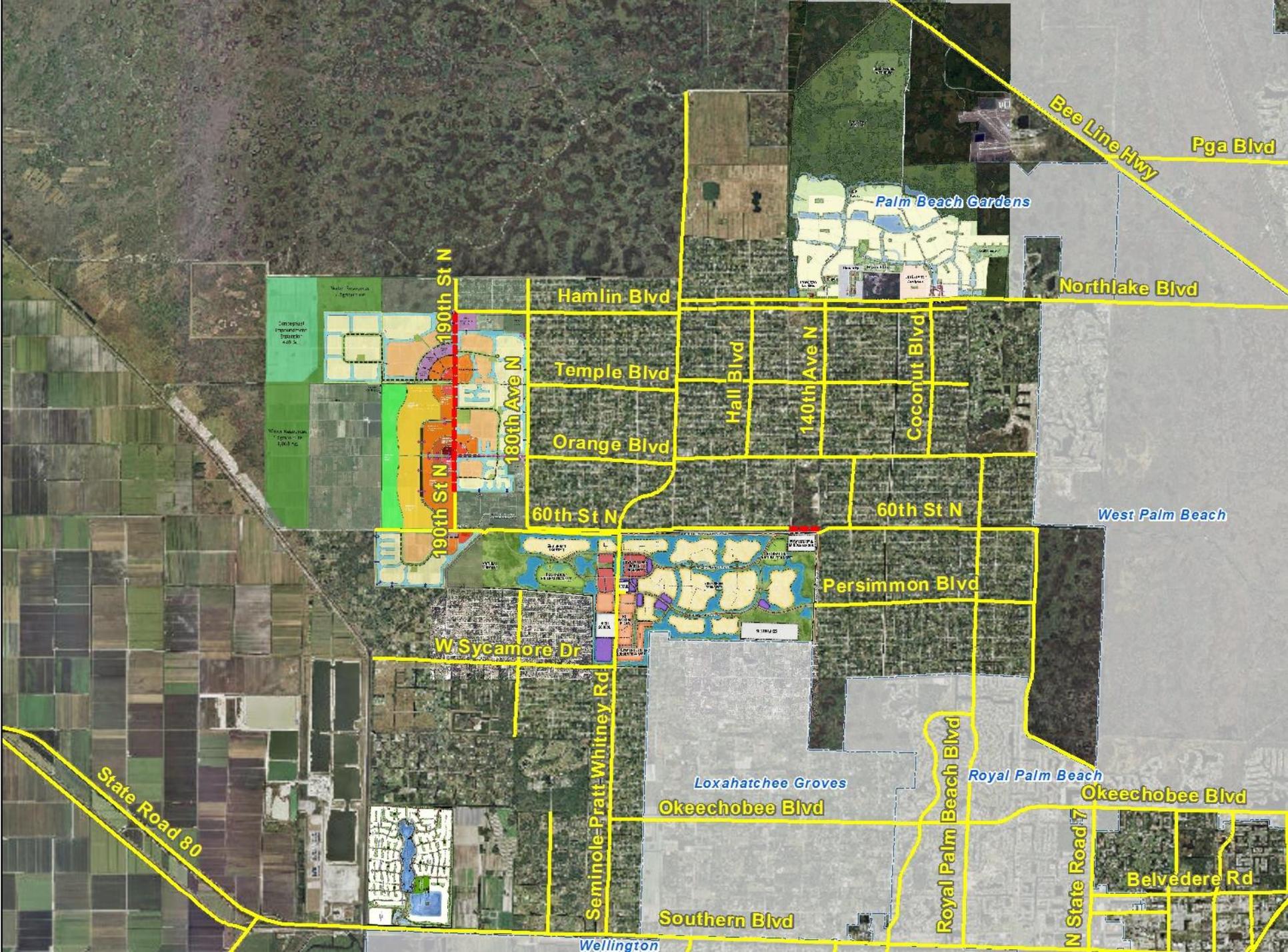
- **Limited Urban Service Area (LUSA)**
  - Depicted on Map Series Maps LU 1.1 & 1.2
- **Transportation Element**
  - Policy 1.4-q: Rural Parkways--180<sup>th</sup>, Orange, 190<sup>th</sup>, and 60<sup>th</sup>
  - Map Series Map TE 14.1 Thoroughfare ID map: Add 60<sup>th</sup> & 190<sup>th</sup>
- **Other changes to include the WCR FLU in Plan**
- **Policy 3.5-d Exemption**



# **TRANSPORTATION:**

- **Are road impacts**





Pga Blvd

Bee Line Hwy

Northlake Blvd

Palm Beach Gardens

Hamlin Blvd

Temple Blvd

Orange Blvd

60th St N

60th St N

West Palm Beach

Persimmon Blvd

W Sycamore Dr

Loxahatchee Groves

Okeechobee Blvd

Royal Palm Beach

Okeechobee Blvd

Belvedere Rd

Southern Blvd

Wellington

N State Road 7

Royal Palm Beach Blvd

Seminole-Pratt-Whitney Rd

State Road 80

190th St N

180th Ave N

Hall Blvd

140th Ave N

Coconut Blvd



## Conclusions:

- ***Consistent with all Statutory Requirements***
  - *Compatible* with existing/surrounding uses
  - No Service Provider Issues identified
  - Is ***NOT*** Urban Sprawl
- ***Consistent with the Comp. Plan***
  - Managed Growth Tier System
  - Service Area Requirements
  - County Directions
- ***Quantifiable Public Benefits***
- ***Addresses Regional Issues***



## Actions to Date:

- On April 12, 2016, the BCC **TRANSMITED** the proposed **Text & Map Series Amendments and FLUA Amendment with Conditions (6-1 vote)**:
  - Maximum Gross Density of 0.80 DU/acre
  - Development consistent w/the Site Data Table & Conceptual Plan (Ex. 3)
  - Commercial Development limited on site to a maximum of 350,000 SF
    - 300,000 SF of “Retail”
    - 50,000 SF of “Office”
- The Planning Commission recommended **APPROVAL** of the request as proposed (8-3) at the February 12, 2016 hearing.



# Palm Beach County

## LAND USE MIX

High Density Residential					
Unit Type	Land Area		Net Density DU/Acre		
	Min. Acres	Max. Acres	Min.	Max.	
High Density 1 (ZLL & TH)	62	94	5.00	7.00	
High Density 2 (ZLL)	65	95	3.00	5.00	

Medium Density Residential					
Unit Type	Land Area		Net Density DU/Acre		
	Min. Acres	Max. Acres	Min.	Max.	
ZLL & SF	745	210	2.00	4.00	

Low Density Residential					
Unit Type	Land Area		Net Density DU/Acre		
	Min. Acres	Max. Acres	Min.	Max.	
SF	942	1412	1.00	3.00	

MAXIMUM NUMBER OF RESIDENTIAL UNITS - 3,097 (800 du/ac.)  
(High Density, Medium Density and Low Density Residential)

Open Space			
	Min. %	Max. %	Note
Total Required Open Space	66.67%	80.00%	Note: Exterior Open Space is included in Total Open Space.
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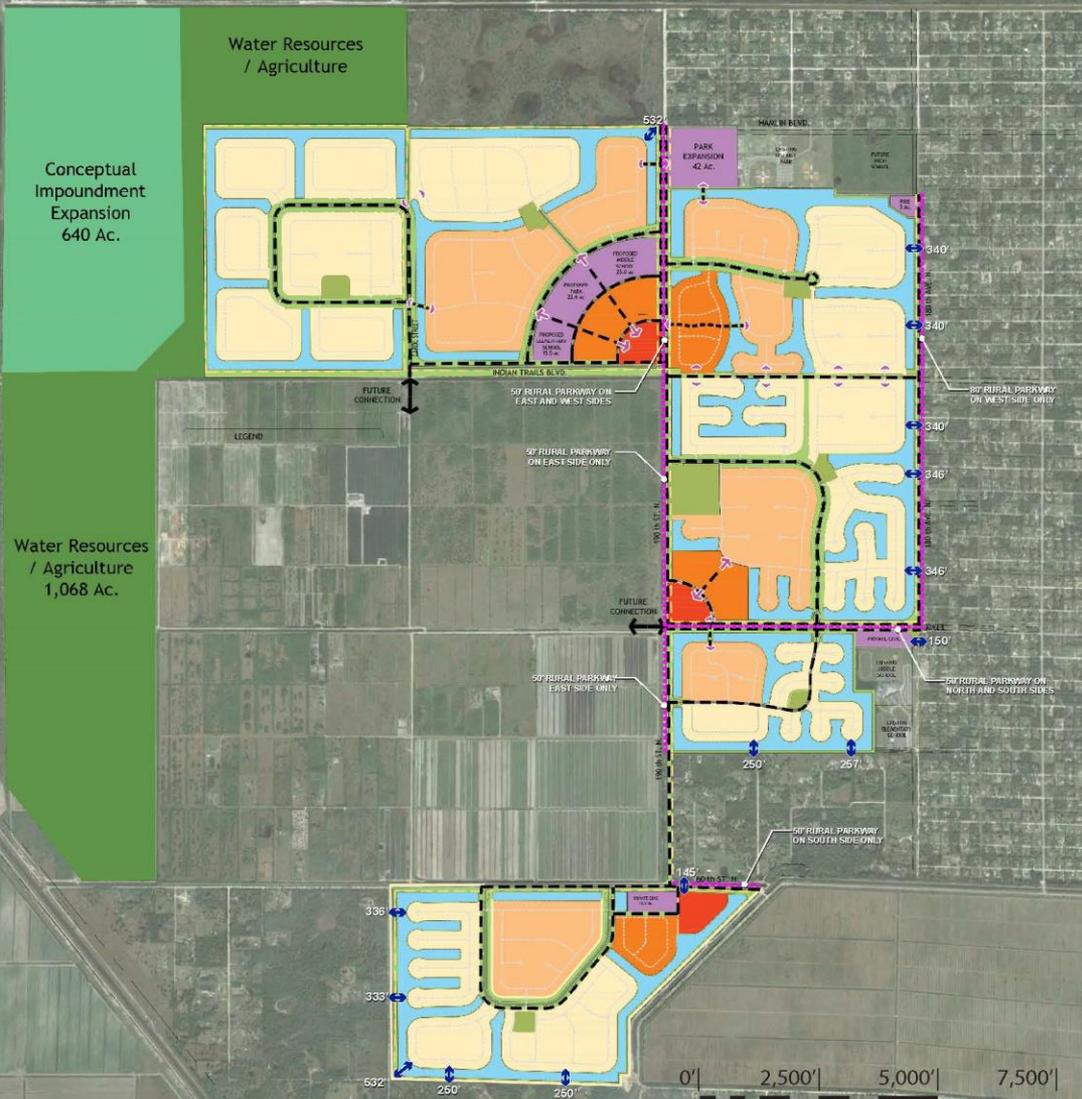
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SCALE: 1" = 2,500'