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:

  o Adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan (SRPP); and

  o 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
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
Staff Recommendation

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