INDIAN TRAILS GROVE
LGA 2016-017

TCRPC Meeting – May 20, 2016

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PBC Planning Division
Where is Indian Trails Grove?
Palm Beach County

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
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*
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- Withdrawn per FS 380.06(10)(b) by TCRPC in ‘09
Area Projects:

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

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

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

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

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

- **Arden (Highland Dunes)**
  - *Adopted/Zoned*: April ’16
  - 2,000 Units
  - 50K SF Commercial

- **Sluggett**
  - *Adopted*: Aug.’10
  - 285K SF Commercial

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

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)
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- 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 60th, 190th, Orange, connection to Hamlin
  – $5M payment over “proportionate fair share”
ITG Conceptual Plan (Jan. 2016, Ex. 3)
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
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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--180th, Orange, 190th, and 60th
  - Map Series Map TE 14.1 Thoroughfare ID map: Add 60th & 190th

- **Other changes to include the WCR FLU in Plan**

- **Policy 3.5-d Exemption**
TRANSPORTATION:

• Are road impacts
Conclusions:

- **Consistent will 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 **TRANSMITTED** the proposed **Text & Map Series Amendments and FLUA Amendment with Conditions (6-1 vote):**
  - Maximum Gross Density of 0.80 DU/acre
  - Development consistent with 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.
Land Use Mix

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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 2LD lots
- Medium Density Housing
- 50' 2LD to 65' 3FD lots
- Low Density Housing
- 65' 5FD to 100' 5FD lots
- Civic / Institutional use
- Private Recreation
- Exterior Open space
- Exterior Open Space
- Water Management Areas
- Water Resources / Agriculture
- Conceptual Impoundment Expansion

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