



**BOARD OF COUNTY COMMISSIONERS  
PLANNING & ZONING ADOPTION HEARING  
AMENDMENTS TO THE AGENDA  
OCTOBER 24, 2023**

**PUBLIC HEARING**

**3.A.1 LGA 2022-021 Indian Trails Grove Agricultural Reserve Exchange FLUA & Text**

**REVISE - To amend the Future Land Use Atlas (FLUA) Amendment** (to modify Conditions of Approval in Exhibit 1) with the added text underlined and deleted text ~~struck-out~~.

17. The Zoning development order shall require the following at minimum for the 1,600 acre WCR Exchange Parcel/Palm Beach County Conveyance depicted on the Indian Trails Grove Conceptual Plan, whichever shall first occur:
  - a. Prior to the issuance of the first residential building permit within Indian Trails Grove PUD the completed construction and successful operation of the water feature on the WCR Exchange Parcel as depicted on the adopted Indian Trails Grove Conceptual Plan shall be complete and operational to the County’s satisfaction. The County Administrator, or designee, shall consider, among other items, the engineer certification of the water feature’s compliance with the design specifications to determine if it is complete. Upon delivery of ~~such~~ written ~~certification notification~~ from the County to the property owner that the County is satisfied that the water feature is complete and operational, the property owner shall convey the 1,600 acres labeled on the Conceptual Plan as the “WCR Exchange Parcel/Palm Beach County Conveyance (1,600 acres)” to the County. The County will not issue any residential building permits within Indian Trails Grove PUD until such time that the water feature is complete and operational pursuant to this condition and the property is conveyed to the County; or
  - b. Prior to the issuance of 360<sup>th</sup> residential Certificate of Occupancy for the 1,000 unit age restricted development within Hyder West PUD (Control Number 2022-005), the completed construction and successful operation of the water feature on the WCR Exchange Parcel as depicted on the adopted Indian Trails Grove Conceptual Plan shall be complete and operational to the County’s satisfaction. The County Administrator, or designee, shall consider, among other items, the engineer certification of the water feature’s compliance with the design specifications to determine if it is complete. Upon delivery of ~~such~~ written ~~certification notification~~ from the County to the property owner that the County is satisfied that the water feature is complete and operational, the property owner shall convey the 1,600 acres labeled on the Conceptual Plan as the “WCR Exchange Parcel/Palm Beach County Conveyance (1,600 acres)” to the County. The County will not issue any more Certificates of Occupancy beyond the 359<sup>th</sup> ~~one~~ for the 1,000 unit adult age restricted development within the Hyder West PUD until such time that the water feature is complete and operational pursuant to this condition and the subject property is conveyed to the County.
  
18. **[Applicant Proposed]** The Zoning development order shall require the following ~~at minimum~~ for the 200 acre active recreation facility (Public Civic Pod):
  - ~~a. Prior to the issuance of the 261<sup>st</sup> residential building permit (exclusive of model permits) within Indian Trails Grove PUD, the completion of construction of the 200-acre active recreation facility inclusive of the improvements required pursuant to the Development Agreement denoted within FLUE Policy 1.11-k, property owner will convey the 200 acres labeled on the Indian Trails Grove Conceptual Plan as “Civic – Park (200 Acres)” to the County.~~
  - Completion of construction of the 200-acre active recreation facility (inclusive of the improvements required pursuant to the Development Agreement denoted within FLUE Policy 1.11-k) and conveyance to the County of the 200 acres labeled on the Indian Trails Grove Conceptual Plan as “Civic – Park (200 Acres)”, upon the earlier to occur of the following:
    - a. Issuance of the 261<sup>st</sup> residential building permit (exclusive of model permits) within Indian Trails Grove PUD; or,
    - b. The later to occur of: (i) the issuance of the 500<sup>th</sup> residential Certificate of Occupancy for the 1,000 unit age restricted development within Hyder West PUD (Control Number 2022-005), or (ii) the date that is four (4) years after this Development Order becomes fully final and non-appealable.

**REVISE - To amend the Comprehensive Text Amendment** (to modify text language in Exhibit 2) with the added text underlined and deleted text ~~struck-out~~.

**B. Future Land Use Element, Agricultural Reserve Tier**

2. **NEW Policy 1.5.1-i.1:** In order to promote regional water management opportunities outside of the Agricultural Reserve Tier, limited land in the Agricultural Reserve may convert from agricultural preservation to unique development options that are not otherwise available in the Tier. The six projects listed below may utilize the land dedicated to the County as designated on the adopted Indian Trails Grove Conceptual Plan for a regional water management or agriculture use and depicted as the WCR Exchange Parcel/Palm Beach County Conveyance within the Western Communities Residential Overlay (WCRO) as further indicated in Policy ~~4.44-j~~ 1.11-i, to partially satisfy 60/40 AGR-PUD Preserve requirements as specified for the following existing 60/40 AGR-PUDs. ...text omitted for brevity

**C. Future Land Use Element, West Hyder Overlay**

3. **NEW Policy 1.5.2-b:** ...text omitted for brevity

Hyder West AGR-PUD (Control Number 2022-005):

...text omitted for brevity

- b. **[Staff Proposed]** Up to 277 units of workforce housing, consisting of a minimum of 152 for-sale units equally distributed between 60-120% affordability range, and a maximum of 125 rental units equally distributed between 60-140% affordability range, and to be provided on-site (with no buyout, exchange, or in-lieu option). Fulfillment (issuance of Certificate of Occupancy – COs) of all 277 workforce housing units shall be completed prior to the issuance of 277 residential Certificate of Occupancies for the adult age-restricted residential development portion of the subject site.

- ~~b. **[Applicant Proposed]** Up to 277 units of workforce housing, consisting of a minimum of 152 for-sale units equally distributed between 60-140% affordability range, and a maximum of 125 rental units equally distributed between 60-140% affordability range, and to be provided on-site (with no buyout, exchange, or in-lieu option). Fulfillment (issuance of Certificate of Occupancy – COs) of all 277 workforce housing units shall be completed prior to the issuance of 277 residential Certificate of Occupancies for the adult age-restricted residential development portion of the subject site.~~

...text omitted for brevity

4. **NEW Policy 1.5.2-c:** Consistent with Policy 1.5.2-b, Hyder West AGR-PUD (Control Number 2022-005) may utilize up to 909.31 acres of WCR land to satisfy 909.31 acres and 727.45 units towards its AGR-PUD requirements, provided the land is designated on the adopted Indian Trails Grove Conceptual Plan as the WCR Exchange Parcel/Palm Beach County Conveyance for a regional water management or agriculture use within the Western Communities Residential Overlay (WCRO) as further described in Policy ~~4.44-j~~ 1.11-i. The corresponding zoning development order shall clearly depict the preserve and unit allocation from the WCRO on the approved development order plans and corresponding resolution; however, the WCRO lands are not included within the zoning development order.

6. **NEW Policy 1.5.2-e: WCR Exchange Parcel - Water Project Conveyance.** In order to fulfill the stated purpose of the West Hyder Overlay Sub-Objective to promote regional water management opportunities outside of the Agricultural Reserve Tier as detailed in Policy 1.11-i, and commensurate with the development in the West Hyder Overlay, the Hyder West AGR-PUD (Control Number 2022-005) Zoning development order shall require the following at minimum:

1. Prior to the issuance of the 360<sup>th</sup> residential Certificate of Occupancy for the 1,000 unit adult age restricted development within the Hyder West PUD, the completed construction and successful operation of the water feature at the WCR Exchange Parcel as depicted on the adopted Indian Trails Grove Conceptual Plan shall be complete and operational to the County's satisfaction. The County Administrator, or designee, shall consider, among other items, the engineer certification of the project's compliance with the design specifications to determine if the water feature is complete. Upon delivery of such written certification notification from the County to the property owner that the County is satisfied that the water feature is complete and operational, the property owner shall establish by a recorded plat and convey the 1,600 acres labeled on the Indian Trails Grove Conceptual Plan as the "WCR Exchange Parcel/Palm Beach County Conveyance (1,600 acres)" to the County. The County will not issue any more Certificates of Occupancy beyond the 359<sup>th</sup> for the 1,000 unit adult age restricted development within the Hyder West PUD until such time that the water feature is complete and operational pursuant to this policy and the subject property is conveyed to the County.

**D. Future Land Use Element, Western Communities Residential Overlay**

**OBJECTIVE 1.11 Western Communities Residential Overlay**

**1. REVISE General:** *text omitted for brevity..*

This exchange of density between the WCRO and Agricultural Reserve Tier~~s~~ is based on the original 3,897 units in the 2016 approval (Ordinance ~~2016-040~~ 2016-041).

*... text omitted for brevity*

**7. NEW Policy 1.11-i: WCR Exchange Parcel - Water Project Uses.** The areas within the Western Communities Residential Overlay that are designated as the 1,600 acre WCR Exchange Parcel on the adopted Indian Trails Grove Conceptual Plan shall be conveyed via warranty deed to the County or other governmental entity that is not a CDD subject to Policy ~~1.5.2-f~~ 1.5.2-e.

**8. NEW Policy 1.11-j:** Lands within the Western Communities Residential Overlay that are designated on the adopted Indian Trails Grove Conceptual Plan as the WCR Exchange Parcel/Palm Beach County Conveyance for a regional water management or agriculture use as further described in Policy ~~1.11-j~~ 1.11-i shall satisfy Agricultural Reserve Tier AGR-PUD Preserve area and density requirements for the projects and amounts, as follows: *... text omitted for brevity*

**3.B.1 ABN/DOA/W-2022-00155 Indian Trail Groves (Control 2002-90045)**

**REVISE - To amend** Conditions of Approval with the added text underlined and deleted text ~~struck-out~~.

**REVISE PLANNING Condition 41 Exhibit C-1 as follows:**

41. Per LGA 2022-21, condition 17. The following at minimum is required for the 1,600 acre WCR Exchange Parcel/Palm Beach County Conveyance depicted on the Indian Trails Grove Conceptual Plan, whichever shall first occur:

a. Prior to the issuance of the first residential building permit within Indian Trails Grove PUD the completed construction and successful operation of the water feature on the WCR Exchange Parcel as depicted on the adopted Indian Trails Grove Conceptual Plan shall be complete and operational to the County's satisfaction. The County Administrator, or designee, shall consider, among other items, the engineer certification of the water feature's compliance with the design specifications to determine if it is complete. Upon delivery of ~~such~~ written ~~certification notification~~ from the County to the property owner that the County is satisfied that the water feature is complete and operational, the property owner shall convey the 1,600 acres labeled on the Conceptual Plan as the "WCR Exchange Parcel/Palm Beach County Conveyance (1,600 acres)" to the County. The County will not issue any residential building permits within Indian Trails Grove PUD until such time that the water feature is complete and operational pursuant to this condition and the property is conveyed to the County~~;~~ or

b. Prior to the issuance of 360<sup>th</sup> residential Certificate of Occupancy for the 1,000 unit age restricted development within Hyder West PUD (Control Number 2022-005), the completed construction and successful operation of the water feature on the WCR Exchange Parcel as depicted on the adopted Indian Trails Grove Conceptual Plan shall be complete and operational to the County's satisfaction. The County Administrator, or designee, shall consider, among other items, the engineer certification of the water feature's compliance with the design specifications to determine if it is complete. Upon delivery of ~~such~~ written ~~certification notification~~ from the County to the property owner that the County is satisfied that the water feature is complete and operational, the property owner shall convey the 1,600 acres labeled on the Conceptual Plan as the "WCR Exchange Parcel/Palm Beach County Conveyance (1,600 acres)" to the County. The County will not issue any more Certificates of Occupancy beyond the 359<sup>th</sup> ~~one~~ for the 1,000 unit adult age restricted development within the Hyder West PUD until such time that the water feature is complete and operational pursuant to this condition and the subject property is conveyed to the County. (BLDGPM: MONITORING - Planning)

**REVISE paragraphs h and j and add paragraph o to ENGINEERING Condition 37 in Exhibit C-1 as follows:**

37. The Property Owner shall design and construct the Indian Trails Grove Water Resource...
- ~~h. Property Owner shall provide easements required for access to and the Operation, Maintenance, Repair, Rehabilitation, and Replacement (OMRRR) of the ITG-WRP features within CGCDD to Palm Beach County or final operator. Property Owner shall provide a permanent easement to flow up to 70 cfs through ITID subject to stage criteria with no costs after turnover of the ITG-WRP. Property Owner shall provide a permanent easement to flow up to 70 cfs through CGCDD subject to stage criteria with no costs after turnover of the ITG-WRP. Property Owner shall have the ITG-WRP land and facilities removed from CGCDD before turnover of the project. Property Owner shall provide non-exclusive permanent easements required for the Operation, Maintenance, Repair, Rehabilitation, and Replacement (OMRRR) of the ITG-WRP features within Cypress Grove Community Development District (CGCDD) that are not within the lands of the ITG-WRP, to move water into the ITG-WRP and discharging back into the CGCDD system for legal positive outfall. In addition, these easements must provide sufficient capabilities for OMRRR services to be performed at Pump Station 1 and Pump Station 2. These easements must provide flows up to 70 cfs from Pump Station 1 and into the ITG-WRP, subject to stage criteria. Simultaneously with the turnover of the ITG-WRP land and at no cost to Palm Beach County, Property Owner shall obtain an instrument acceptable to Palm Beach County, issued by Indian Trails Improvement District, which shall allow a permanent ability to discharge water from the ITG-WRP into Indian Trails Improvement District's (ITIDS's) M-0 and L Canals with flows up to 70 cfs, subject to stage criteria. (ONGOING: Water Resources - Water Resources)~~
- j. Station located near the southwest corner of the ITG-WRP impoundment shall have two 15,000 gallon per minute electric units capable of operating at full capacity with a water level in the CGCDD main canal ~~is~~ down to an elevation of 13 feet NAVD. (ONGOING: Water Resources - Water Resources)
- o. The Property Owner shall contract with a third-party Engineer to provide Quality Assurance and Quality Control for the construction of the ITG-WRP at no cost to Palm Beach County. The third-party-Engineer shall be approved by the Property Owner and Palm Beach County. (ONGOING: Water Resources - Water Resources)

**REVISE ENGINEERING Condition 38 in Exhibit C-1 as follows:**

38. The Property Owner shall design and construct the Indian Trails Grove Water Resource Project (ITG-WRP) as specified in the previous Engineering condition. Any and all costs associated with the design and construction shall be paid by the Property Owner.
- a. Prior to the issuance of the 360th residential certificate of occupancy for the 1,000 unit, adult age restricted development at the Hyder West development (ZV/PDD-2022-00143), the ITG-WRP shall be completed. The completion and operation shall be to the satisfaction of the County Administrator (or designee).
- ~~b. Upon acceptance of the County Administrator (or designee), the Property Owner shall Upon delivery of written notification from the County to the Property Owner that the County is satisfied that the water feature is complete and operational, the Property Owner shall establish by a recorded plat and convey the 1,600 acres labeled on the Conceptual Plan as the "WCR Exchange Parcel/Palm Beach County Conveyance (1,600 acres)" to Palm Beach County. BLDGPMT/ONGOING: MONITORING - Water Resources)~~

**NOTE: Planning Condition 43.** *The applicant is proposing revisions to Planning Condition 43 in the Resolution to reflect their proposed version of FLUA Condition 18. This is not in add/delete as the DO will be revised if needed to reflect Board action on the FLUA condition.*

**NOTE: PREM Condition 9.** *The applicant is proposing the following revisions to PREM Condition 9. This is not presented for add/delete, however provided here for Board discussion.*

9. **[Applicant Proposed]** *The Property Owner shall provide Palm Beach County Board of County Commissioners with a Statutory Warranty Deed for the 200 acre Public Park identified on the Preliminary Master Plan as Civic Pod 5/PodF (200 gross acres, 188.08 net acres), in a location and form acceptable to Facilities, Development & Operations Department (FD&O), no later than issuance of a Building Permit for 261 residential units (excluding model homes), or issuance of a Certificate of Occupancy for 500 age restricted residential units in the Hyder West AGR-PUD (Control No. 2022-00005, and exclusive of any units/beds within any public or private civic pod and model homes), whichever shall first occur. upon the earlier to occur of the following: (a) issuance of the 261<sup>st</sup> residential building permit (exclusive of model permits) within Indian Trails Grove PUD; or (b) the later to occur of: (i) issuance of the 500<sup>th</sup> residential Certificate of Occupancy for the 1,000 unit age restricted development within Hyder West PUD (Control Number 2022-005), or (ii) the date that is four (4) years after this Development Order becomes fully final and non-appealable. Property Owner to plat and dedicate the property to Palm Beach County prior to conveying the deed, and shall have satisfied each of the following conditions prior to deed conveyance.*



**3.B.8. ZV/PDD-2022-00143 Hyder West AGR-PUD** (Control 2022-00005)

**REVISE - To amend** Conditions of Approval with the added text underlined and deleted text ~~struck-out~~.

**REVISE PLANNING Condition 3 in Exhibit C-2 as follows:**

3. Per FLUE Policy ~~1.5.2-b.e~~ 1.5.2-b.b: Fulfillment (issuance of Certificate of Occupancy (CO's) of all 277 workforce housing units shall be completed prior to the issuance of 277 residential Certificate of Occupancies for the adult age-restricted residential development portion of the subject site. (CO: MONITORING - Planning)

**REVISE ENGINEERING Condition 7 in Exhibit C-2 as follows:**

7. The Property Owner shall fund the cost of signal installation, if warranted, as determined by the County Engineer at Winner's Cir and SR-7. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and right of way or easement acquisition.

~~ab.~~ No Building Permits shall ~~not~~ be issued until the Property Owner provides acceptable surety to the Traffic Division in an amount as determined by the Director of the Traffic Division. (BLDGPM: MONITORING - Engineering)

b. In order to request release of the surety for the traffic signal at the above intersection, the Property Owner shall provide written notice to the Traffic Division stating that the final certificate of occupancy has been issued for this development and requesting that a signal warrant study be conducted at the intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. In the event that the property is sold, the Board of County Commissioners October 24, 2023 Page 11 Application No. ZV/PDD-2022-00143 Hyder West AGR-PUD surety may be returned once the Traffic Division receives written documentation of the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner. (ONGOING: ENGINEERING – Engineering)

**REVISE paragraphs h and j and add paragraph o to ENGINEERING Condition 10 in Exhibit C-2:**

10. The Property Owner shall design and construct the Indian Trails Grove Water Resource...

~~h. Property Owner shall provide easements required for access to and the Operation, Maintenance, Repair, Rehabilitation, and Replacement (OMRRR) of the ITG-WRP features within CGCDD to Palm Beach County or final operator. Property Owner shall provide a permanent easement to flow up to 70 cfs through ITID subject to stage criteria with no costs after turnover of the ITG-WRP. Property Owner shall provide a permanent easement to flow up to 70 cfs through CGCDD subject to stage criteria with no costs after turnover of the ITG-WRP. Property Owner shall have the ITG-WRP land and facilities removed from CGCDD before turnover of the project. Property Owner shall provide non-exclusive permanent easements required for the Operation, Maintenance, Repair, Rehabilitation, and Replacement (OMRRR) of the ITG-WRP features within Cypress Grove Community Development District (CGCDD) that are not within the lands of the ITG-WRP, to move water into the ITG-WRP and discharging back into the CGCDD system for legal positive outfall. In addition, these easements must provide sufficient capabilities for OMRRR services to be performed at Pump Station 1 and Pump Station 2. These easements must provide flows up to 70 cfs from Pump Station 1 and into the ITG-WRP, subject to stage criteria. Simultaneously with the turnover of the ITG-WRP land and at no cost to Palm Beach County, Property Owner shall obtain an instrument acceptable to Palm Beach County, issued by Indian Trails Improvement District, which shall allow a permanent ability to discharge water from the ITG-WRP into Indian Trails Improvement District's (ITIDS's) M-0 and L Canals with flows up to 70 cfs, subject to stage criteria.~~ (ONGOING: Water Resources - Water Resources)

j. Station located near the southwest corner of the ITG-WRP impoundment shall have two 15,000 gallon per minute electric units capable of operating at full capacity with a water level in the CGCDD main canal ~~is~~ down to an elevation of 13 feet NAVD. (ONGOING: Water Resources - Water Resources)

o. The Property Owner shall contract with a third-party Engineer to provide Quality Assurance and Quality Control for the construction of the ITG-WRP at no cost to Palm Beach County. The third-party-Engineer shall be approved by the Property Owner and Palm Beach County. (ONGOING: Water Resources - Water Resources)

**REVISE ENGINEERING Condition 11 in Exhibit C-2 as follows:**

11. The Property Owner shall design and construct the Indian Trails Grove Water Resource Project (ITG-WRP) as specified in the previous Engineering condition. Any and all costs associated with the design and construction shall be paid by the Property Owner.
- a. Prior to the issuance of the 360th residential certificate of occupancy for the 1,000 unit, adult age restricted development at the Hyder West development (ZV/PDD-2022-00143), the ITG-WRP shall be completed. The completion and operation shall be to the satisfaction of the County Administrator (or designee).
- b. ~~Upon acceptance of the County Administrator (or designee), the Property Owner shall~~ Upon delivery of written notification from the County to the Property Owner that the County is satisfied that the water feature is complete and operational, the Property Owner shall establish by a recorded plat and convey the 1,600 acres labeled on the Conceptual Plan as the "WCR Exchange Parcel/Palm Beach County Conveyance (1,600 acres)" to Palm Beach County. BLDGPMT/ONGOING: MONITORING - Water Resources)

**ADDITIONAL CORRESPONDENCE**

- Revised Memo from VHB regarding Traffic Analysis dated 10-17-23
- Letter from Simmons & White regarding VHB revised Traffic Analysis dated 10-19-23
- List of GL Homes District 6 Park Deliverables
- Email from Mayor Keith James, City of West Palm Beach dated 10-18-23
- Letter from Lori Vinikoor, Alliance of Delray Residential Associations dated 10-19-23



To: County Commissioners  
Palm Beach County  
2300 N. Jog Rd.  
West Palm Beach, FL 33411

Date: September 22, 2023  
REVISED October 17, 2023

Project #: 64437.00

From: Roberta Fennessy, AIA, AICP  
Emily Porter  
Joedel Zaballero, PE, PTOE

Re: District 5 Impact Analysis  
Commissioner Briefing Sheet

The following briefing sheet provides an overview of the District 5 Impact Analysis which assesses the level of service impact of the Hyder West AGR-PUD development (Study Area) on County facilities and services including traffic, potable water and wastewater, drainage and stormwater, environmental, historic resources, fire rescue, and community facilities. The results of the Impact Analysis will be presented to the County Commission at the October 24, 2023, hearing.

### Summary of Findings

Overall, the results of the impact analysis suggest the proposed development will impact several of the county facilities and services including traffic, environmental, fire rescue, and community facilities. These findings are generally consistent with the Hyder West AGR PUD application with some discrepancies particularly for the Traffic and Environmental analyses. A summary of the impact analysis findings is provided in **Table 1**.

**Table 1 Impact Analysis Findings**

County Facility / Service Impacted	Level of Service Impacts	Conclusion & Recommendations
Traffic	<ul style="list-style-type: none"> <li>› Existing and background conditions - deficient level of service identified for several roadway segments.</li> <li>› Build-out condition – No additional deficient roadway segments identified.</li> </ul>	<ul style="list-style-type: none"> <li>› Generally consistent within West Hyder application</li> <li>› Deficient roadway segment level of service are due to existing/background conditions.</li> </ul>
Potable Water & Wastewater	<ul style="list-style-type: none"> <li>› None</li> </ul>	<ul style="list-style-type: none"> <li>› Findings consistent</li> </ul>
Stormwater & Drainage	<ul style="list-style-type: none"> <li>› None</li> </ul>	<ul style="list-style-type: none"> <li>› Findings consistent</li> </ul>
Environmental Resources	<ul style="list-style-type: none"> <li>› Potential impacts to wetlands, surface waters, and protected species within the Study Area, requiring both permitting and mitigation.</li> </ul>	<ul style="list-style-type: none"> <li>› Recommend field verification by the applicant of existing site conditions including wetlands, surface waters, and protected species.</li> <li>› Recommend that the applicant complies with permitting and maintenance requirements for existing borrow pit.</li> </ul>
Historical Resources	<ul style="list-style-type: none"> <li>› Potential impact to historical, cultural, and archeological resources.</li> </ul>	<ul style="list-style-type: none"> <li>› Field assessment and coordination with DHR recommended to further quantify development impacts</li> </ul>
Fire Rescue	<ul style="list-style-type: none"> <li>› Increase in demand for Fire Station 54</li> </ul>	<ul style="list-style-type: none"> <li>› Findings consistent</li> </ul>

Community Facilities	› Increase in demand for all community facilities (parks & recreation, libraries, and schools)	› Findings consistent
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### Project Overview

The Study Area is a 680.03 acre site located west of SR 7/US 441 in Commissioner District 5, Palm Beach County, FL (**Figure 1**) and is comprised of multiple parcels as indicated in **Table 2**. The proposed development program includes a mix of single-family (age restricted), multi-family (workforce housing), private and public civic uses, as shown in **Table 3**.

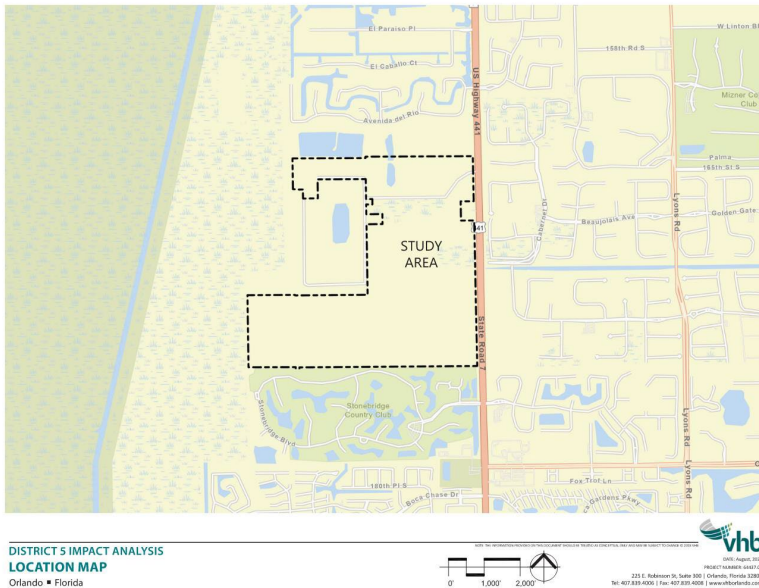


Figure 1: Study Area Location Map

**Table 2 Parcels within the Study Area**

Parcel Numbers	
00414625000001050	00414625000005040
00414625000001040	00424327050690013
00414625000005020	00424327050690011
00414625000005030	00424327050690092
00424327050690012	00424327050690132
00424327050690131	00414635000001010

**Table 3 Development Summary**

Maximum Permitted Units	1,309 units
<b>Proposed Units</b>	<b>1,277 units</b>
Single Family (Age Restricted)	160 units
Zero Lot Line (Age Restricted)	840 units
Attached Multifamily Condo & Rental	277 units
<b>Other Uses</b>	<b>275,000 SF</b>
Private Civic	75,000 SF
Public Civic	200,000 SF



## Impact Analysis Findings

Each of the memorandums enumerated below address the impact of the above development program on County public facilities. Generally, each analysis estimates the change in capacity and level of service caused by the proposed development as compared to the pre-development condition. A detailed description of each task methodology is provided in the following sections.

### Traffic

#### **Methodology**

The traffic analysis utilized the following process for determining impact to roadways in the study area:

1. Trip generation – Calculated using information published in the Institute of Transportation Engineers' Trip Generation Manual, 11th Edition.
2. Trip distribution – Southeast Regional Planning Model V8 (SERPM8) for future year 2028 was used to allocate demand.
3. Significance Assessment – A significance assessment was conducted to establish roadways of significance to be included for analysis. Volume count data and level of service volumes were collected from the Palm Beach County Historic Peak Season Traffic Counts (2018 – 2023).

#### **Initial Findings**

The initial analysis found no level of service impacts to any roadway segments in the build-out condition. Adverse level of service segments were identified for several roadways in the existing and background conditions including:

- Yamato Road and Clint Moore Road (existing and background condition),
- Atlantic Avenue (existing condition only), and
- SR 7 (background condition only).

#### **Revisions based on September 5, 2023 County Comments**

Staff comments were provided for the Traffic Analysis on September 5, 2023. The comments requested clarification on some of the discrepancies between the analysis and the original application. In particular, staff were concerned with the use of Government Office trip generation rates and the failure of the SR 7 segment (Atlantic Ave to Winner's Circle). The analysis was revised to reflect some of these concerns.

The analysis is generally unchanged concluding adverse level of service conditions in the existing and background conditions consistent with the initial findings. However, the revised analysis found SR 7 from Atlantic Avenue to Winner's Circle is expected to fail in the AM period due to background conditions and in the PM period for the build-out condition.

#### **Revisions based on October 5, 2023 County Comments and Final Conclusions**

Staff comments were provided for the Traffic Analysis on October 5, 2023. The study area was reduced from four (4) miles to three (3) miles due to the trip generation reduction per the September 22, 2023 submittal. The segments of Yamato Road from Lyons Road to Boca West Drive and Clint Moore from Jog Road to Military Trail were removed

from the study area. Roadway capacity was also updated for SR 7 from Lee Road to Atlantic Avenue to reflect uninterrupted flow conditions and Yamato Road from Lyons Road to Boca West to reflect the widening to six-lanes.

The analysis generally concludes that roadway deficiencies are due to background conditions consistent with the initial findings. SR 7 from Atlantic Avenue to Clint Moore Road is expected to fail in the due to background condition.

## Potable Water & Wastewater

### *Methodology*

Availability of potable water and wastewater to the Study Area was assessed to determine the existing level of service. Coordination with the utility authority to determine whether adequate capacity was available to support the proposed development was not included as part of this analysis.

### *Initial Findings*

There are existing potable water and wastewater force mains along the east boundary of the property. Available capacity and connection points along SR 7 will need to be verified with PBCWUD.

### *Revisions & Final Recommendations*

Staff comments received on September 5, 2023, suggest staff concurs with the findings of the Potable Water & Wastewater memo. Available capacity and connection points along SR 7 will need to be verified with PBCWUD. The proposed potable water and wastewater must be designed per the PBCWUD Minimum Design Standards.

## Stormwater & Drainage

### *Methodology*

The stormwater and drainage analysis consisted of a desktop review of available GIS and Environmental Resource Permit (ERP) data from the South Florida Water Management District (SFWMD) website. This information as well as applicable Comprehensive Plan standards were reviewed to determine the existing drainage patterns and requirements applicable to the Study Area.

### *Initial Findings*

Overall, development of the Study Area is permittable with approved SFWMD ERP and LWDD drainage connection permits as well as compliance with the requirements of section 40E-41.363, F.A.C.

### *Revisions & Final Recommendations*

Staff comments received on September 5, 2023, suggest staff concurs with the findings of the Stormwater & Drainage memo. Consistent with the initial findings, development of the Study Area is permittable assuming compliance with applicable permitting and regulatory standards.

## Environmental & Historical Resources

### *Methodology*

The Environmental Analysis consisted of a desktop review of available GIS data to identify wetlands, surface waters, upland habitats, and state and federally protected species within the subject property. The Historical Resources analysis utilized data from the State Historic Preservation Officer (SHPO) and Palm Beach County Archeologist to identify recorded historical and archeological sites within the Study Area.

### *Initial Findings*

This analysis found potential impacts to wetlands, and protected species within the Study Area, requiring both permitting and mitigation. No impacts were identified for floodplain or wellfield zones. Field assessments and coordination with the DHR are recommended to further quantify potential impacts from development to historical and cultural resources.

### *Revisions & Final Recommendations*

Staff comments were provided for the Environmental and Historical Resources analyses on September 5, 2023. The comments requested clarification on some of the discrepancies between the analysis and the original application. In particular, staff requested clarification on the need for field verification of the FLUCFCS map land uses, the status of the existing borrow pit, and the need for field surveys.

The final analysis is substantially unchanged. The following recommendations are provided:

- › It is recommended that a wetland delineation of the Study Area is conducted to determine the extents of the wetland and surface water boundaries within the Study Area to avoid and minimize impacts where possible.
- › It is recommended that general wildlife surveys are conducted to fully understand the potential for impacts to protected species within the Study Area. It is also recommended that coordination with USFWS and FWC occurs prior to construction to determine if species-specific surveys, permits and/or mitigation is required to avoid no adverse impacts to protected species.
- › It is recommended that field assessments be conducted for protected species, and coordination undertaken with the DHR to further quantify potential impacts to cultural, historical, and archaeological resources within the Study Area.

## Fire Rescue

### *Methodology*

This analysis utilized mapping and response time data available from the Fire Rescue Department website to identify potential impacts to demand on the subject area station and average response time.

### *Initial Findings*

The analysis found an increase in the estimated number of calls to Station 54 as a result of the proposed development. In addition, The Fire Rescue Department estimates a response time of 9 minutes 30 seconds to the Study Area, resulting in an impact to the Station's current average response time. Additional meetings and verifications with the

Fire Rescue Department are recommended to determine any necessary capacity improvements required as a result of these impacts.

### ***Revisions & Final Recommendations***

Staff comments received on September 5, 2023, suggest staff concurs with the findings of the Fire Rescue memo. Additional meetings and verifications with the Fire Rescue Department are recommended to determine any necessary capacity improvements required as a result of the impacts resulting from the proposed development.

## **Community Facilities**

### ***Methodology***

This analysis utilized mapping data available from the county website to identify the nearest community facilities to the subject property. Level of service for each category was determined using the calculations provided within the Future Land Use Amendment application as follows:

- › Parks & Recreation: Total and Developed acres per person for each park type
- › Libraries: Collection LOS (holdings per person), Staffing LOS (full time employees per 1,000 persons), and Facilities LOS (square feet per person)
- › Schools: This analysis relied upon School Capacity Availability Determination (SCAD) records for the Study Area and other school district data including projected enrollment and planned capacity increases. School capacity is calculated by comparing the school age population generated by the proposed development to the existing utilization rate for each affected school.

### ***Initial Findings***

This analysis found an increase in the demand placed by the proposed development on each of the community facilities as follows:

- › Parks and Recreation – the project generates a demand for additional regional, beach, and district park acreage.
- › Libraries – the project generates a demand for additional library collection, staff, and facilities.
- › Schools – the project increases the utilization percentage of each school in the study area resulting in near and overcapacity percentages.

### ***Revisions & Final Recommendations***

Staff comments were provided for the Community Facilities analysis on September 5, 2023. Through review of comments and discussions with staff, the following revisions were made related to the parks & recreation LOS methodology and the SCAD letter used to determine school impact.

- › Parks & Recreation: Developed acres per person were added to the LOS calculation. Passive, undeveloped parks were excluded from the analysis for determining facilities serving the Study Area. The estimated demand is generally unchanged.

- › Schools: The findings were modified to reflect the June 2022 SCAD letter for the West Hyder site. It is noted that a minimal increase in the utilization rate is found for each of the schools as compared to the current utilization rates. The estimated demand is generally unchanged.



To: Whitney Carroll, Esq. AICP  
 Exec. Deputy Director  
 Planning, Zoning & Building  
 Palm Beach County  
 2300 N. Jog Rd.  
 West Palm Beach, FL 33411

Date: September 22, 2023  
 REVISED October 17, 2023  
 Project #: 64437.00

From: Joedel Zaballero, PE, PTOE  
 Alayna Delgado, AICP

Re: Hyder West AGR-PUD  
 Task 2.1 – Traffic Future Development Impact Analysis

## Background

VHB has conducted an impact study of the Hyder West AGR-PUD residential development (Study Area) located west of SR 7/US 441 in Commissioner District 5, in Palm Beach County, FL. The Study Area is approximately 680.03 acres of agricultural and undeveloped land and is comprised of multiple parcels as indicated in **Table 1**. The proposed development program covers 581.92 acres and includes a mix of single-family (age restricted), multi-family (workforce housing), private and public civic uses, as shown in **Table 2**.

<b>Table 1 Parcels within the Study Area</b>		<b>Table 2 Development Summary</b>	
<b>Parcel Numbers</b>		<b>Maximum Permitted Units</b>	<b>1,309 units</b>
0041462500001050	00414625000005040	<b>Proposed Units</b>	<b>1,277 units</b>
0041462500001040	00424327050690013	Single Family (Age Restricted)	160 units
00414625000005020	00424327050690011	Zero Lot Line (Age Restricted)	840 units
00414625000005030	00424327050690092	Attached Multifamily Condo & Rental	277 units
00424327050690012	00424327050690132	<b>Other Uses</b>	<b>275,000 SF</b>
00424327050690131	00414635000001010	Private Civic	75,000 SF
		Public Civic	200,000 SF

## Traffic Impact Analysis Overview

This memorandum was prepared in order to analyze the potential roadway impacts associated with the Hyder West AGR-PUD. The subject parcel is generally located west of SR 7, south of Atlantic Avenue, and north of Clint Moore Road. Two full access driveways are proposed to access SR 7 from the existing Winners Circle and Cabernet Drive. The following analysis includes revisions to address comments received from the County on September 5, 2023 and October 5, 2023. The revisions from the initial submittal to this final submittal include the following:

September 5, 2023 comments from the County requested clarification regarding the land use assumptions and failure of SR 7 from Atlantic Circle to Winner’s Circle. Concerns were identified regarding the use of Government Office trip generation rates and the failure of the SR 7 segment (Atlantic Ave to Winner’s Circle).

October 5, 2023 comments from the County requested clarification of the study area which was reduced from four (4) miles to three (3) miles due to the trip generation reduction per the September 22, 2023 submittal. The segments of Yamato Road from Lyons Road to Boca West Drive and Clint Moore from Jog Road to Military Trail were removed from the study area. Roadway capacity was also updated for SR 7 from Lee Road to Atlantic Avenue to reflect uninterrupted flow conditions and Yamato Road from Lyons Road to Boca West to reflect the widening to six-lanes.

### Trip Generation

The trip generation of the proposed project was calculated using information published in the Institute of Transportation Engineers' *Trip Generation Manual, 11<sup>th</sup> Edition*, the results of which can be reviewed in **Table 3**. Although the land uses are such that internal capture may have a possible impact on the volume of trips, the internal capture analysis results were so low that they are omitted from the overall trip generation results in **Table 3**. The internal capture analysis is noted in **Appendix 2.1A**.

**Table 3 Trip Generation**

ITE Code	Land Use	Size	Units	Total Trips								
				Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips				
					Total	% In	Enter	Exit	Total	% In	Enter	Exit
220	Multifamily Housing (Low-Rise)	277.00	DUs	1,867	111	24%	27	84	141	63%	89	52
251	Senior Adult Housing - Single-Family	1,000.00	DUs	4,310	240	33%	79	161	300	61%	183	117
710	General Office Building	225.00	KSF	2,439	342	88%	301	41	324	17%	55	269
560	Church	50.00	KSF	380	17	62%	10	7	25	44%	11	14
<b>Total Trips</b>				<b>8,996</b>	<b>710</b>		<b>417</b>	<b>293</b>	<b>790</b>		<b>338</b>	<b>452</b>
<i>Passby Reductions (LUC 560 + 710)</i>				263	35		30	5	33		6	27
<b>Net New External Trips</b>				<b>8,733</b>	<b>675</b>		<b>387</b>	<b>288</b>	<b>757</b>		<b>332</b>	<b>425</b>

Source(s):  
 Institute of Transportation (ITE) Trip Generation Manual, 11th Edition

### Trip Distribution

To establish trip distribution to the roadway network, the Southeast Regional Planning Model V8 (SERPM8) for future year 2028 was used to allocate demand. The model can be reviewed in **Appendix 2.1B**.

### Significance Assessment

A significance assessment was conducted to establish roadways of significance to be included for analysis. According to the Palm Beach County Land Development Code (LDC) Table 12.B.2.D-7 3A, the proposed project results in a radius of development influence of 3 miles.

It should be noted that the requirements for traffic impact analyses in Palm Beach County includes two tests: Test One being levied for the Build-Out condition and Test Two being levied for the 5-Year Interim condition. Furthermore, the significance assessment required for Test One is significantly more conservative than Test Two. Therefore, considering that the Build-Out year is assumed to be five years out from the 2023 year of analysis, and Test Two does not provide a comprehensive evaluation of the roadway network in comparison to Test One, only Test One was included in the analysis.

The LDC notes significance for Test One at 1% within the radius and 5% outside of the radius for an adopted Level of Service (LOS) D. Significance for Test Two is noted at 3% within the radius and 5% outside of the radius for an adopted Level of Service (LOS) E. Volume count data and level of service volumes were collected from the Palm Beach County Historic Peak Season Traffic Counts (2018 – 2023). The results of the assessment can be reviewed in **Table 4 and Table 5**. **Appendix 2.1C** includes the Test Two assessment results.

**Table 4 AM-Peak Significance Assessment**

Roadway Segment	No. of Lanes	Adopted LOS	Adopted Capacity	Project Trips		% Capacity
				% Dist.	Trips	
<b>Yamato Road</b>						
Coral Ridge Drive to Cain Boulevard	2U	D	880	0.00%	0	0.00%
Cain Boulevard to SR 7	2U	D	880	0.00%	0	0.00%
SR 7 to Lyons Road	4D	D	1,960	14.00%	41	2.09%
Lyons Road to Boca West Drive	6D	D	2,940	11.00%	32	1.09%
<b>Clint Moore Road</b>						
SR 7 to Lyons Road	4D	D	1,960	12.00%	35	1.79%
Lyons Road to Jog Road	4D	D	1,960	9.00%	26	1.34%
Jog Road to Military Trail	4D	D	1,770	5.00%	15	0.83%
<b>Glades Road</b>						
Cain Boulevard to SR 7	4D	D	1,960	0.00%	0	0.00%
Lyons Road to Boca Rio Road	6D	D	2,680	0.00%	0	0.00%
<b>Atlantic Avenue*</b>						
Hagen Ranch Road to Jog Road	4D	D	1,770	15.00%	44	2.48%
<b>Lake Ida Road</b>						
Hagen Ranch Road to Jog Road	2U	D	880	0.00%	0	0.00%
Jog Road to El Clair Ranch Road	2U	D	880	0.00%	0	0.00%
El Clair Ranch Road to Military Trail	2U	D	880	0.00%	0	0.00%
<b>Linton Boulevard</b>						
Jog Road to Sim Road	4D	D	1,770	2.00%	6	0.33%
Sim Road to Military Trail	6D	D	2,680	1.00%	3	0.11%
<b>SR 7 / US 441</b>						
Lee Road to Atlantic Avenue	4D	D	3,320	15.00%	63	1.88%
Atlantic Avenue to Winner's Circle	4D	D	1,960	36.00%	150	7.66%
Winner's Circle to Clint Moore Road	4D	D	1,960	64.00%	187	9.56%
<b>Lyons Road</b>						
158th Road South to Clint Moore Road	2U	D	880	0.00%	0	0.00%
Clint Moore Road to Yamato Road	4D	D	1,960	6.00%	25	1.28%
Kimberly Road to Glades Road	6D	D	2,940	5.00%	15	0.50%
Glades Road to Palmetto Park Road	4D	D	1,960	1.00%	3	0.15%
<b>Jog Road</b>						
Yamato Road to Potomac Road	4D	D	1,960	1.00%	4	0.21%
Potomac Road to Glades Road	4D	D	1,960	0.00%	0	0.00%



<b>Hagen Ranch Road</b>						
Lake Ida Road to Atlantic Avenue	4D	D	1,960	0.00%	0	0.00%
<b>Cain Boulevard</b>						
Yamato Road to Kimberly Boulevard	2U	D	880	1.00%	4	0.47%
Kimberly Boulevard to Glades Road	2U	D	880	1.00%	4	0.47%

**Source(s):**

*Palm Beach County Historic Peak Season Traffic Counts (2018 - 2023)*  
*Southeast Regional Planning Model Version 8*

**Table 5 PM-Peak Significance Assessment**

Roadway Segment	No. of Lanes	Adopted LOS	Adopted Capacity	Project Trips		% Capacity
				% Dist.	Trips	
<b>Yamato Road</b>						
Coral Ridge Drive to Cain Boulevard	2U	D	880	0.0%	0	0.00%
Cain Boulevard to SR 7	2U	D	880	0.0%	0	0.00%
SR 7 to Lyons Road	4D	D	1,960	14.0%	63	3.23%
Lyons Road to Boca West Drive	6D	D	2,940	11.0%	50	1.69%
<b>Clint Moore Road</b>						
SR 7 to Lyons Road	4D	D	1,960	12.0%	54	2.77%
Lyons Road to Jog Road	4D	D	1,960	9.0%	41	2.08%
Jog Road to Military Trail	4D	D	1,770	5.0%	23	1.28%
<b>Glades Road</b>						
Cain Boulevard to SR 7	4D	D	1,960	0.0%	0	0.00%
Lyons Road to Boca Rio Road	6D	D	2,680	0.0%	0	0.00%
<b>Atlantic Avenue*</b>						
Hagen Ranch Road to Jog Road	4D	D	1,770	15.0%	68	3.83%
<b>Lake Ida Road</b>						
Hagen Ranch Road to Jog Road	2U	D	880	0.0%	0	0.00%
Jog Road to El Clair Ranch Road	2U	D	880	0.0%	0	0.00%
El Clair Ranch Road to Military Trail	2U	D	880	0.0%	0	0.00%
<b>Linton Boulevard</b>						
Jog Road to Sim Road	4D	D	1,770	2.0%	9	0.51%
Sim Road to Military Trail	6D	D	2,680	1.0%	5	0.17%
<b>SR 7 / US 441</b>						
Lee Road to Atlantic Avenue	4D	D	3,320	15.0%	51	1.53%
Atlantic Avenue to Winner's Circle	4D	D	1,960	36.0%	122	6.21%
Winner's Circle to Clint Moore Road	4D	D	1,960	64.0%	289	14.76%
<b>Lyons Road</b>						
158th Road South to Clint Moore Road	4U	D	880	0.0%	0	0.00%
Clint Moore Road to Yamato Road	4U	D	1,960	6.0%	20	1.03%
Kimberly Road to Glades Road	4U	D	2,940	5.0%	23	0.78%
Glades Road to Palmetto Park Road	4U	D	1,960	1.0%	5	0.26%
<b>Jog Road</b>						
Yamato Road to Potomac Road	4U	E	1,960	1.0%	5	0.15%
Potomac Road to Glades Road	4D	E	1,960	0.0%	0	0.00%





<b>Hagen Ranch Road</b>							
Lake Ida Road to Atlantic Avenue	2U	D	1,960	0.0%	0		0.00%
<b>Cain Boulevard</b>							
Yamato Road to Kimberly Boulevard	2U	D	880	1.0%	5		0.34%
Kimberly Boulevard to Glades Road	2U	D	880	1.0%	5		0.34%

**Source(s):**

*Palm Beach County Historic Peak Season Traffic Counts (2018 - 2023)*  
*Southeast Regional Planning Model Version 8*

## Existing Conditions

A roadway capacity analysis was conducted for existing year 2023 using the Palm Beach County Historic Peak Season Traffic Counts (2018 – 2023). The results of the intersection AM-peak and PM-peak capacity analysis can be reviewed in **Table 6** and **Table 7**. The results indicate most of the analyzed roadways are operating at an acceptable level of service.

**Table 6 Existing Roadway AM-Peak Hour Capacity Analysis**

Roadway Segment	No. of Lanes	Adopted LOS	Adopted Capacity	2023 PHD Volume	Availability
<b>Yamato Road</b>					
SR 7 to Lyons Road	4D	D	1,960	1301	659
<b>Clint Moore Road</b>					
SR 7 to Lyons Road	4D	D	1,960	927	1033
Lyons Road to Jog Road	4D	D	1,960	1642	318
<b>SR 7 / US 441</b>					
Lee Road to Atlantic Avenue	4D	D	3,320	1784	1536
Atlantic Avenue to Winner's Circle	4D	D	1,960	1858	102
Winner's Circle to Clint Moore Road	4D	D	1,960	1858	102
<b>Lyons Road</b>					
Clint Moore Road to Yamato Road	4D	D	1,960	1299	661

**Table 7 Existing Roadway PM-Peak Hour Capacity Analysis**

Roadway Segment	No. of Lanes	Adopted LOS	Adopted Capacity	2023 PHD Volume	Availability
<b>Yamato Road</b>				PD	
SR 7 to Lyons Road	4D	D	1,960	1185	775
<b>Clint Moore Road</b>					
SR 7 to Lyons Road	4D	D	1,960	903	1057
Lyons Road to Jog Road	4D	D	1,960	1495	465
<b>SR 7 / US 441</b>					
Lee Road to Atlantic Avenue	4D	D	3,320	1515	2335
Atlantic Avenue to Winner's Circle	4D	D	1,960	1728	733
Winner's Circle to Clint Moore Road	4D	D	1,960	1728	733
<b>Lyons Road</b>					
Clint Moore Road to Yamato Road	4U	D	1,960	1261	699

## Future Conditions

### Growth Projections

An area-wide background growth projection was developed from the Palm Beach County Historic Peak Season Traffic Counts (2018 – 2023) and applied to the existing roadway segment volumes to project traffic volume in the future year 2028 analysis. **Table 8** below shows the expected growth projections for the roadways. As a result, a 2.0% growth rate was applied to the future analysis.

**Table 8 Growth Projection Rates**

Station	Roadway	From	To	2017 Peak Season Daily Traffic	2020 Peak Season Daily Traffic	Ind. (%)
5403***	Atlantic Avenue	SR-7	Lyons Road	17586	19451	3.42%
5101***	Atlantic Avenue	Lyons Road	Florida Turnpike	32041	35099	3.09%
5112*	Lyons Road	Flavor Pict Road	Atlantic Avenue	12521	14981	6.16%
5406	Lyons Road	Atlantic Avenue	158th Road South	15222	17734	5.22%
6114*	Lyons Road	158th Road South	Clint Moore Road	15769	17482	3.50%
6416	Lyons Road	Clint Moore Road	Yamato Road	21017	22979	3.02%
5402	State Road 7	Boynton Beach Boulevard	Lee Road	27018	27409	0.48%
5400*	State Road 7	Lee Road	Atlantic Avenue	23650	26730	4.17%
5404*	State Road 7	Atlantic Avenue	Winner's Circle	27253	32143	5.66%
6102*	State Road 7	Winner's Circle	Clint Moore Road	31718	30850	-0.92%
6412*	State Road 7	Clint Moore Road	Yamato Road	37051	42104	4.35%
6402*	State Road 7	Yamato Road	Glades Road	48364	47209	-0.80%
6403*	Clint Moore Road	State Road 7	Lyons Road	19088	19041	-0.08%
6201**	Clint Moore Road	Lyons Road	Jog Road	25600	25060	-0.71%
6421*	Yamato Road	State Road 7	Lyons Road	22352	21450	-1.36%
				<b>376250</b>	<b>399722</b>	<b>2.04%</b>

### Programmed Improvements

Planned and programmed improvements were reviewed in the Florida Department of Transportation (FDOT) Five-Year Work Program, as well as capital improvement plans determined by Palm Beach County. Planned and programmed capacity improvements were assumed to be in-place for the future year 2028 analysis. The improvements expected to be in-place for the future year 2028 analysis include:

- Atlantic Avenue from SR 7 to Jog Road Widening (440575-2), Fiscal Year 2024

### Build-Out Roadway Analysis

A roadway capacity analysis was conducted for future year 2028 using the Palm Beach County Historic Peak Season Traffic Counts (2018 – 2023). The results of the intersection AM-peak and PM-peak capacity analysis can be reviewed in **Table 9 and Table 10**. The results indicate most of the analyzed roadways are operating at an acceptable level of service, except for the following:

- SR 7 from Atlantic Avenue to Winner's Circle in the AM-peak in the Background and Buildout conditions

- SR 7 from Atlantic Avenue to Winner's Circle in the PM-peak for the Build out condition
- SR 7 from Winner's Circle to Clint Moore Road in the AM-peak in the Background and Build out conditions
- SR 7 from Winner's Circle to Clint Moore Road in the PM-peak for the Build out condition

**Table 9 Future Roadway AM-Peak Capacity Analysis**

Roadway Segment	Peak Direction	Adopted LOS	LOS Capacity	2023 PHD Volumes	Background			Project		2028 Total Trips	
					Growth Rate	2028 PHD Volumes	Availability	Dist.	Trips	Total Trips	Total Available Capacity
<b>Yamato Road</b>											
SR 7 to Lyons Road	NB/EB	D	1,960	1,301	2.0%	1,431	529	14.0%	41	1,472	488
<b>Clint Moore Road</b>											
SR 7 to Lyons Road	NB/EB	D	1,960	927	2.0%	1,020	940	12.0%	35	1,055	905
Lyons Road to Jog Road	NB/EB	D	1,960	1,642	2.0%	1,806	154	9.0%	26	1,833	127
<b>SR 7 / US 441</b>											
Lee Road to Atlantic Avenue	SB/WB	D	3,320	1,784	2.0%	1,962	1,358	15.0%	63	2,025	1,295
Atlantic Avenue to Winner's Circle	SB/WB	D	1,960	1,858	2.0%	2,044	-84	36.0%	150	2,194	-234
Winner's Circle to Clint Moore Road	SB/WB	D	1,960	1,858	2.0%	2,044	-84	64.0%	187	2,231	-271
<b>Lyons Road</b>											
Clint Moore Road to Yamato Road	SB/WB	D	1,960	1,299	2.0%	1,429	531	6.0%	25	1,454	506

**Table 10 Future Roadway PM-Peak Capacity Analysis**

Roadway Segment	Peak Direction	Adopted LOS	LOS Capacity	2023 PHD Volumes	Background			Project		2028 Total Trips	
					Growth Rate	2028 PHD Volumes	Availability	Dist.	Trips	Total Trips	Total Available Capacity
<b>Yamato Road</b>											
SR 7 to Lyons Road	SB/WB	D	1,960	1,185	2.0%	1,304	657	14.0%	63	1367	593
<b>Clint Moore Road</b>											
SR 7 to Lyons Road	SB/WB	D	1960	903	2.0%	993	967	12.0%	54	1048	912
Lyons Road to Jog Road	SB/WB	D	1960	1,495	2.0%	1,645	316	9.0%	41	1685	275
<b>SR 7 / US 441</b>											
Lee Road to Atlantic Avenue	SB/WB	D	3320	1,515	2.0%	1,667	1,654	15.0%	51	1717	1603
Atlantic Avenue to Winner's Circle	SB/WB	D	1960	1,728	2.0%	1,901	59	36.0%	122	2022	-62
Winner's Circle to Clint Moore Road	SB/WB	D	1960	1,728	2.0%	1,901	59	64.0%	289	2190	-230
<b>Lyons Road</b>											
Clint Moore Road to Yamato Road	SB/WB	D	1960	1,261	2.0%	1,387	573	6.0%	20	1407	553



## Findings and Recommendations

The list below outlines the conclusions derived from this analysis. Underlined segments note a change in the segments included between each condition.

- Existing Condition deficient Level of Service Segments
  - › N/A
- Background Condition deficient Level of Service Segments
  - › SR 7 from Atlantic Avenue to Winner's Circle in the AM period
  - › SR 7 from Winner's Circle to Clint Moore Road in the AM period
- Build-Out Condition deficient Level of Service Segments
  - › SR 7 from Atlantic Avenue to Winner's Circle in both the AM and PM periods
  - › SR 7 from Winner's Circle to Clint Moore Road in both the AM and PM periods

## Summary

This analysis finds no adverse level of service segments attributed to the proposed project. Deficient roadway segments identified above are attributed to background traffic conditions.

Appendix 2.1A

NCHRP 8-51 Internal Trip Capture Estimation Tool			
Project Name:		Organization:	
Project Location:		Performed By:	
Scenario Description:		Date:	
Analysis Year:		Checked By:	
Analysis Period:	AM Street Peak Hour	Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips		
	ITE LUCs <sup>1</sup>	Quantity	Units	Total	Entering	Exiting
Office	720, 730	225,000	sf	719	546	173
Retail				0		
Restaurant				0		
Cinema/Entertainment				0		
Residential	220, 251	1,277	du	351	106	245
Hotel				0		
All Other Land Uses <sup>2</sup>	560	50,000	sf	17	10	7
<b>Total</b>				<b>1087</b>	<b>662</b>	<b>425</b>

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized
Office	1.00			1.00		
Retail						
Restaurant						
Cinema/Entertainment						
Residential	1.00			1.00		
Hotel						
All Other Land Uses <sup>2</sup>	1.00			1.00		

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	5	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	1,087	662	425
Internal Capture Percentage	1%	1%	1%
External Vehicle-Trips <sup>3</sup>	1,077	657	420
External Transit-Trips <sup>4</sup>	0	0	0
External Non-Motorized Trips <sup>4</sup>	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	1%	0%
Retail	N/A	N/A
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	0%	2%
Hotel	N/A	N/A

<sup>1</sup>Land Use Codes (LUCs) from *Trip Generation Informational Report*, published by the Institute of Transportation Engineers.

<sup>2</sup>Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

<sup>3</sup>Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

<sup>4</sup>Person-Trips

\*Indicates computation that has been rounded to the nearest whole number.

*Estimation Tool Developed by the Texas Transportation Institute*

Appendix 2.1A

<b>Project Name:</b>	0
<b>Analysis Period:</b>	AM Street Peak Hour

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	546	546	1.00	173	173
Retail	1.00	0	0	1.00	0	0
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	106	106	1.00	245	245
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		48	109	0	2	0
Retail	0		0	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	5	2	49	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	22		0	0	2	0
Restaurant	76	0		0	5	0
Cinema/Entertainment	0	0	0		0	0
Residential	16	0	0	0		0
Hotel	16	0	0	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>
Office	5	541	546	541	0	0
Retail	0	0	0	0	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	106	106	106	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses <sup>3</sup>	0	10	10	10	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>
Office	0	173	173	173	0	0
Retail	0	0	0	0	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	5	240	245	240	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses <sup>3</sup>	0	7	7	7	0	0

<sup>1</sup>Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A  
<sup>2</sup>Person-Trips  
<sup>3</sup>Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator  
\*Indicates computation that has been rounded to the nearest whole number.

Appendix 2.1A

NCHRP 8-51 Internal Trip Capture Estimation Tool			
Project Name:		Organization:	
Project Location:		Performed By:	
Scenario Description:		Date:	
Analysis Year:		Checked By:	
Analysis Period:	PM Street Peak Hour	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips		
	ITE LUCs <sup>1</sup>	Quantity	Units	Total	Entering	Exiting
Office	710, 730	225,000	sf	395	95	300
Retail				0		
Restaurant				0		
Cinema/Entertainment				0		
Residential	220, 251	1,277	du	440	271	169
Hotel				0		
All Other Land Uses <sup>2</sup>	560	50,000	sf	25	11	14
<b>Total</b>				<b>860</b>	<b>377</b>	<b>483</b>

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized
Office	1.00			1.00		
Retail						
Restaurant						
Cinema/Entertainment						
Residential	1.00			1.00		
Hotel						
All Other Land Uses <sup>2</sup>	1.00			1.00		

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	6	0
Retail	0		0	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	7	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	860	377	483
Internal Capture Percentage	3%	3%	3%
External Vehicle-Trips <sup>3</sup>	834	364	470
External Transit-Trips <sup>4</sup>	0	0	0
External Non-Motorized Trips <sup>4</sup>	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	7%	2%
Retail	N/A	N/A
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	2%	4%
Hotel	N/A	N/A

<sup>1</sup>Land Use Codes (LUCs) from *Trip Generation Informational Report*, published by the Institute of Transportation Engineers.

<sup>2</sup>Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

<sup>3</sup>Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

<sup>4</sup>Person-Trips

\*Indicates computation that has been rounded to the nearest whole number.

*Estimation Tool Developed by the Texas Transportation Institute*

Appendix 2.1A

<b>Project Name:</b>	0
<b>Analysis Period:</b>	PM Street Peak Hour

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	95	95	1.00	300	300
Retail	1.00	0	0	1.00	0	0
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	271	271	1.00	169	169
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		60	12	0	6	0
Retail	0		0	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	7	71	35	0		5
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	11	0
Retail	29		0	0	125	0
Restaurant	29	0		0	43	0
Cinema/Entertainment	6	0	0		11	0
Residential	54	0	0	0		0
Hotel	0	0	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>
Office	7	88	95	88	0	0
Retail	0	0	0	0	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	6	265	271	265	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses <sup>3</sup>	0	11	11	11	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>
Office	6	294	300	294	0	0
Retail	0	0	0	0	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	7	162	169	162	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses <sup>3</sup>	0	14	14	14	0	0

<sup>1</sup>Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

<sup>2</sup>Person-Trips

<sup>3</sup>Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

\*Indicates computation that has been rounded to the nearest whole number.





**SERPM8 Select Zone Analysis (TAZ=764)**

Appendix 2.1C

Test 2 LOS E Standard Review AM								PM							
Roadway Segment	No. of Lanes	Adopted LOS	Adopted Capacity	Project Trips			% Capacity	Roadway Segment	No. of Lanes	Adopted LOS	Adopted Capacity	Project Trips		% Capacity	
				% Dist.	In / Out	Trips						% Dist.	Trips		
<b>Yamato Road</b>								<b>Yamato Road</b>							
Coral Ridge Drive to Cain Boulevard	2U	E	880	0.00%	IN	0	0.00%	Coral Ridge Drive to Cain Boulevard	2U	E	880	0.0%	0	0.00%	
Cain Boulevard to SR 7	2U	E	880	0.00%	IN	0	0.00%	Cain Boulevard to SR 7	2U	E	880	0.0%	0	0.00%	
SR 7 to Lyons Road	4D	E	1,960	14.00%	OUT	41	2.09%	SR 7 to Lyons Road	4D	E	1,960	14.0%	47	2.41%	
Lyons Road to Boca West Drive	4D	E	1,960	11.00%	OUT	32	1.64%	Lyons Road to Boca West Drive	4D	E	1,960	11.0%	37	1.90%	
<b>Clint Moore Road</b>								<b>Clint Moore Road</b>							
SR 7 to Lyons Road	4D	E	1,960	12.00%	OUT	35	1.79%	SR 7 to Lyons Road	4D	E	1,960	12.0%	41	2.07%	
Lyons Road to Jog Road	4D	E	1,960	9.00%	OUT	26	1.34%	Lyons Road to Jog Road	4D	E	1,960	9.0%	30	1.55%	
Jog Road to Military Trail	4D	E	1,870	5.00%	OUT	15	0.78%	Jog Road to Military Trail	4D	E	1,870	5.0%	17	0.90%	
<b>Glades Road</b>								<b>Glades Road</b>							
Cain Boulevard to SR 7	4D	E	1,960	0.00%	IN	0	0.00%	Cain Boulevard to SR 7	4D	E	1,960	0.0%	0	0.00%	
Lyons Road to Boca Rio Road	6D	E	2,830	0.00%	OUT	0	0.00%	Lyons Road to Boca Rio Road	6D	E	2,830	0.0%	0	0.00%	
<b>Atlantic Avenue*</b>								<b>Atlantic Avenue*</b>							
Hagen Ranch Road to Jog Road	4D	E	1,870	21.00%	OUT	61	3.29%	Hagen Ranch Road to Jog Road	4D	E	1,870	21.0%	71	3.80%	
<b>Lake Ida Road</b>								<b>Lake Ida Road</b>							
Hagen Ranch Road to Jog Road	2U	E	880	0.00%	OUT	0	0.00%	Hagen Ranch Road to Jog Road	2U	E	880	0.0%	0	0.00%	
Jog Road to El Clair Ranch Road	2U	E	880	0.00%	OUT	0	0.00%	Jog Road to El Clair Ranch Road	2U	E	880	0.0%	0	0.00%	
El Clair Ranch Road to Military Trail	2U	E	880	0.00%	OUT	0	0.00%	El Clair Ranch Road to Military Trail	2U	E	880	0.0%	0	0.00%	
<b>Linton Boulevard</b>								<b>Linton Boulevard</b>							
Jog Road to Sim Road	4D	E	1,870	2.00%	OUT	6	0.31%	Jog Road to Sim Road	4D	E	1,870	2.0%	9	0.48%	
Sim Road to Military Trail	6D	E	2,830	1.00%	OUT	3	0.10%	Sim Road to Military Trail	6D	E	2,830	1.0%	5	0.16%	
<b>SR 7 / US 441</b>								<b>SR 7 / US 441</b>							
Lee Road to Atlantic Avenue	2U	E	3,760	15.00%	IN	63	1.66%	Lee Road to Atlantic Avenue	2U	E	3,760	15.0%	68	1.80%	
Atlantic Avenue to Winner's Circle	4D	E	1,960	36.00%	IN	150	7.66%	Atlantic Avenue to Winner's Circle	4D	E	1,960	36.0%	163	8.30%	
Winner's Circle to Clint Moore Road	4D	E	1,960	64.00%	OUT	187	9.56%	Winner's Circle to Clint Moore Road	4D	E	1,960	64.0%	216	11.04%	
<b>Lyons Road</b>								<b>Lyons Road</b>							
158th Road South to Clint Moore Road	2U	E	880	0.00%	OUT	0	0.00%	158th Road South to Clint Moore Road	4U	E	880	0.0%	0	0.00%	
Clint Moore Road to Yamato Road	4D	E	1,960	6.00%	IN	25	1.28%	Clint Moore Road to Yamato Road	4U	E	1,960	6.0%	20	1.03%	
Kimberly Road to Glades Road	6D	E	2,940	5.00%	OUT	15	0.50%	Kimberly Road to Glades Road	4U	E	2,940	5.0%	23	0.77%	
Glades Road to Palmetto Park Road	4D	E	1,960	1.00%	OUT	3	0.15%	Glades Road to Palmetto Park Road	4U	E	1,960	1.0%	5	0.23%	
<b>Jog Road</b>								<b>Jog Road</b>							
Yamato Road to Potomac Road	4D	E	1,870	1.00%	IN	4	0.22%	Yamato Road to Potomac Road	4U	E	1,870	1.0%	3	0.18%	
Potomac Road to Glades Road	4D	E	1,960	0.00%	OUT	0	0.00%	Potomac Road to Glades Road	4D	E	1,960	0.0%	0	0.00%	
<b>Hagen Ranch Road</b>								<b>Hagen Ranch Road</b>							
Lake Ida Road to Atlantic Avenue	4D	E	1,960	0.00%	OUT	0	0.00%	Lake Ida Road to Atlantic Avenue	2U	E	1,960	0.0%	0	0.00%	
<b>Cain Boulevard</b>								<b>Cain Boulevard</b>							
Yamato Road to Kimberly Boulevard	2U	E	880	1.00%	IN	4	0.47%	Yamato Road to Kimberly Boulevard	2U	E	880	1.0%	3	0.38%	
Kimberly Boulevard to Glades Road	2U	E	880	1.00%	IN	4	0.47%	Kimberly Boulevard to Glades Road	2U	E	880	1.0%	3	0.38%	

October 19, 2023

GL Homes  
1600 Sawgrass Corporate Parkway  
Sunrise, Florida 33323

Attention: Mr. Kevin Ratterree

Reference: VHB Independent Traffic Study Review  
Palm Beach County, Florida

Dear Mr. Ratterree:

At your request, our office has reviewed the revised traffic impact analysis dated October 17, 2023 completed by VHB for the proposed GL Homes Hyder West development project. Generally, the VHB traffic study corrected most issues we identified to ensure the traffic analysis and methodology was consistent with the procedures and standards outlined in the PBC Unified Land Development Code Article 12 “Traffic Performance Standards” (TPS). **The VHB traffic study concludes “The analysis finds no adverse level of service segments attributed to the proposed project.”** We agree with this conclusion and it is consistent with the traffic study prepared by our office. However, we have a few minor comments for the revised VHB traffic study that should be noted.

1. The VHB traffic study shows State Road 7 from Winner’s Circle to Clint Moore Road as a background failure as a 4-lane roadway. However, this roadway section has historically been considered a 6-lane roadway as evidenced in the PBC Traffic annual traffic count publication. This roadway section is 4-lanes for a small portion of the overall section but transitions to 6-lanes at the southern portion of the Hyder West property and continues as a 6-lane facility through Clint Moore Road. It is relevant the roadway continues through the Clint Moore Road intersection as a 6-lane roadway since major intersections are typically the capacity limitations of a roadway corridor.
2. The VHB traffic study shows State Road 7 from Atlantic Avenue to Winner’s Circle and State Road 7 from Winner’s Circle to Clint Moore Road as a background failure in the AM peak hour but a build out failure in the PM peak hour. During our previous review of the VHB traffic study, we provided the following comment:

Mr. Kevin Ratterree  
October 19, 2023 – Page 2

- *The traffic study prepared by VHB calculated background traffic utilizing a 2.0% area wide growth rate but does not account for nearby approved but unbuilt development projects as required in Chapter C, Section 1.C.4 of the TPS. If the committed project trips were accounted for as required by Palm Beach County Traffic Division, State Road 7 from Atlantic Avenue to Winner’s Circle would be considered a background “adverse roadway” which is not caused by the Hyder West traffic.*

The comment issued previously was not addressed.

3. Table 1 of the Commissioner Briefing Sheet states under the Traffic Level of Service Impacts “Existing and background conditions – deficient level of service identified for several roadway segments”. Two background failures one of which is not a deficient as detailed in comment #1 above should not be considered “several”. This statement was made in the original September 22, 2023 VHB letter and should have been changed as part of the revised analysis.

In summary, our office agrees with the general conclusions of the VHB traffic study with the exceptions noted in this letter.

Sincerely,

SIMMONS & WHITE, INC.



Bryan Kelley, P.E.



## GL Homes District 6 Park Deliverables (Conceptual Site Plan Attached)

### 1. Development

- a. Build 2 lanes of 60<sup>th</sup> Street from its current terminus at the M-Canal to the District Park Entrance.
- b. Build 2 lane bridge over the M-canal.
- c. Bring water main and sewer force main to the SE corner of the District Park site and extend into Guardhouse and bathrooms at Camp Site.
- d. Build lakes 1-5, which may be modified based on fill needs.
- e. Build Canals 1 and 2 on the north side and west side of the District Park property to provide moat around the District Park
- f. Build Canal 3 running through the property.
- g. Build 6-foot berm on the north side of the property with a sea grape or alternative hedge on top.
- h. Build 8-foot berm on the east side of the property with a sea grape or alternative hedge on top.
- i. Build 8-foot berm on the south side of the property with a sea grape or alternative hedge on top.
- j. Plant Bahia sod on the north, south, and east berms.
- k. Temporarily irrigate the north, south, and east berms to help establish the grass and hedge.

### 2. Entry

- a. Build culvert to cross the canal.
- b. After crossing the canal on-site, build asphalt paved access with 2 lanes in and 1 lane out through the entry to the entrance of the Campground.
- c. Build Guardhouse (with bathroom) to welcome patrons.
- d. Provide fence with control arms across entry to prevent unauthorized access.
- e. Provide Park entry sign.

### 3. Campground

- a. Build asphalt road network to campsites.
- b. Build 64 concrete slab RV sites with water, sewer, and electric.
- c. Provide for deeper sewer pipe to RV sites to accommodate potential expansion to the west.
- d. Provide sanitary lift station and force main.
- e. Provide at least 2 washers and dryers.
- f. Provide for 18 primitive tent campsites.
- g. Provide his/her bathrooms with showers in campground, with a minimum 2 urinals and 2 toilets and 3 showers in His bathroom and a minimum of 4 toilets and 3 showers in Her bathroom.
- h. Provide his/her bathrooms without showers near Lake 2, with a minimum 2 urinals and 2 toilets in His bathroom and 4 toilets in Her bathroom.
- i. Provide one approximate 20' x 24' pavilion with 4 picnic tables.
- j. Provide Fire Pit Rings at each campsite, and 1 in gathering area.
- k. Install Bahia sod where services exist and seed other areas.
- l. Temporarily irrigate where sod is planted.
- m. Provide a stabilized connection (no asphalt) between campground and ATV area.
- n. Provide fence with gate between campground and ATV area, with fence terminating at the Lakes.
- o. Provide minimum of one (1) 12' native tree on each campsite, including primitive campsites, with temporary irrigation to establish trees and grass.

### 4. ATV Area

- a. Provide rock base and/or millings from terminus of Campground to ATV area. A majority of this area will be available to park RV's, truck with trailers, and toy haulers.
- b. Build a minimum of 4 miles of trails (combination of 1-way and 2-way trails) in the ATV area.
- c. Build a Mud Play area (wet area with a maximum of 18 inches of water, but NOT a lake) in the northwest section of the ATV area.
- d. Build vehicle Wash for ATV's and SxS's, with minimum 6 hoses, with water source from the lake.

## GL Homes District 6 Park Deliverables (Conceptual Site Plan Attached)

- e. Plant a minimum of 1,000 12' native trees in the ATV area, which will be Florida #2 or better.
- f. Seed (or allow vegetation to grow naturally) the ATV area and provide temporary irrigation for trees.

### 5. Other Areas

- a. Provide fencing to restrict access between the ATV area and other uses.
- b. Leave Western Future Expansion area for possible expanded ATV trails, or possible motorized or electric Go-Carts.
- c. Leave Eastern Future Expansion Area, a minimum 900' in width, that also serves as a buffer against surrounding uses. The Eastern Expansion area may only be used for quiet uses, such as BMX bikes, Mountain Bikes, Electric-only Go Carts, Electric bicycles, and RC Cars.
- d. Build Maintenance Facility at minimum 350 square feet.

### 6. Requirements for Operator

- a. Verify Vehicles don't exceed limits under Restrictions below.
- b. Require Waiver signature at entrance gate for every person entering the site.
- c. Require Operator to carry liability insurance in the amount required by Palm Beach County.

### 7. Options for Operator

- a. Build camp Store at size that Operator deems appropriate.
- b. Build Water Hole with sand beach for swimming, surrounded by fence.
- c. Build BMX track.
- d. Build Mountain Bike trail.
- e. Build RC Car platform and RC Car Course
- f. Build Electric Go-Cart track.
- g. Expand campground to include more RV spaces with services.
- h. Utilize the Western Future Expansion area for any of the allowable uses, under 9a.
- i. Food trucks

### 8. Flexibility

- a. The specific location of the ATV trail system is conceptual and will be modified in the field at the discretion of the Contractor building the trails.
- b. The lakes are conceptual in size and exact location and may be moved or made smaller or larger based on fill needs for drainage and to create the berms, the campground, and the trail system.
- c. The specific tree locations throughout the site are conceptual and will be located at the discretion of the Contractor building the trails and campground.

### 9. Restrictions

- a. The ONLY allowable motorized or Electric Vehicles – (i) ATV's and Side by Sides (SxS), no wider than 65" width; (ii) Electric Go-Carts and electric bicycles; (iii) Motorized Go-Carts in Western Expansion area only.
- b. No Dirt bikes or Motorcycles (including electric and gas), and NO other types of vehicles other than what is specially allowed under 9a. above.
- c. All vehicles will be less than 97 decibels at 20 inches from the muffler, and not exceed 1,000 cc.
- d. No racing, except as provided under the exception below.
- e. Hours of Operation – 5 days per week, Wednesday through Sunday (with option to add Mondays on holiday weekends) from 9:30 AM to dusk, except Campground open 24 hours 7 days per week.
- f. Exception for 2 Event Weekends – Up to 2 times per year an Event Weekend may occur from 9:30 AM on Friday until dusk on Sunday, and for these 2 weekends only, the restrictions provided for in this section may be relaxed in the Operator's discretion.
- g. No other uses allowed in the District Park, except those stipulated herein or those later agreed to by both Palm Beach County and GL Homes.

10. **Timing** – GL shall deliver the District Park to Palm Beach County prior to 261 residential permits at Indian Trails Grove, or 720 age restricted residential certificate of occupancy's at Hyder West PUD, whichever occurs first.

## Stephanie Gregory

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**From:** Patrick Rutter  
**Sent:** Thursday, October 19, 2023 1:40 PM  
**To:** Stephanie Gregory  
**Subject:** FW: Water Resource Project

[Please add to the emails/letters received list](#)

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**From:** Niels Heimeriks <NHeimeriks@pbcgov.org>  
**Sent:** Thursday, October 19, 2023 10:37 AM  
**To:** Patrick Rutter <PRutter@pbcgov.org>; Paul Linton F. <PLinton@pbcgov.org>  
**Subject:** FW: Water Resource Project

[Here you go](#)

**From:** Keith James <KJames@wpb.org>  
**Sent:** Wednesday, October 18, 2023 12:16 PM  
**To:** Gregg Weiss <GWeiss@pbcgov.org>  
**Cc:** Armando Fana <AFana@wpb.org>  
**Subject:** Water Resource Project

### This Message Is From an External Sender

This message came from outside your organization.

Mayor Weiss:

The City of West Palm Beach welcomes all opportunities that enhance regional water supplies and water quality. The proposed water reservoir and treatment feature, while limited in capacity, has the potential to augment the City of West Palm Beach's water supply by providing an additional water source, when needed, while also potentially limiting the diversion of water from the Grassy Waters Preserve, which serves as a critical component of the City's water supply. The City is committed to working with the County, GL Homes and other regional partners on ensuring that the proposed project provides the maximum benefits to the City's water supply and quality.

Yours in service,

Keith James  
Mayor  
West Palm Beach, Florida

# ***Alliance of Delray Residential Associations, Inc.***

10290 West Atlantic Avenue #480504  
Delray Beach, FL 33448  
Phone: 561.495.4694  
www.allianceofdelray.com



- *Serving more than 100 Communities between the Everglades and the Ocean in south Palm Beach County.*
- *Working Toward Sustainable Development*
- *Applying Resilience Thinking to Our Natural Resources*

October 19, 2023


Palm Beach County Board of County Commissioners  
301 North Olive Avenue Suite 1201  
West Palm Beach, Florida 33401


Re: Red Flag Items Comprehensive Plan & Zoning Meeting October 24, 2023 Indian Trails Grove Agricultural Reserve Exchange


Sent via USPS & email to: Mayor Gregg Weiss (District 2); Vice Mayor Maria Sachs (District 5); Commissioner Maria Marino (District 1); Commissioner Michael Barnett (District 3); Commissioner Marci Woodward (District 4); Commissioner Sara Baxter (District 6); Commissioner Mack Bernard (District 7)


Dear Commissioners:

The following are several red-flag items that need to be addressed before considering approval of the Indian Trails Grove Agricultural Reserve Exchange Adoption.


 There are more than 3700 families currently residing within the six planned unit developments the preserve areas of which are components of the proposed swap. Most of the more than 14,000 folks residing in those communities probably do not know that they are being directly impacted because there are no public notices posted on those developments which include 7 Bridges, Valencia Reserve, Canyon Isles, Canyon Lakes, Canyon Springs, and the Whitworth Planned Unit Development (PUD). These six PUD's are clearly listed on the zoning applications and since they are clearly affected, they should be properly posted.


 Following the November 5, 2023 Zoning Commission meeting the agenda was changed to describe the location of the preserve parcel as the "affected area" and the community as the "development area." The Comprehensive Plan clearly defines a development having the meaning given it in 380.04 Florida Statutes which includes "a change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land." Therefore, the preserve parcels are clearly "development" parcels. Further, the communities and their preserve parcels are the "affected areas" as clearly indicated in the Unified Land Development Code because their prior approvals are clearly being modified.


 Further, the "locations" of the affected and development areas are incomplete on the agenda. There are more parcels that are part of the original PUD's. Examples: Canyon Isles, Canyon Lakes, Canyon Springs, and Valencia Reserve all have portions of their developments located along the State Road 7/441 corridor. The Agricultural Reserve is unique in that the 60/40 planned unit developments contain crucial components that are not necessarily adjacent to the residential units but still represent an important, integral part of the PUD and any alteration of that PUD must be clearly noticed to the public with posted signage and clear location information on the agenda.


 Agenda item 3.B.4., the Canyon Isles application, describes the location of the impacted development as "east side of State Road 7/US 441" when in fact it is located on the east side of Lyons Road, also with no posted public notice. This agenda item needs to be corrected and reposted prior to any future meeting.




 VHB consultant's analysis clearly states that the proposed development will impact several of the county facilities including traffic, environmental, fire rescue, and community facilities. The VHB presentation appears as the final item on the agenda. Why is this study not being discussed prior to consideration of the application? According to VHB the proposed development is expected to prolong the response time to Station 54 which serves the area and staff concurs with the findings of the Fire Rescue memo. The consultant also indicates that a plan for capacity improvements as a result of the impacts should be in place before development.

 VHB consultant and the Florida Fish and Wildlife Conservation Commission both call for further assessment of the wetlands and protected species prior to development. The proposed development area is located adjacent to preserved wetlands and the Geographic Information System data information points to habitats of state and federally protected species in the area.

 VHB consultant's traffic analysis finds adverse levels of service on several segments of several roadways including Yamato Road, Clint Moore Road, Atlantic Avenue, and SR7 with the crucial portion, Atlantic Avenue to Winner's Circle, expected to fail.

 The value of the subject preserve lands comes into question. The Treasure Coast Regional Planning Council indicated that agricultural sales were estimated at \$120,000,000 in 2017 in the Agricultural Reserve Tier. Further, there is leasing value in the farmland of the Agricultural Reserve. An appraisal of the lands involved in this exchange is most important for good business practice and to maintain the good faith of the public.

 The public is still waiting for the answers to Paul Linton, Water Resources Manager's concerns in the Memo dated April 27, 2023 which includes the "fundamental question" as to who will operate and maintain the above ground reservoir, pump station, control structures, vegetation, and canals. Further, the result of the feasibility and cost estimate requested by the applicant for the pumps which need to be "highly reliable long life electrical pumps" appears to be an important factor in the discussion. There have also been no new details available on the County's need to have sufficient land interest for all Operation, Maintenance, Repair, Rehabilitation, or Replacement by Palm Beach County and any future entity. Has staff been able to evaluate potential revenue from agricultural leases on the 725 acres mentioned in the report? The County should obtain that information along with appraisals of the properties in order to demonstrate that best business practices have been followed.

Please postpone the agenda items concerning this application. Before discussing approval or denial of the Indian Trails Grove Agricultural Reserve Exchange application, the Alliance suggests that the agenda be corrected where indicated, the public notice signage be posted on all of the affected areas as indicated above, a monetary value/appraisal of the exchange properties be obtained and the issues arising from VHB consultant and County's Water Resources Department be addressed.

As always, thank you for your service to the residents of Palm Beach County.

THANK YOU.

Sincerely,

*Lori Vinikoor*

Dr. Lori Vinikoor, President

Cc via e mail: Kevin Fischer, Planning Division Director: [KFischer@pbcgov.org](mailto:KFischer@pbcgov.org); Jeff Gagnon, Deputy Planning Director: [JGagnon@pbcgov.org](mailto:JGagnon@pbcgov.org); Lisa Amara, Zoning Director: [lamara@pbcgov.org](mailto:lamara@pbcgov.org); Whitney Carroll, Executive Director PZB: [WCarroll@pbcgov.org](mailto:WCarroll@pbcgov.org); County Administrator Verdenia Baker: [vbaker@pbcgov.org](mailto:vbaker@pbcgov.org); Assistant County Administrator Patrick Rutter: [prutter@pbcgov.org](mailto:prutter@pbcgov.org); County Attorney Denise Coffman: [dcoffman@pbcgov.org](mailto:dcoffman@pbcgov.org); Wendy Hernandez, Zoning Mgr.: [wnhernan@pbcgov.org](mailto:wnhernan@pbcgov.org); Scott Stone, Assist. Cty. Attorney: [SASStone@pbcgov.org](mailto:SASStone@pbcgov.org)

**OFFICERS AND DIRECTORS OF THE ALLIANCE:**

Lori Vinikoor, *President*

Arnie Katz, Executive Vice President Norma Arnold, Vice President Allen Hamlin, Vice President John Gentithes, Vice President  
Carol Klausner, *Secretary* Deborah Borenstein, *Treasurer*

*Directors:* Rob Cuskaden York Freund Judy Goldberg Carol Klausner Susan Zuckerman

*Assistants to the President:* Rose DeSanto Joel Vinikoor

*Chairman of the Board:* Bob Schulbaum *Legal Counsel:* Joshua Gerstin



## **AGENDA**

### **BOARD OF COUNTY COMMISSIONERS**

### **COMPREHENSIVE PLAN & ZONING PUBLIC HEARING**

**Tuesday, October 24, 2023**

**9:30 a.m.**

**BCC Chambers 6th Floor, Jane M. Thompson Memorial Chambers**

**301 N. Olive Avenue, West Palm Beach, FL 33401**

**1. CALL TO ORDER**

- A. Roll Call
- B. Invocation and Pledge of Allegiance
- C. Notice
- D. Proof of Publication - Motion to receive and file
- E. Swearing In (for Quasi-Judicial Items)

**2. AGENDA APPROVAL**

- A. Additions, Deletions, Substitutions - Motion to receive and file
- B. Postponements
- C. Adoption of the Agenda – Motion to adopt the agenda
- D. Disclosures for All Zoning Items on Agenda

**3. PUBLIC HEARING – Comprehensive Plan Amendment Round 23-B & Concurrent Zoning Application Adoption (Pages 3 - 11)**

**4. COMMENTS (Page 11)**

**5. ADJOURNMENT (Page 11)**

1. **CALL TO ORDER**

- A. Roll Call - 9:30 A.M.
- B. Invocation and Pledge of Allegiance
- C. Notice

Zoning hearings are quasi-judicial in nature and must be conducted to afford all parties due process. The Board of County Commissioners has adopted Procedures for conduct of Quasi-Judicial Hearings to govern the conduct of such proceedings. The Procedures include the following requirements:

Any communication with commissioners, which occurs outside the public hearing, must be fully disclosed at the hearing.

Applicants and persons attending the hearing may question commissioners regarding their disclosures. Such questions shall be limited solely to the disclosures made at the hearing or the written communications made a part of the record at the hearing.

Any person representing a group or organization must provide documentation that the person representing the group has the actual authority to do so regarding the matter before the Commission.

Any person who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.

The Applicant and County staff may cross-examine witnesses. Any other persons attending the hearing may submit cross-examination questions, including follow up questions, to the Mayor, who will conduct the examination. The scope of cross-examination is limited to the facts alleged by the witness in relation to the application.

Public comment is encouraged and all relevant information should be presented to the commission in order that a fair and appropriate decision can be made.

- D. Proof of Publication - **Motion** to receive and file
- E. Swearing In - County Attorney

**2. AGENDA APPROVAL**

- A. Additions, Deletions, Substitutions - **Motion** to receive and file
- B. Postponements
- C. Adoption of the Agenda – **Motion** to adopt the agenda
- D. Disclosures for All Zoning Items on Agenda

**3. PUBLIC HEARING – Amendment Round 23-B & Zoning Application Adoption**

**3.A Privately Proposed FLUA and Text Amendments**

**3.A.1 [Indian Trails Grove Agricultural Reserve Exchange \(LGA 2022-021\) FLUA & Text](#)**

**FLUA Summary:** To modify previously adopted conditions of approval and conceptual plan for the Indian Trails Grove site found in Ordinance 2016-041.

**Text Summary:** The privately proposed text amendment request would modify the Western Communities Residential Overlay (WCRO), Western Communities Residential (WCR) future land use designation, modify existing policies and establish new Agricultural Reserve Tier policies as described below:

- Revise the policies of the WCRO & WCR to allow for a 532-acre expansion of Water Resource/Agricultural uses and establish an exchange of development potential for use in the County’s Agricultural Reserve Tier;
- Revise Ag Reserve Tier Sub-Objective 1.5.1 to allow for specific Agricultural Reserve Planned Unit Developments (AGR-PUDs) to utilize WCRO land to partially fulfill the 60/40 preserve requirements;
- Establish a new Sub-Objective for an Overlay in the Agricultural Reserve Tier in the “West Hyder” area to allow for a new AGR-PUDs with 1,277 units and institutional uses west of SR-7, using WCRO land as preserve area for AGR-PUDs; and
- Revise the Map Series Special Planning Areas Map LU 3.1 to create a new overlay within the Agricultural Reserve Tier for the West Hyder Overlay area.

**Size:** 4,866.10 acres **BCC Districts: Comm. Baxter, District 6  
Vice Mayor Sachs, District 5**

**Location:** West of 180th Avenue North, North and West of the M-Canal

**Summary:** The intent of the proposed amendment is to revise the Comprehensive Plan to allow land area located in the previously approved Indian Trails Grove project, in the Western Communities Residential Overlay (WCRO) in the County’s Rural Tier to become preserve areas for planned developments in the Agricultural Reserve (Ag Reserve) Tier. This change would allow up to approximately 1,600 acres of WCRO land to be used as Ag Reserve Planned Development (AGR-PUD) preserve areas with a density of .80 units per acre. The units that

had been approved in the WCRO will be available to be clustered into development areas of AGR-PUDs in the Agricultural Reserve Tier.

**Staff Assessment:** The proposed amendment represents a departure from the vision anticipated for the Agricultural Reserve as stated in the Comprehensive Plan objectives and policies. However, the proposal offers the potential to achieve a long term outcome that could improve regional water management and the movement of water to the Lake Worth Lagoon and potentially even the Loxahatchee Slough and River system, as well as the potential to store water during periods of inundation, and address water quality within the L-8 Basin. Since the initiation of the amendment in February 2022, the applicant proposed constructing an approximately 750-acre above ground reservoir for approximately 3,000 acre-feet of storage and water quality treatment. Although this is a significant regional benefit that could ultimately be achieved, it will require a lengthy revision process in amending existing, approved state and federal water management plans and permits, and could take two-or-more years to complete permitting and construction. Furthermore, allowing dwelling units to be shifted from one geographic area of the County to another is a significant policy departure for the County, with significant repercussions for the County's Managed Growth Tier System. These include the potential for subsequent amendment requests, not only from the WCRO, but from any other location in the County.

**Staff Recommendation:** *Denial*

**Planning Commission/LPA Recommendation:** *Denial*, motion for approval by Glenn Gromann, seconded by Spencer Siegel, failed in a 4 to 8 vote (with Barbara Roth, Lori Vinikoor, Dagmar Brahs, Sara Pardue, Marcia Hayden, Rick Stopek, David Serle, and Cara Capp dissenting) at the August 12, 2022, public hearing. Under discussion, Commission members asked questions regarding the proposed water resources project, including how the proposal improves regional water quality, the feasibility of the project, estimated construction and maintenance costs, and alternative sites that could achieve a regional water benefit. The Commission also discussed the broader policy implications to the Comprehensive Plan and the proposed workforce housing percentages and income ranges. Four members of the public spoke in support citing the water resource benefit provided by the project to assist in solving regional water issues. Eleven members of the public spoke in opposition including the representatives from the Coalition of Boynton West Residential Associations (COBWRA), Sierra Club Loxahatchee Group, Everglades Law Center, and 1,000 Friends of Florida, citing fundamental changes to the Agricultural Reserve, loss of farmland, and equestrian concerns around Sunshine Meadows.

**BCC Action:** *Transmit (with direction)*, motion by Commissioner Baxter, seconded by Commissioner Marino, passed in a 5 to 2 vote (with Commissioner Woodward and Vice Mayor Sachs dissenting) at the May 3, 2023, public hearing. Direction by the Board included requiring the applicant to provide 200 acres in Indian Trails Grove for an active park with campground and ATV uses (reflected as new condition of approval #27 in Exhibit 1-A); as well as for staff to discuss with the applicant details regarding providing infrastructure to the site, and designing and constructing the facility. In addition, the Board authorized staff to move forward with a third party analysis for a consultant to review the impact of development west of State Road 7 in the Agricultural Reserve Tier.

Additional deliberations consisted of other details of the proposal as further described and the Board directed staff to discuss these items with the applicant prior to the adoption hearing. Regarding the West Hyder site, the Board discussed the proposed 100-acre passive park. Items for consideration included ownership/county acceptance of the site, whether the trail surrounding the lake should be for pedestrian or equestrian uses and maintenance/insurance responsibilities of the trail. The applicant suggested an alternative equestrian path along the western edge of the open space and lake connecting to White Road to the north. County staff also suggested a scenario whereby the applicant could retain ownership, build and maintain the trails, while providing public access. County staff indicated the need for active uses due to the proposed residential use and high demand at nearby parks. The applicant stated that regarding the 25-acre portion of the park they are proposing to fill, they will provide a parking area and bathroom facilities should the County choose to put in active park uses. Vice Mayor Sachs asked if the applicant could provide a boundless park. The applicant stated that they could not commit without understanding the cost and will discuss it with the Parks department. Staff also stated that as an additional consideration for the Board, the County is not currently budgeted to construct or maintain the proposed park.

Regarding Indian Trails Grove, the Board discussed the proposed condition of approval #26, which ties the conveyance of the 1,600 acres to the County to the issuance of the first residential building permit in the Indian Trails Grove development. Staff expressed concerns regarding this condition because it is not known when the development would break ground. Staff stated that the Board has the option to tie the conveyance to the issuance of permits at West Hyder. The applicant stated that they have no issue with tying the two, and will agree to cap the building permits at West Hyder and work with staff on reasonable phasing.

The County's Water Resource Manager stated the following considerations for the water project to work with the applicant prior to adoption, including pursuing configurations that result in the lowest operational cost and are most desirable for potential takeover by SFWMD (including remote control and telemetry), to continue in the plans a culvert from M Canal to ITID L-Canal for operational flexibility and to address the side slopes of the borrow pit (at West Hyder) for safety. Regarding the 200-acre ATV (OHV) Park and campground, staff stated that additional direction to understand expectations would be needed. Staff also stated that as an additional consideration for the Board, the County does not have funds budgeted to construct or maintain the proposed expansion of Samuel Friedland Park.

Overall, Board discussion included benefits of the proposal through the preservation of active farmland, reducing development in an area with infrastructure (roadways, flooding) issues, providing additional workforce housing and civic uses, setting aside 200 acres for an active park (camping and ATV) for the Loxahatchee area, and providing water storage and quality improvements. Board discussion also included uncertainty with the cost, operational and liability issues of the water project, concerns that policy changes to Agricultural Reserve preserves should be considered deliberately with an understanding of the implications and the potential impact of housing adjacent to the Loxahatchee National Wildlife Refuge.

Thirty-seven members of the public, including representatives of Stonebridge HOA, Hundley Farms, West Boca Community Council, Sunshine Meadows, and In the Pines spoke in support. Those in support cited the addition of workforce housing, provision of civic land dedication for community organizations, and water quality improvement for Grassy Waters and the Loxahatchee River. Thirty-one members of the public, including representatives of 1,000 Friends

of Florida, Sierra Club Loxahatchee Group, Audubon Everglades, Alliance of Delray, Coalition of Boynton West Residential Associations, Sustainable Palm Beach County, and the Everglades Law Center spoke in opposition. Those in opposition stated that the proposal could set a precedent regarding preserves with conservation easements, expressed concerns regarding the impact to adjacent equestrian uses and stated that the water project will not be beneficial.

**State Review:** The amendment was transmitted by the Board on May 3, 2023, and reviewed by the State Land Planning Agency under Round 23-06ESR. The State provided no comments on the amendments in their review letter dated June 15, 2023. The Treasure Coast Regional Planning Council (TCRPC), Florida Fish and Wildlife Conservation Commission (FWC), and the Florida Department of Transportation (FDOT) provided technical comments, which are included in the correspondence section of the report.

**Changes Subsequent to Transmittal:** Subsequent to transmittal, a new condition has been included in Exhibit 1 to reflect Board direction to include a 200-acre active recreational facility in the Western Communities. The condition regarding the WCR Exchange Parcel and water feature has been modified with updated timing mechanisms, and a few other conditions have minor updates that are generally housekeeping in nature.

**MOTION:** To *adopt an ordinance* for the Indian Trails Grove Agricultural Exchange FLUA, text and map series amendment.

### 3.B. Concurrent Zoning Application Adoption

#### 3.B.1 [ABN/DOA/W-2022-00155 Indian Trail Groves](#) (Control 2002-90045)

**Zoning Application of** Palm Beach West Associates I LLLP by G.L. Homes, Urban Design Studio, Agents.

**Location:** West side of 180th Avenue North, south of Hamlin Boulevard, south side of 60th Street North, west of 180th Avenue North

**Project Manager:** Imene Haddad

**BCC District:** 6

**Staff Recommendation:** Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibits C-1 and C-2.

- a. **Title:** a Development Order Amendment **Request:** to modify the Master Plan to delete land area (5.46 acres) from a 4,871.57 prior approval, to reduce dwelling units, modify uses, and square footage; and to modify Conditions of Approval.

**Zoning Commission Recommendation:** Recommended Approval of a Development Order Amendment by a vote of 9-0-0.

**MOTION:** To adopt a resolution approving item 3.B.1.a.

- b. **Title:** a Type 2 Waiver **Request** to allow for more than 40 percent of local streets to terminate in a cul-de-sac on 4,866.10 acres.

**Zoning Commission Recommendation:** Recommended Approval of a Type 2 Wavier by a vote of 9-0-0.

**MOTION:** To adopt a resolution approving item 3.B.1.b.

**3.B.2. [DOA-2022-00203 Hyder AGR-PUD](#) (Control 2005-00455)**

**Zoning Application of** G.L. Homes of Palm Beach Associates LTD by G.L. Homes, WGI, Agents.

**Location:** West side of SR-7/US441, north of Winners Circle (affected area); West side of Lyons Road, approx. 1.5 miles south of Atlantic Avenue (development area)

**Project Manager:** Donna Adelsperger

**BCC District:** 5

**Staff Recommendation:** Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C.

- a. **Title:** a Development Order Amendment **Request:** to delete land area (23.84 acres) from an existing 1836.79 acre approval, and to modify the Master Plan for the remaining 1812.96 acres

**Zoning Commission Recommendation:** Recommended Approval of a Development Order Amendment by a vote of 9-0-0.

**MOTION:** To adopt a resolution approving item 3.B.2.a.

- b. **Title:** Release of Conservation Easement **Request:** to allow the partial release of the Conservation Easement recorded in OR 28376, Page 1020 for 23.84 acres from the previously approved 124.27 acre Conservation Easement, for a remaining 100.43 acres.

**Zoning Commission Recommendation:** N/A

**MOTION:** To approve item 3.B.2.b.

**3.B.3. [DOA-2022-00204 Lyons West AGR-PUD](#) (Control 2005-00003)**

**Zoning Application of** G.L. Homes of Palm Beach Associates LTD by G.L. Homes, WGI, Agents.

**Location:** West side of SR 7/US 441, directly south of Winners Circle (affected area); East side of State Road 7/US 441, approx. 0.5 miles south of Boynton Beach Blvd (development area)

**Project Manager:** Donna Adelsperger

**BCC District:** 5

**Staff Recommendation:** Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C.

- a. **Title:** a Development Order Amendment **Request:** to delete land area (370.01 acres) from an existing 1,043.066 acre approval, and to modify the Master Plan for the remaining 673.06 acres

**Zoning Commission Recommendation:** Recommended Approval of a Development Order Amendment by a vote of 9-0-0.

**MOTION:** To adopt a resolution approving item 3.B.3.a.



- b. **Title:** Release of Conservation Easement **Request:** to allow the full release of the Conservation Easement recorded in OR 23125, Page 1122, as modified by OR 25242, Page 1163, for 370.01 acres.

**Zoning Commission Recommendation:** N/A

**MOTION:** To approve item 3.B.3.b.

**3.B.4. [DOA-2022-00205 Canyon Isles AGR-PUD](#) (Control 2002-00068)**

**Zoning Application of** G.L. Homes of Palm Beach Associates LTD by G.L. Homes, WGI, Agents.

**Location:** West side of State Road 7/US 441, approx. 0.25 mile north of Stonebridge Country Club Blvd (affected area); East side of State Road 7/US 441, approx. 0.5 miles south of Boynton Beach Boulevard (development area)

**Project Manager:** Donna Adelsperger

**BCC District:** 5

**Staff Recommendation:** Staff recommends approval of the request, subject to the Conditions of Approval as indicated in Exhibit C.

- a. **Title:** a Development Order Amendment **Request:** to delete land area (23.42 acres) from an existing 511.584 acre approval, and to modify the Master Plan for the remaining 488.17 acres.

**Zoning Commission Recommendation:** Recommended Approval of a Development Order Amendment by a vote of 9-0-0.

**MOTION:** To adopt a resolution approving item 3.B.4.a.

- b. **Title:** Release of Conservation Easement **Request:** to allow the full release of the Conservation Easement recorded in OR 25867, Page 1456 for 23.42 acres.

**Zoning Commission Recommendation:** N/A

**MOTION:** To approve item 3.B.4.b.

**3.B.5. [DOA-2022-00206 Canyon Lakes AGR-PUD](#) (Control 2002-00067)**

**Zoning Application of** G.L. Homes of Palm Beach Associates LTD by G.L. Homes, WGI, Agents.

**Location:** Approximately 0.15 mile west of State Road 7/US 441, approx. 0.54 miles south of Winners Circle (affected area); East side of Lyons Road and West side of State Road 7/US 441, approx. 0.5 miles south of Boynton Beach Boulevard (development area)

**Project Manager:** Donna Adelsperger

**BCC District:** 5

**Staff Recommendation:** Staff recommends approval of the request, subject to the Conditions of Approval as indicated in Exhibit C.

- a. **Title:** a Development Order Amendment **Request:** to delete land area (19.09 acres) from an existing 517.001 acre approval, and to modify the Master Plan for the remaining 497.92 acres.

**Zoning Commission Recommendation:** Recommended Approval of a Development Order Amendment by a vote of 9-0-0.

**MOTION:** To adopt a resolution approving item 3.B.5.a.

- b. **Title:** Release of Conservation Easement **Request:** to allow the full release of the Conservation Easement recorded in OR 25867, Page 1437, as modified by OR 32729, Page 1019 and OR 32722, Page 0759, for 19.09 acres.

**Zoning Commission Recommendation:** N/A

**MOTION:** To approve item 3.B.5.b.

**3.B.6. [DOA-2022-00207 Canyon Springs AGR-PUD](#) (Control 2002-00069)**

**Zoning Application of** G.L. Homes of Palm Beach Associates LTD by G.L. Homes, WGI, Agents.

**Location:** West side of State Road 7/US 441 approx. 0.20 mile north of Stonebridge Country Club Boulevard (affected area); East side of Lyons Road, approx. 1.5 miles south of Boynton Beach Boulevard (development area)

**Project Manager:** Donna Adelsperger

**BCC District:** 5

**Staff Recommendation:** Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C.

- a. **Title:** a Development Order Amendment **Request:** to delete land area (25.76 acres) from an existing 507.566 acre approval, and to modify the Master Plan for the remaining 481.81 acres.

**Zoning Commission Recommendation:** Recommended Approval of a Development Order Amendment by a vote of 9-0-0.

**MOTION:** To adopt a resolution approving item 3.B.6.a.

- b. **Title:** Release of Conservation Easement **Request:** to allow the full release of the Conservation Easement recorded in OR 28376, Page 1068 for 25.76 acres.

**Zoning Commission Recommendation:** N/A

**MOTION:** To approve item 3.B.6.b.

**3.B.7. [DOA-2023-00269 Whitworth AGR-PUD](#) (Control 2021-00031)**

**Zoning Application of** Boynton Beach Associates 30 LLLP, 156<sup>th</sup> Court South Associates, LLC by G.L. Homes, Agents.

**Location:** West side of State Road 7/US 441 approx. 0.33 mile north of Stonebridge Country Club Boulevard (affected area); East side of State Road 7, approx. 1.5 miles south of Boynton Beach Boulevard (development area)

**Project Manager:** Donna Adelsperger

**BCC District:** 5

**Staff Recommendation:** Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C.

- a. **Title:** a Development Order Amendment **Request:** to delete land area (90.44 acres) from an existing 721.513 acre approval, and to delete units and modify the Master Plan for the remaining 631.075 acres.

**Zoning Commission Recommendation:** Recommended Approval of a Development Order Amendment by a vote of 9-0-0.

**MOTION:** To adopt a resolution approving item 3.B.7.a.

- b. **Title:** Release of Conservation Easement **Request:** to allow the full release of Conservation Easements for Hyder West Preserve parcel 4 recorded in OR 33505, Page 1982, and Hyder West Two Preserve 11 recorded in OR 34355, Page 1203 for a total of 90.44 acres.

**Zoning Commission Recommendation:** N/A

**MOTION:** To approve item 3.B.7.b.

**3.B.8. [ZV/PDD-2022-00143 Hyder West AGR-PUD](#) (Control 2022-00005)**

**Zoning Application of** G.L. Homes of Palm Beach Associates LTD, Lake Worth Drainage District by G.L. Homes, Agents.

**Location:** West side of State Road 7/US 441 approx. 0.6 miles north of Clint Moore Road

**Project Manager:** Timothy Haynes

**BCC District:** 5

**Staff Recommendation:** Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C-2.

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Reserve (AGR) Zoning District and the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) Zoning District on 581.92 acres.

**Zoning Commission Recommendation:** Recommended Approval of an Official Zoning Map Amendment by a vote of 9-0-0.

**MOTION:** To adopt a resolution approving item 3.B.8.a.

### **3.C. Third Party Development Analysis Presentation**

#### **3.C.1. VHB Analysis**

On July 19, 2022 and affirmed on May 5, 2023, the Board directed that a third party analysis be conducted to review the impact of development west of State Road 7 in the Agricultural Reserve Tier. Therefore, staff is bringing this item back to the Board as a presentation by VHB, the third party consultant, to present the findings.

**MOTION:** To receive and file.

### **4. COMMENTS**

- A. Assistant County Attorney
- B. Planning Director
- C. Zoning Director
- D. Executive Director
- E. Assistant County Administrator
- F. Commissioners

### **5. ADJOURNMENT**

Be advised that anyone choosing to appeal any action with respect to any matter discussed by the Board of County Commissioners will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

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