



Palm Beach County

Indian Trails Grove and the Agricultural Reserve

December 15, 2021
BCC Zoning Hearing



Purpose

- Board Direction October 26, 2021:
 - Meet with GL Homes
 - November 5 – Planning, Zoning & Building Department
 - November 18 – Water Management
 - November 30 – Planning, Zoning & Building Department
 - Present Proposal December 15, 2021 BCC Zoning Hearing



Overview

- **Background:**
 - Location & Managed Growth Tier System
 - Rural Tier
 - Central Western Communities (CWC) Background
 - Indian Trails Groves (ITG) 2016 Approval
 - Agricultural Reserve (AGR) Tier
- **GL Presentation**
- **Staff Presentation:**
 - Department Considerations
 - Potential Impacts and Policy Decisions



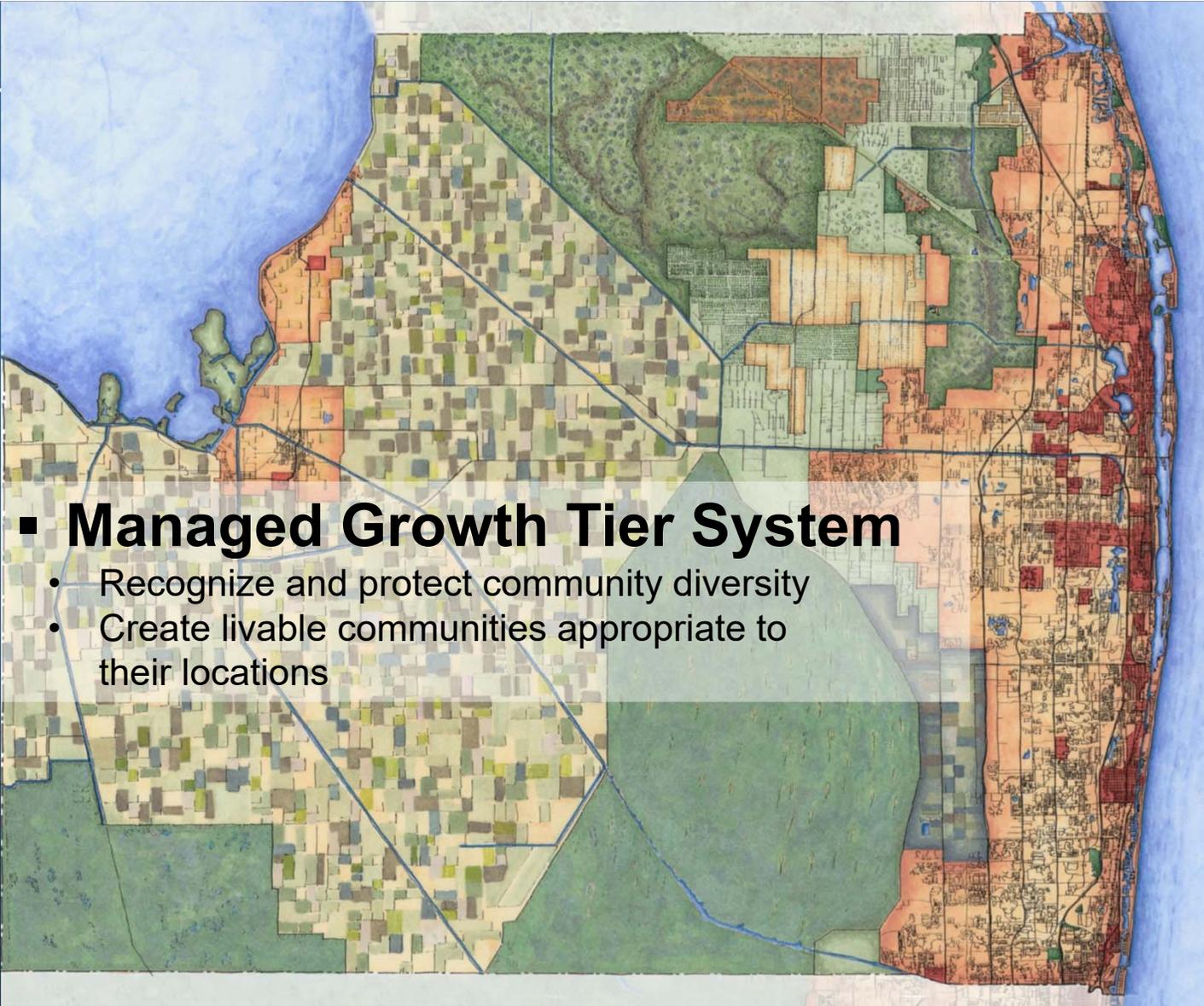
BACKGROUND



GL Homes Proposal

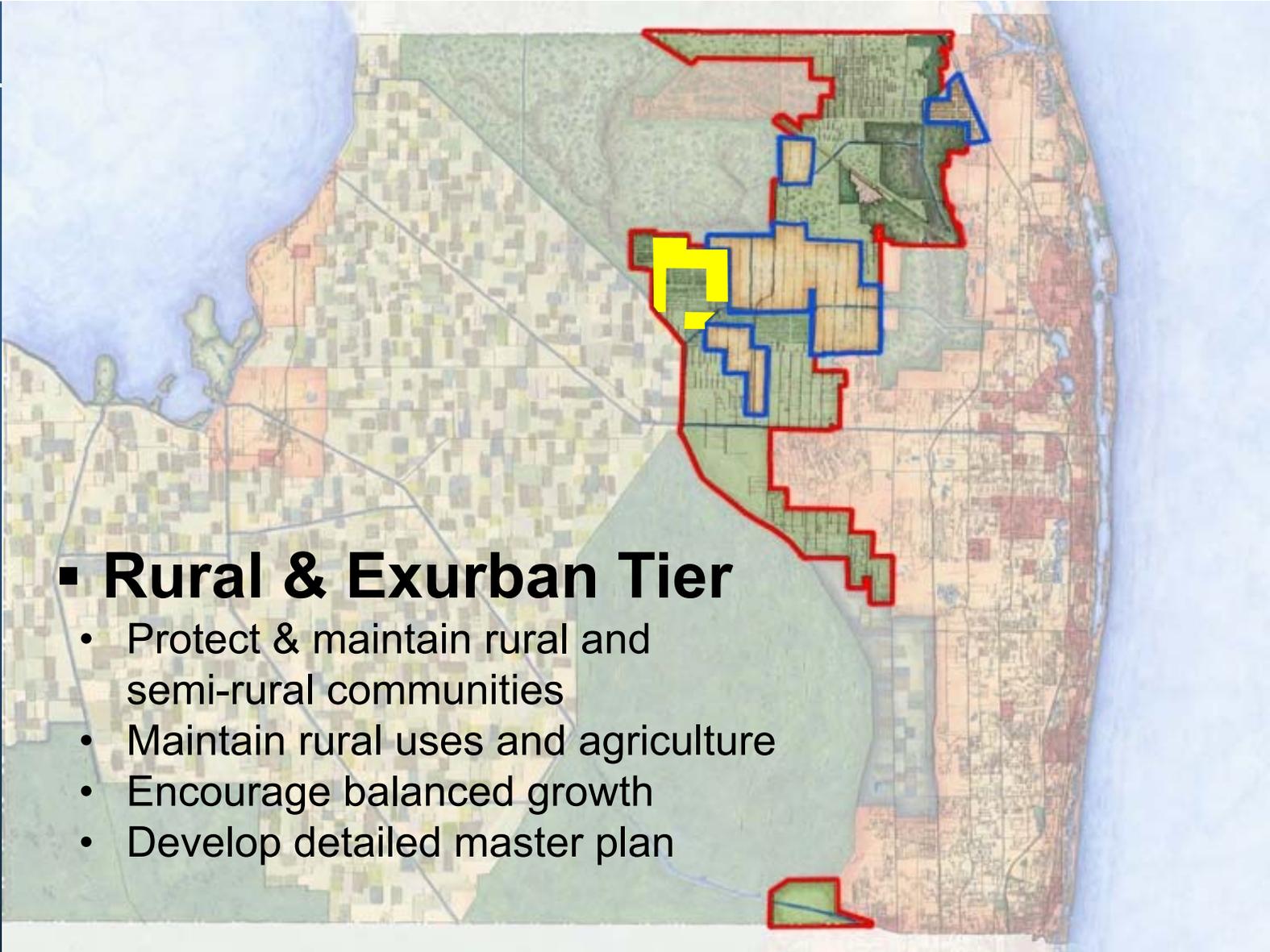
- Allow Indian Trails Grove to serve as off-site Preserves for Agricultural Reserve developments
- Replace existing Agricultural Reserve preserves with new Indian Trails Grove land
- Transfer dwelling units from the Indian Trails Grove approval to the Agricultural Reserve area, for development west of SR 7:
 - 100 acre passive park
 - 105 acres for Civic/WFH (250 units)
 - 477 acres for age restricted PUD (1,000 units)
- **Modify Indian Trails Grove approval:**
 - Reduce units from 3,897 to 2,612, and eliminate onsite WHP requirement
 - 1,600 acres ITG land to be deeded to county for Ag/Water Resources uses

Note: No application was submitted; All figures are approximate and subject to change.



■ **Managed Growth Tier System**

- Recognize and protect community diversity
- Create livable communities appropriate to their locations



▪ Rural & Exurban Tier

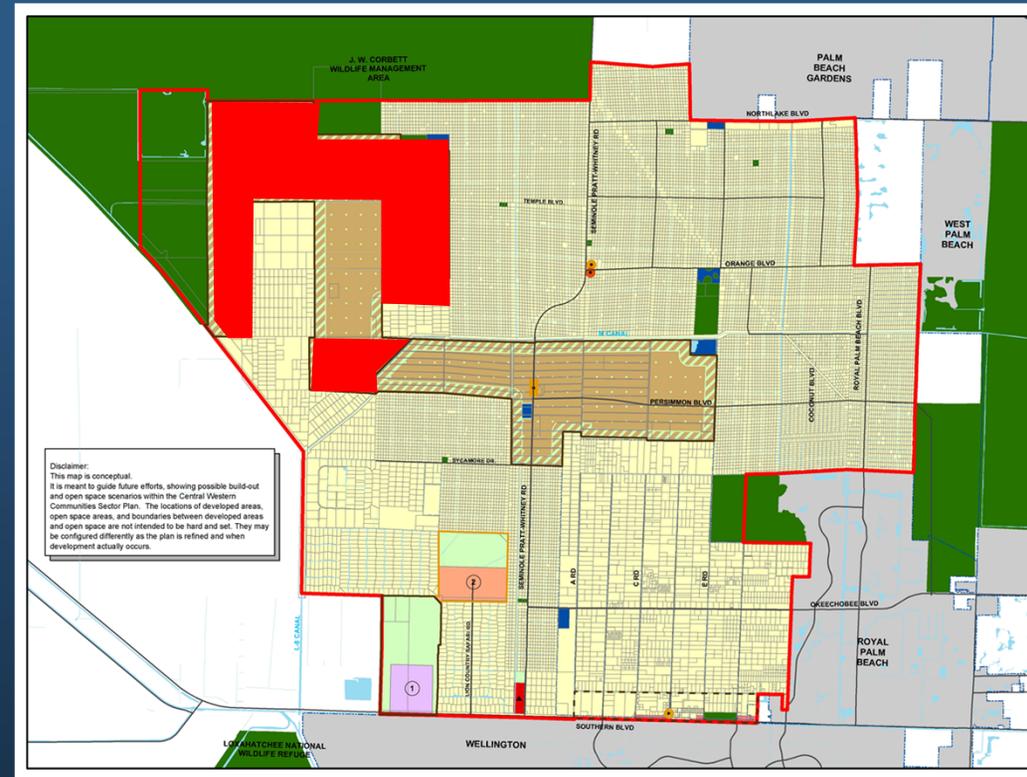
- Protect & maintain rural and semi-rural communities
- Maintain rural uses and agriculture
- Encourage balanced growth
- Develop detailed master plan



Central Western Communities Sector Plan

2000-2007 Planning Effort

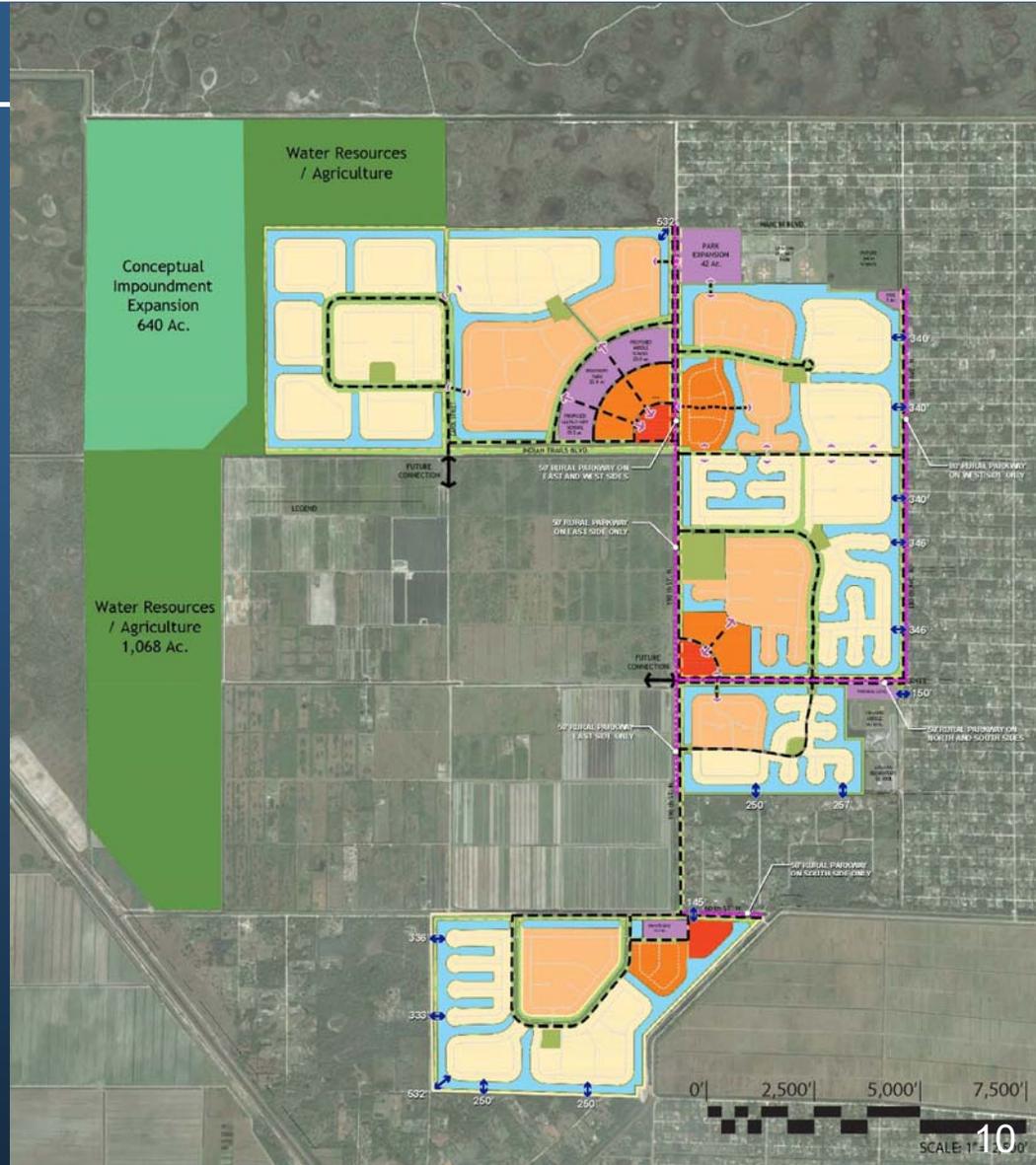
- Large undeveloped parcels with potential to address unmet regional needs
- Concept: increase potential if development provided public benefits
- Adopted/ Challenged/ Rescinded
- “2007 Settlement Plan” informally applied





INDIAN TRAILS GROVE (2016)

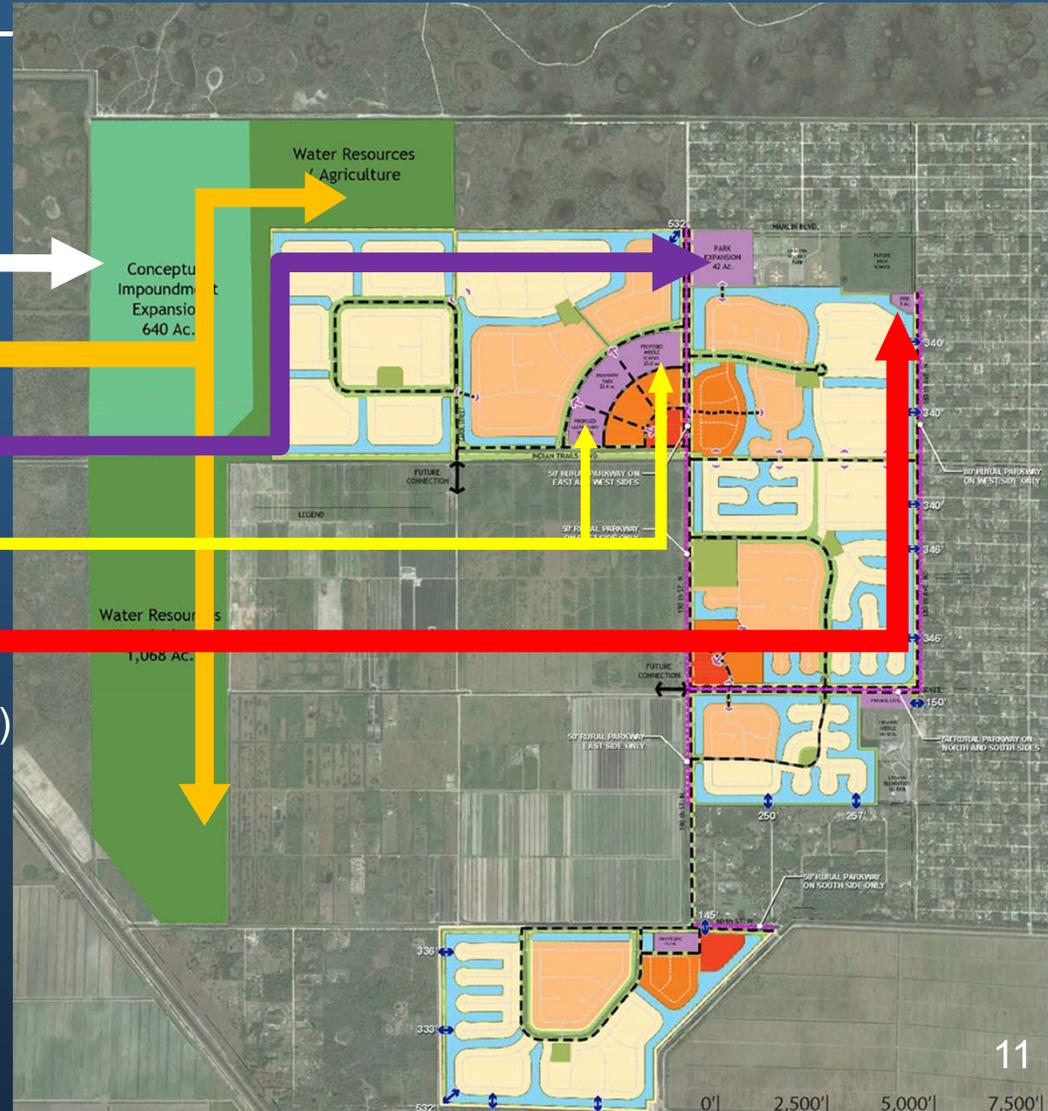
- 4,871 acres (0.8 units/acre)
- Conceptual Plan
- 3,897 units; 350,000 sq. ft. non-res uses
- Clustered Development Pattern
- Required Public Benefits

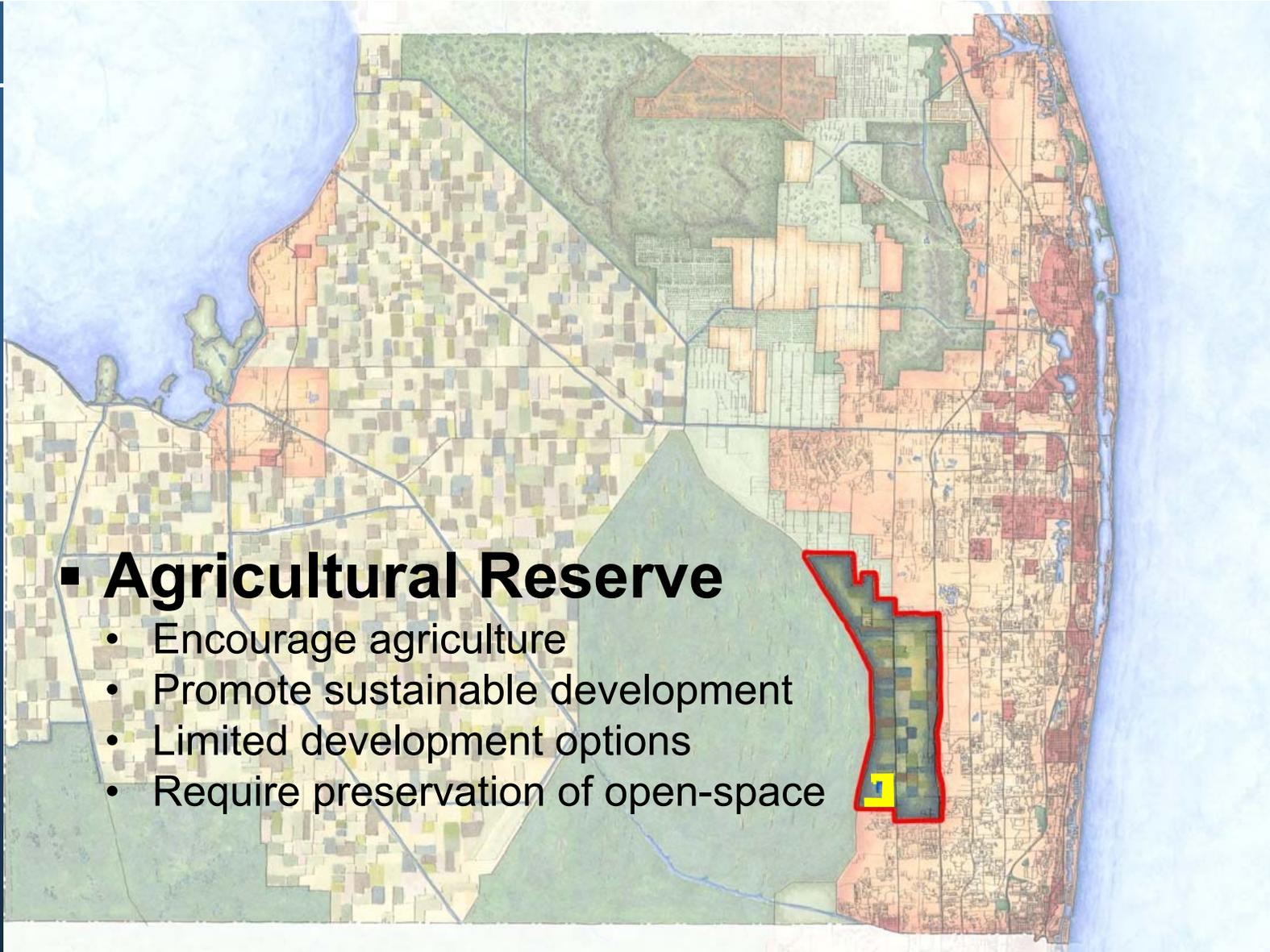




2016 Public Benefits

- **ITID:** 640-acre impoundment area
- **Water/Ag Area:** 1,068 acres
- **Parks:** 42-acre District Park Expansion
- **Schools:** Elementary & Middle School sites
- **Fire/Police:** 5-acre site
- **Trails system:** 28 miles (Bike/Ped./Equestrian)
- **WHP:** 10% of units on-site
- **Engineering:** Roads, \$47M Prop Share





▪ **Agricultural Reserve**

- Encourage agriculture
- Promote sustainable development
- Limited development options
- Require preservation of open-space



Agricultural Reserve

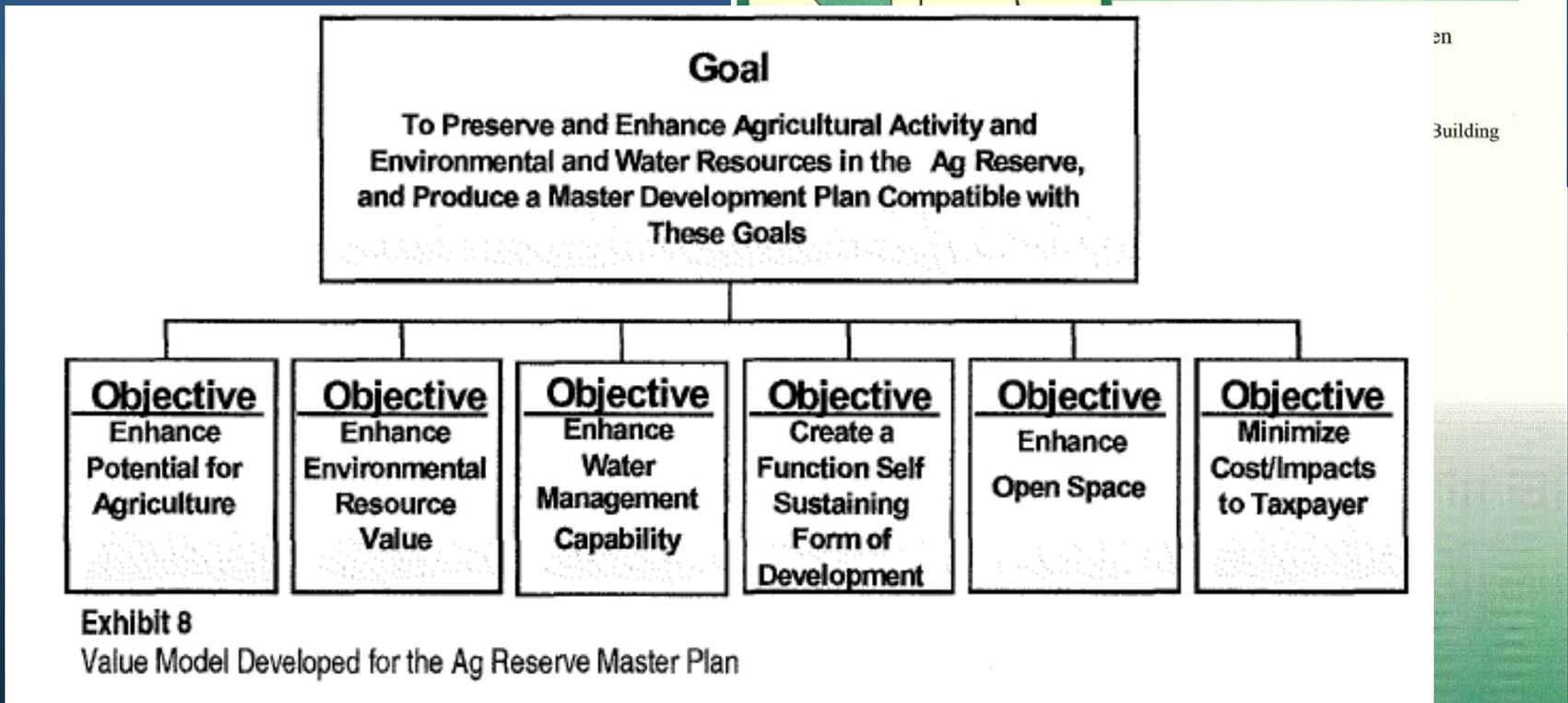
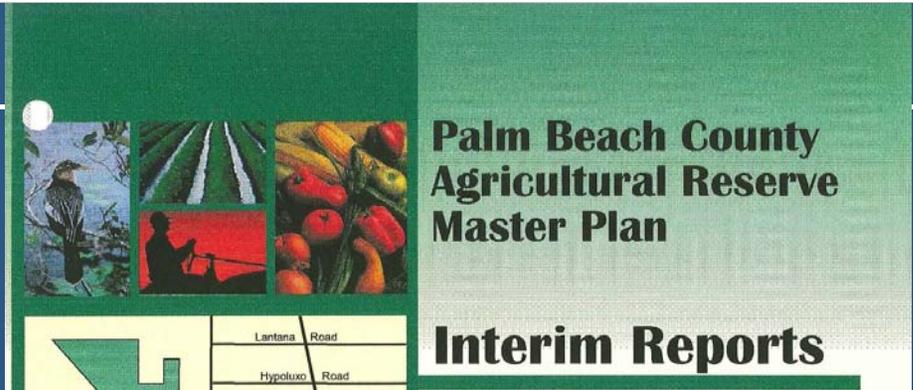
- Dates back to 1980
- Master Plan
 - Completed in 1990s with a consultant with public input and Board direction
- Comprehensive Plan Policies
 - Adopted 2001
 - Changes through the years
 - Round Tables 2014-2015





Consultant Prepared

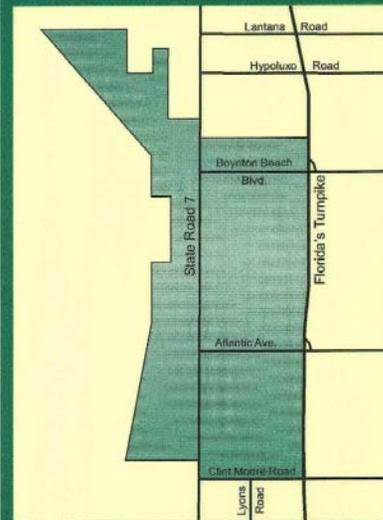
- Interim Reports
 - Established Goals





Consultant Prepared

- Phase I Report
 - Bond Initiative, voter approved, 1999
 - Purpose of Bond
 - Preserve Ag & Env. Lands
 - Manage infrastructure costs & service delivery
 - Goal of reducing number of units from approx. 20,000 to 14,000
 - Purchased approximately 2,400 acres for \$100M



Palm Beach County Agricultural Reserve Master Plan

Phase I Summary Report

A Cooperative Agreement Between



Palm Beach County Planning, Zoning, and Building Department Planning Division



South Florida Water Management District

Prepared by
CH2MHILL
In association with
Dover-Kohl and Partners

December 1998



October 26, 2021 AGR Workshop Direction

- Residential Density/Workforce Housing
- Light Industrial/Commerce
- **Agricultural Support**
 - Caretakers Quarters Limitations
 - Allowable Preserve Uses
 - Agritourism Opportunities
 - Rural Parkway, Bicycle & Equestrian Path Issues



GL HOMES PRESENTATION



STAFF PRESENTATION



Current Situation/Proposed Changes

	Original (pre-2016)	Current (2016 Approval)	Proposed
Rural Tier Indian Trails Grove WCR-PUD	4,929 acres RR-10 (3650 ac) & AP (1278 ac) 365 units (potential)	4,872 acres 3,897 units 640-acre ITID Impoundment Area 1,068-acre Water Resources/Agriculture (easement to PBC)	4,872 acres 2,612 units 640-acre ITID Impoundment Area 1,600-acre Water Resources/Agriculture (deeded to PBC) 668 acres or 1,566 acres as AGR Preserves
AGR Tier “Hyder West”	680 acres Preserves for 5 AGR PUDs	680 acres Preserves for 7 AGR PUDs & AGR land	680 acres 1,000 unit PUD (55+) 105 acre PUD Civic Pod w/250 WFH units 100-acre AGR PUD Preserve for Passive Park

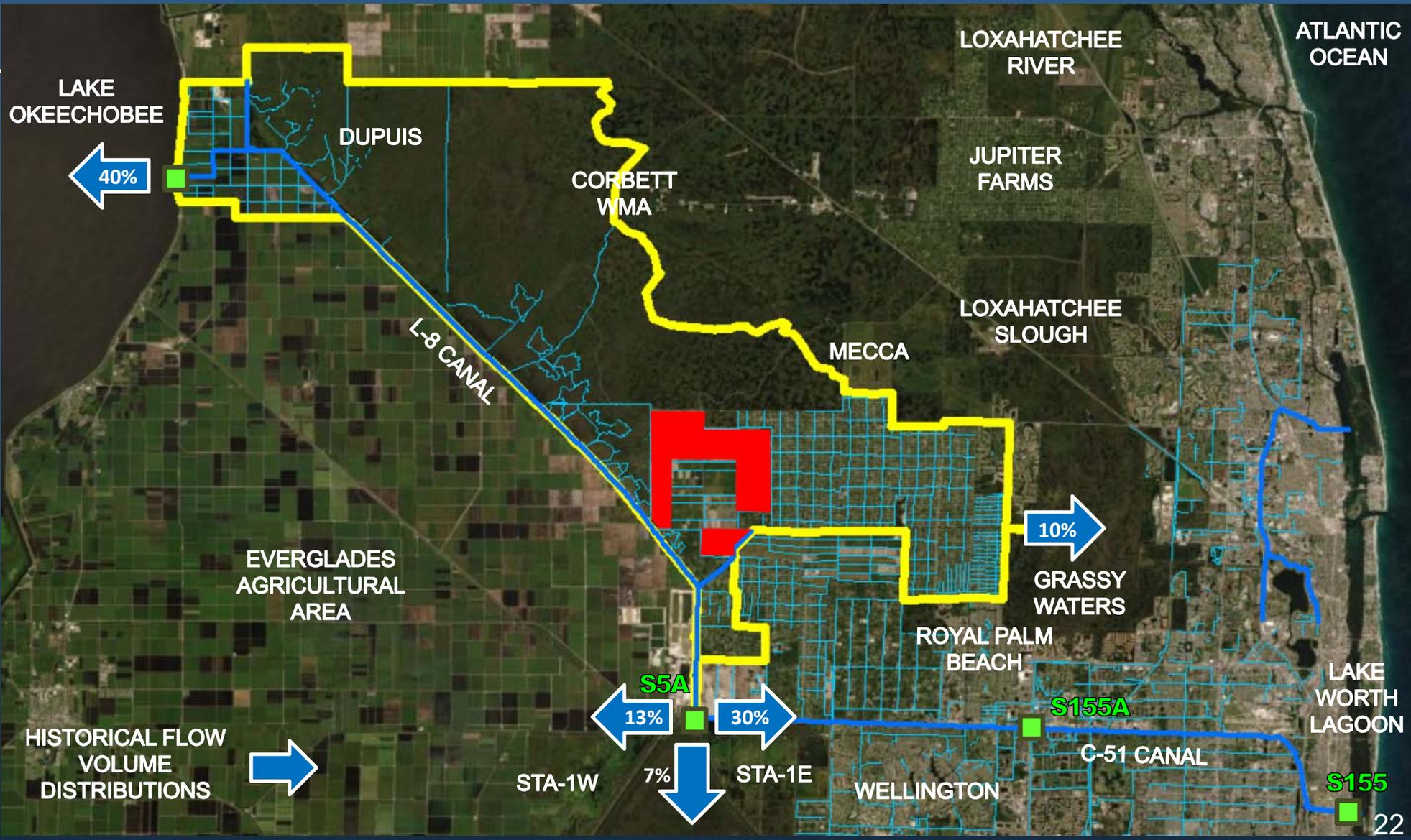


DEPARTMENTAL CONSIDERATIONS



DEPARTMENT CONSIDERATIONS

- **Met with County Service Providers on November 17**
 - Environmental Resources Management, Parks and Recreation, County Attorney's Office, Facilities Development & Operations, Engineering, Water Resources, Office of Resilience, Planning, Zoning & Building, County Administration
- **Provided Preliminary Assessment**
 - Parks Dept. preliminarily identified need for additional Active Recreation facilities in AGR
 - FD&O preliminarily identified need for additional land in AGR
 - Water Resource Manager
 - Planning Division
- **Full assessment provided after submittal of application**





Relevant History

- Water storage and conveyance features to improve conditions in and around the L-8 Basin have been contemplated for more than 20 years:
 - SFWMD: Interim Plan for Lower East Coast Regional Water Supply (1998)
 - USACE/SFWMD: Comprehensive Everglades Restoration Plan (1999)
 - USACE/SFWMD: North Palm Beach County Part 1 Planning (2003-2011)
 - SFWMD: Restoration Strategies Regional Water Quality Plan (2012)
 - USACE/SFWMD: Loxahatchee River Watershed Restoration Project Planning (2015-2020)
 - PBC: Loxahatchee River Restoration Local Initiative and Mecca Site Evaluation (2019-2020)
- \$8M of ARPA funds approved by BCC for L-8 Basin Stormwater Management Improvements



Potential Benefits of L-8 Basin Stormwater Management Improvements

- Improved flood protection
- Improved resilience to severe weather events
- Reduced frequency and volume of harmful freshwater releases to the Lake Worth Lagoon Estuary via the C-51 Canal
- A source of water to meet water supply demands
- A source of water to meet environmental water needs (e.g. Grassy Waters, Loxahatchee Slough and River, etc.)
- Improved water quality



Potential Future Activities

Proposed Objective

Anticipated Required Activities

LESS COMPLEX

LESS COSTLY

Construct New Water Storage and Conveyance to Reduce L-8 Basin Discharges to the Lake Worth Lagoon Estuary



Design, Permitting and Construction of Water Storage and Conveyance Features; SFWMD/USACE Permit(s)

Improve Flood Protection within Indian Trail Improvement District (ITID)



Additional infrastructure to integrate with ITID works; Agreement(s) with ITID

Convey Stored Water to the Loxahatchee Slough and River



New canal to convey water from the ITID M-0 Canal to the C-18 West Canal; Permit(s) from/agreement(s) with ITID, FWC, NPBCID, SFWMD, USACE

MORE COMPLEX

MORE COSTLY

Replace Mecca Deep Reservoir with Alternative Water Storage



Detailed technical evaluation demonstrating alternative storage has performance similar to or greater than selected plan; Negotiate Modifications to Congressionally-Authorized Project, etc.



GL Homes Proposal Recap

- Allow ITG land to serve as off-site Preserves for developments
- Replace AGR preserves with ITG preserves
- Transfer dwelling units from the ITG approval to the AGR area, for development west of SR 7:
 - 100 acre passive park
 - 105 acres for Civic/WFH (250 units)
 - 477 acres for age restricted PUD (1000 units)
- **Modify ITG approval:**
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Potential Impacts and Policy Implications

• Indian Trails Grove

- Proportional Changes
 - Reduces ITG total units
 - Modifies Demonstrable Public Benefits to CWC
 - Reduces Workforce Housing (390 units)
- Reduces long range traffic impacts in Central Western Communities
- Reduces infrastructure demands in an area more costly to provide
- Increases potential for Regional Water Resources benefit
- Eliminates on-site WHP requirement (**Policy**)
- Potential WCR (**Policy**)

• Agricultural Reserve

- Allows Preserves outside of the Agricultural Reserve Tier (**Policy**)
- Eliminates 582 acres of committed preserves in AGR
- Allows 60/40 AGR PUD Development Area west of SR7 (**Policy**)
- Allows more residential development in AGR than envisioned in Master Plan
- Allows Institutional Uses west of SR7 (**Policy**)
- Provides WHP in AGR
- Requires changes to either AGR or TDR Program (**Policy**)



Potential Process if Application Submitted

Comprehensive Plan:

- Future Board Initiation of Comprehensive Plan Text amendments to potentially modify Objectives and Policies:
 - 1.4 Rural Tier
 - 1.5 Agricultural Reserve Tier
 - 1.11 Western Communities Residential Overlay
 - 2.4 Transfer of Development Rights
 - 4.5 Western Communities Residential (FLU)
- Site Specific FLUA Amendment to modify the WCR Conceptual Plan
- Potential Tier Change (AGR to U/S), also a site specific FLUA amendment for Hyder West, Map Series

Development Orders/ULDC:

- Development Order Amendments for AGR-PUDs (*may require additional applications*):
 1. Hyder West
 2. Valencia Reserve
 3. Canyon Lakes
 4. Canyon Isles
 5. Canyon Springs
 6. Whitworth
 7. Valencia Sound
- Development Order Amendment for Indian Trails Grove
- ULDC Amendments
- Release AGR-PUD Conservation Easements



Policy Decisions if Application Submitted

- Allow Preserves outside of the Agricultural Reserve Tier
 - Change ITG/WCR and AGR, or
 - Change ITG/WCR and TDR Program
- Allow 60/40 AGR PUD Development Area west of SR7
- Allow Institutional Uses, in AGR west of SR7
- Eliminate ITG/WCR onsite WHP requirement



BOARD DISCUSSION & DIRECTION