



MEMORANDUM

**Department of Planning,
Zoning & Building**
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West Palm Beach, FL 33411-2741
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**Palm Beach County
Board of County
Commissioners**

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Dave Kerner
Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator

Verdenia C. Baker

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Official Electronic Letterhead

TO: The Honorable Robert S. Weinroth, Mayor, and the members of the Board of County Commissioners (BCC)
FROM: Patricia Behn, Planning Director *PB*
DATE: December 1, 2021
RE: Indian Trails Grove Agricultural Reserve

ITEM: The item before the Board is to present a proposal by GL Homes regarding the Indian Trails Grove (ITG) approval and the Agricultural Reserve (AGR) Tier. At the Agricultural Reserve BCC Workshop on October 26, 2021, the Board directed staff to meet with GL Homes and return with a presentation on the proposal. The GL Homes proposal would allow for the transfer of units from ITG to AGR, allow for preservation of land in ITG for additional AGR development, and allow the additional preserved land within ITG to be used for agriculture or for water resources/management purposes. GL Homes will provide a presentation, to be followed by staff.

PROPOSAL: The concept proposed by GL Homes consists of the dedication of 1,600 acres within the ITG site to the County for water resources in exchange for the relocation of residential development potential to a new development within the Agricultural Reserve. This request would require text and future land use amendments to the Comprehensive Plan, and a series of zoning applications.

BACKGROUND: The ITG site is located in the Rural Tier, west of The Acreage and encompasses approximately 4,871 acres. In 2016 by Ord. 2016-041, the County adopted a future land use and text amendment for Indian Trails Grove (LGA 2016-017) to allow for 3,897 units and 350,000 square feet of non-residential uses. The adopted conceptual plan also included a 640-acre water impoundment area and an additional 1,068 acres for water resources or agriculture. A subsequent text and map series amendment (Indian Trails Grove WCR AGR, LGA 2018-008), was proposed by GL Homes to allow agricultural land within ITG to serve as preserve areas for Agricultural Reserve Planned Unit Developments (AGR-PUDs), including the relocation of 2,315 residential development rights from the ITG site to the associated AGR-PUDs in the Agricultural Reserve Tier. However, this proposal did not proceed to public hearings as the applicant withdrew the request prior to Planning Commission.

DISPOSITION: If you have any questions please contact me at 561-233-5332.

Attachments: (1) *GL Homes Summary of Request*
(2) *Location Maps*

cc: Verdenia C. Baker, County Administrator
Patrick W. Rutter, Assistant County Administrator
Ramsay J. Bulkeley, PZB Executive Director
Whitney Carroll, Deputy PZB Director
Kevin Fischer, AICP, Deputy Planning Director
Bryan M. Davis, Principal Planner
Robert P. Banks, Chief Land Use Co. Attorney
Darren Leiser, Assistant County Attorney

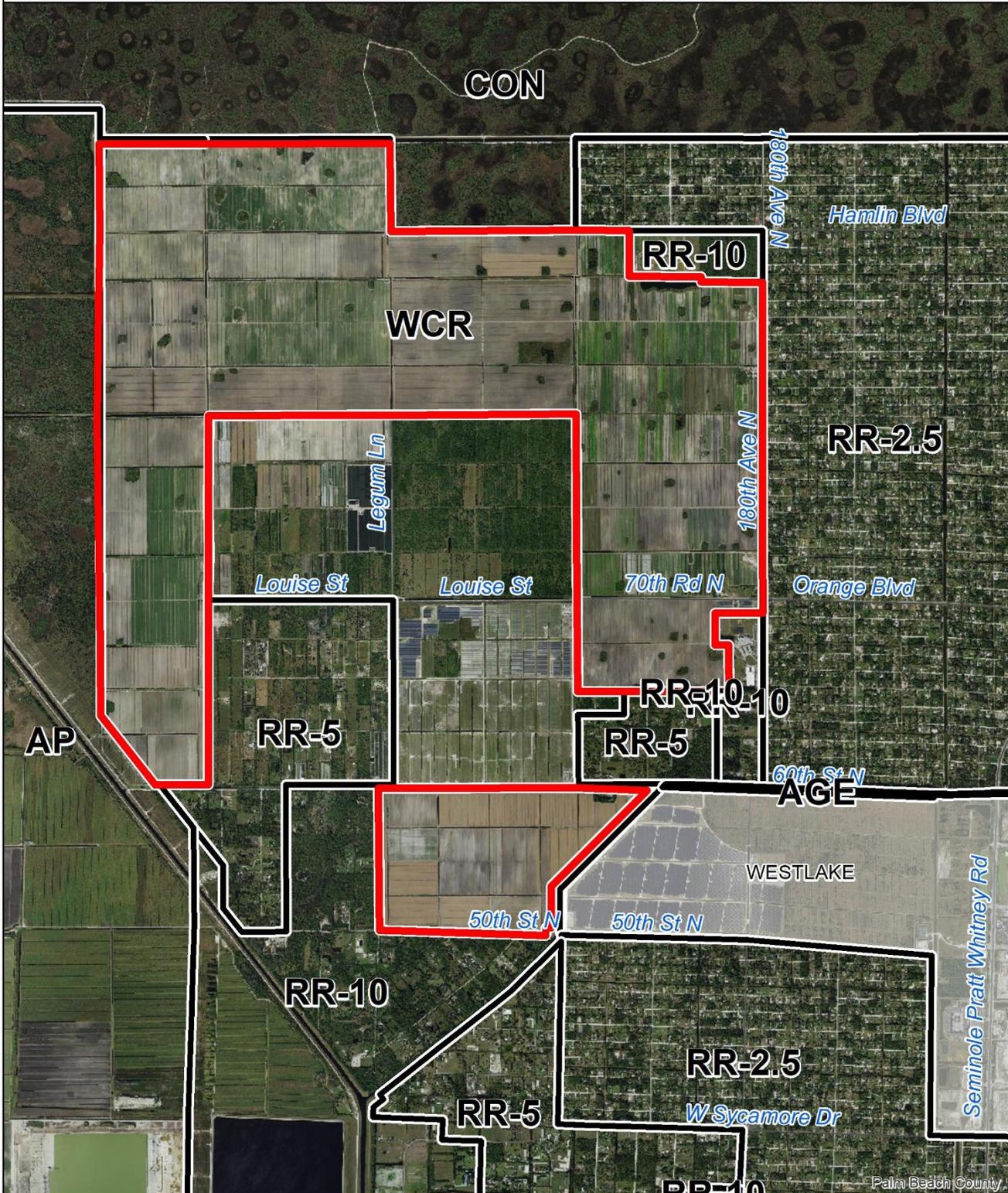
ATTACHMENT 1 – GL HOMES SUMMARY OF REQUEST

GL HOMES proposes the following:

- Amendments to the Indian Trails Grove (ITG) approval to delete 1,600 acres from the approved Conceptual Plan and convey the 1,600 acres to Palm Beach County (PBC). This will reduce the number of units permitted on the Indian Trails Grove property from 3,897 to 2,612 (reduction of 1,285 units).
- To convey to PBC 30.00 acres of a 104.878 acre site as a public civic site bank on the Hyder West property (PUD 1).
- To construct 250 workforce housing units and other private civic uses on 74.878 acres on the Hyder West property (PUD 1).
- To construct and convey to PBC a 100.433 acre passive park on the Hyder West property.
- To construct a 1,000 unit market rate project on the remainder of the Hyder West property (PUD 2).
- Amendments to the Comprehensive Plan to authorize lands west of State Road 7 (SR7) and south of Atlantic Avenue to be developed as 60/40 Agricultural Reserve Planned Unit Developments (AGR-PUDs) and authorize public and private civic uses in the same geographic area.
- Amendments to the Future Land Use Element (FLUE) and Unified Land Development Code (ULDC) to permit AGR-PUD preservation zoning on the 1,600 acres conveyed to PBC;
 - more specifically, that 668.080 acres of the 1,600 acres may be utilized to replace 534.464 acres of the Hyder West property as preservation for existing and approved AGR-PUDs; and
 - allow 897.817 acres of the ITG 1,600 acres to be utilized as required preservation for the two new PUDs on the Hyder West property (PUD 1 and PUD 2) to make 60/40 compliant.
 - Therefore, of the 1,600 acres conveyed to PBC, the changes will authorize 1,565.897 acres to be utilized for AGR-PUD preserve zoning. The remainder of the 1,600 acres (34.103 acres) will be unencumbered by this proposal and GL Homes will not have the ability to utilize the unencumbered 34.103 acres in any future zoning applications as AGR-PUD preservation.

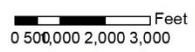
ATTACHMENT 2 – LOCATION MAPS

Western Communities - ITG



Date: 12/2/2021
 Contact: Planning
 Filename: N:\Div\Agr\ITG\211
 Note: Map is not official, for presentation purposes only

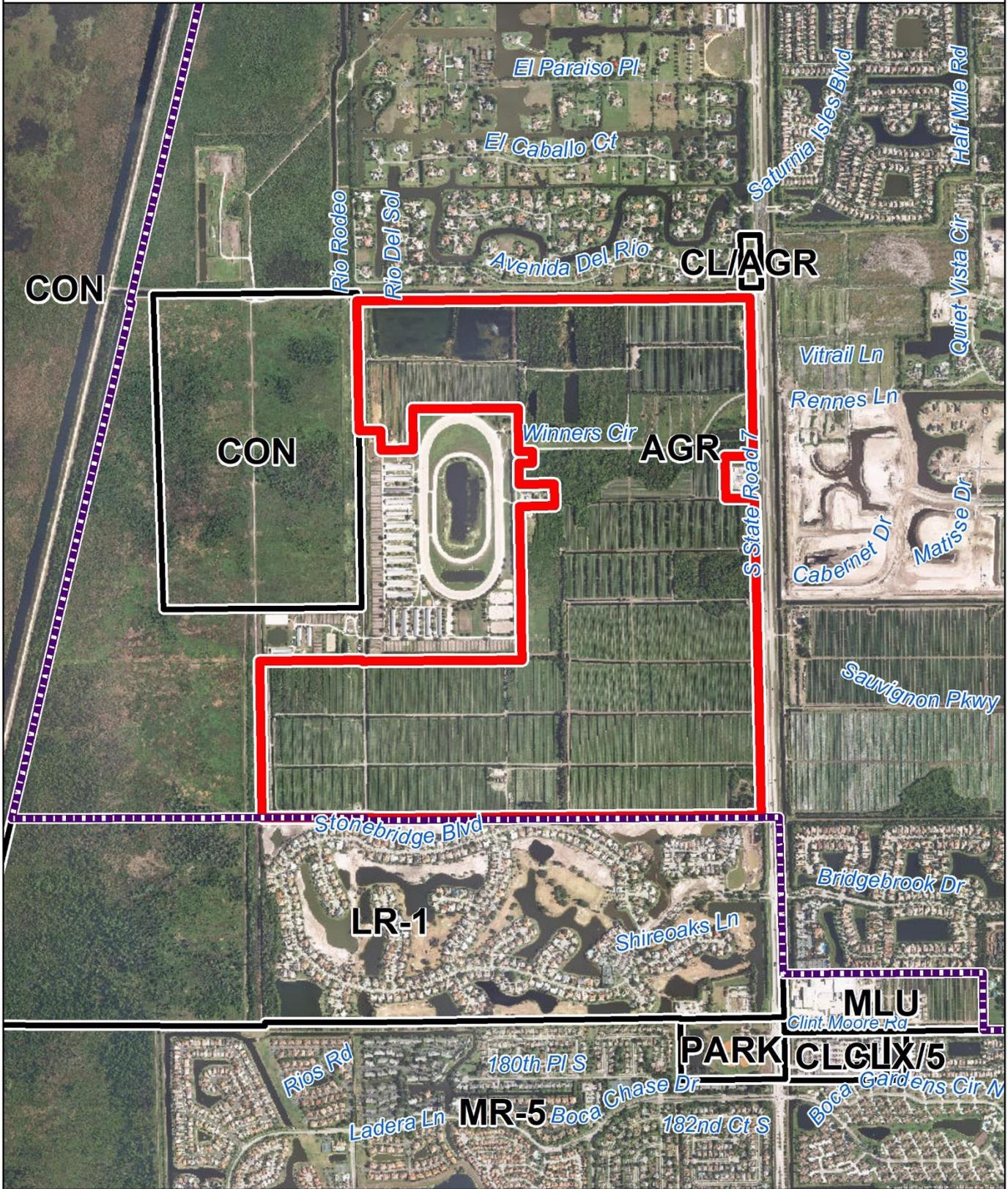
 AGR
 Future Land Use
 ITG



Planning, Zoning & Building
 2300 N. Jog Rd, WPB, FL 33411
 Phone (561) 233-5300



Agricultural Reserve Tier - Hyder West



Date: 12/2/2021
 Contact: Planning
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 Note: Map is not official, for presentation purposes only

 AGR
  Future Land Use
 Hyder



0 250500 1,000 1,500 Feet

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