



COMPREHENSIVE PLAN AMENDMENT STAFF REPORT AMENDMENT ROUND 23-B

BCC TRANSMITTAL PUBLIC HEARING, MAY 3, 2023

A. Application Summary

I. General Data

Project Name:	Indian Trails Grove - Ag Reserve Exchange (LGA 2022-021)
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:	<p>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:</p> <ul style="list-style-type: none"> • 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-PUD 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.
Acres:	4,866.10 acres
Location:	West of 180 th Avenue North, North and West of the M-Canal
Project Manager:	Bryan M. Davis, CNU-A, Principal Planner/Urban Designer
Applicant:	GL Homes of Florida
Owner:	Palm Beach West Associates I, LLLP
Agents:	J. Morton Planning & Landscape Architecture and Urban Design Studio
Staff Recommendation:	Staff recommends denial based upon the conclusions contained within this report.

II. Executive 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 the Ag Reserve Tier. Specifically, the amendment would:

- Eliminate approximately 534 acres of existing preserve parcels within six approved AGR-PUDs in the Ag Reserve along with approximately 48 acres of unrestricted land, and replace with approximately 670 acres of preserve areas in the WCRO, allowing a .80 density (approximately 534 units) for the preserve areas to be allocated from the WCRO to the Ag Reserve;
- Add a new AGR-PUD on 582 acres of development area in the Ag Reserve with approximately 932 acres of additional preserve to be located in the WCRO, allowing a .80 density (approximately 746 units) for the preserve areas to be allocated from the WCRO to the Ag Reserve; and
- Provide 1,600 acres of land to be deeded to Palm Beach County for Water Resources and Agricultural uses that could ultimately provide an additional regional public benefit to address water management needs in the Central Western Communities and L-8 Basin.

The Agricultural Reserve Tier has long been recognized as an area of unique farmlands and wetlands, and the concept of an Agricultural Reserve has long been a fundamental tenet of the County's long range comprehensive planning. The fundamental concept of the Tier has been to allow for limited development while fostering the preservation of agriculture. Beginning with the adoption of the 1980 Comprehensive Plan, the County has implemented policies and programs toward this end, such as limiting densities, designating the area as a sending area for the Transfer of Development Rights program to transfer units to the urban area, adoption of the 60/40 Ag Reserve Planned Development (AGR-PUD) concept in 1994, and the Bond referendum and Master Plan in the late 1990s. The County has adjusted policies over time, responding to changes in conditions, but has remained within the policy framework of limited development, and environmental and agricultural preservation. The Tier remains an important production area, with agricultural sales estimated at \$120 million per year in 2017.

The Agricultural Reserve Tier is approaching fulfillment of the development pattern that was anticipated in the Master Plan. This realization of the vision of the Ag Reserve means that few developable parcels remain. Consistent with the Master Plan, much of the land area has been developed as 60/40 AGR-PUDs, with 60% of each project set aside as preserve area, and the units clustered to the development area of each project. GL Homes has been the most active developer in the Ag Reserve, accounting for a majority of the AGR-PUDs approved and developed.

In September 2016, the Board of County Commissioners (BCC) approved the Indian Trails Grove (LGA 2016-017) privately proposed future land use and text amendment proposed by GL Homes for the 4,871 acre subject site in the Central Western Communities (CWC) in the Rural Tier. The approval increased the development potential from 359 residential units to 3,897 units and allowed 350,000 sq. ft. of non-residential uses on this site, as well as establishing the WCRO, which allows for the Indian Trails Grove (ITG) project. The applicant is now requesting to

reallocate 33% of the residential entitlement at ITG to the Agricultural Reserve Tier, and proportionally reduce the remaining project accordingly.

The amendment would not affect the approximately 2,400 acres in the Ag Reserve purchased by the County with proceeds from the Bond. However, the proposed amendment proposes to increase the number of units potentially allowed in the Ag Reserve by 1,277 units, increasing the potential maximum in the Tier by approximately 10%. As of March 2023, there are 11,959 approved units in the Tier (of which 10,145 are built) and 582 acres of uncommitted lands. The latest estimate is that the total buildout in the Tier will be approximately 13,200 units, however this estimate was developed prior to the adoption of the Essential Housing FLU, which allows for higher density residential development with a workforce housing component in a limited geographic area of the Agricultural Tier.

The increase of residential development and the reduction in preserve acreage would alter the fundamental policy concepts to preserve agriculture in the Ag Reserve Tier. This amendment would reduce the acreage available for agricultural preservation in the Tier and significantly compromise basic concepts of the Comprehensive Plan. For the Ag Reserve, the concepts include the preservation of agriculture, the prohibition of institutional uses west of State Road 7, and policies to designate the Tier as a sending area through the TDR program. The proposed amendment also reduces the number of workforce housing units anticipated by the original WCRO approval. The amendment proposes to provide workforce housing units in a portion of the new AGR-PUD with 277 units proposed to be allocated to the Ag Reserve.

In the WCRO, the amendment would reduce the allowable number of units by 33% (1,285 units), expand the Water Resource/Agriculture area on the Conceptual Plan to 1,600 acres (up from 1,068 acres) and allow this acreage to serve as the preserve areas for the AGR-PUDs. This increased Water Resource/Agriculture acreage is the primary benefit identified by the applicant. Due to the difference in density allowed in the WCR future land use designation (0.8 unit per acre) and the Ag Reserve designation (1 unit per acre), each acre of Agricultural Reserve preserve would be replaced by 1.25 acres of preserve in the WCRO, in an area less affected by residential encroachment. The new AGR-PUD enabled through this amendment would also result in preserve areas at the rate of 1.25 acres of WCRO land for every unit allocated to the Ag Reserve. Although the proposed amendment would provide some benefit in terms of increased preserves in the WCRO and reduced traffic impacts, the proposed amendment would reduce some of the public benefits that were required with the adoption of the original ITG amendment approved in 2016. Specifically, the proposed amendment would result in a reduced trail network; in addition, the amendment will result in a reduction of 129 workforce housing units in the Rural Tier. The 640-acre impoundment area for ITID is unchanged; additionally, land for civic purposes, although modified, is proportionally adjusted due to the increment of reduction in the proposed development, but retains 40-plus acres for County park expansion, fire station site, and land for the school district.

The proposed amendment represents a departure from the vision anticipated for the Ag Reserve as stated in the Comprehensive Plan objectives and policies. However, the proposal offers a 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. If the true intention is only to assist with water resources issues in the central part of the County, the proposed amendment could be significantly reduced in scope (retaining the entitlement wholly within the WCRO), such that the approved conceptual plan and some minor policy alterations would only be necessary, and all but eliminate any implications the Ag Reserve Tier. This would preserve the integrity of the WCRO and the Ag Reserve, as well as eliminating the introduction of transferring/sending/exchanging density between Tiers outside of the Urban/Suburban Tier.

Based on the findings presented in this report, County staff recommends **denial** of the proposed amendment.

III. Hearing History

Local Planning Agency: Denial, motion for approval by Glenn Gromann, seconded by Spencer Siegel, failed in a 4 to 8 (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.

The Board postponed this item at the August 31, 2022 public hearing to May 3, 2023.

Board of County Commissioners Transmittal Public Hearing:

State Review Comments:

Board of County Commissioners Adoption Public Hearing:

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B.1 Petition Summary for Indian Trails Grove

I. Site Data

Current Future Land Use

Current FLU:	Western Communities Residential (WCR)
Existing Land Use:	Agricultural
Current Zoning:	Western Communities Residential Planned Unit Development (WCR-PUD)
Current Dev. Potential Max:	3,897 dwelling units and 350,000 square feet of non-residential uses

Proposed Future Land Use Change

Proposed FLU:	Western Communities Residential (WCR) – No Change
Proposed Uses:	Residential, Commercial, Civic, and Preserve uses including Water Resources and Agriculture
Proposed Zoning:	Western Communities Residential Planned Unit Development (WCR-PUD) – No Change
Dev. Potential Max/Conditioned:	2,612 dwelling units and 233,500 square feet of commercial uses

General Area Information for Site

Tier:	Rural Tier – No Change
Utility Service:	Palm Beach County Water Utilities Department
Overlay/Study:	Western Communities Residential Overlay (WCRO)
Comm. District:	Commissioner Sara Baxter, District 6

B.2 Petition Summary for West Hyder

I. Site Data

Current Future Land Use

Current FLU: Agricultural Reserve (AGR)
Existing Land Use: Agriculture
Current Zoning: Agricultural Reserve (AGR) and Agricultural Reserve Planned Unit Development (AGR-PUD)

Proposed Future Land Use Change

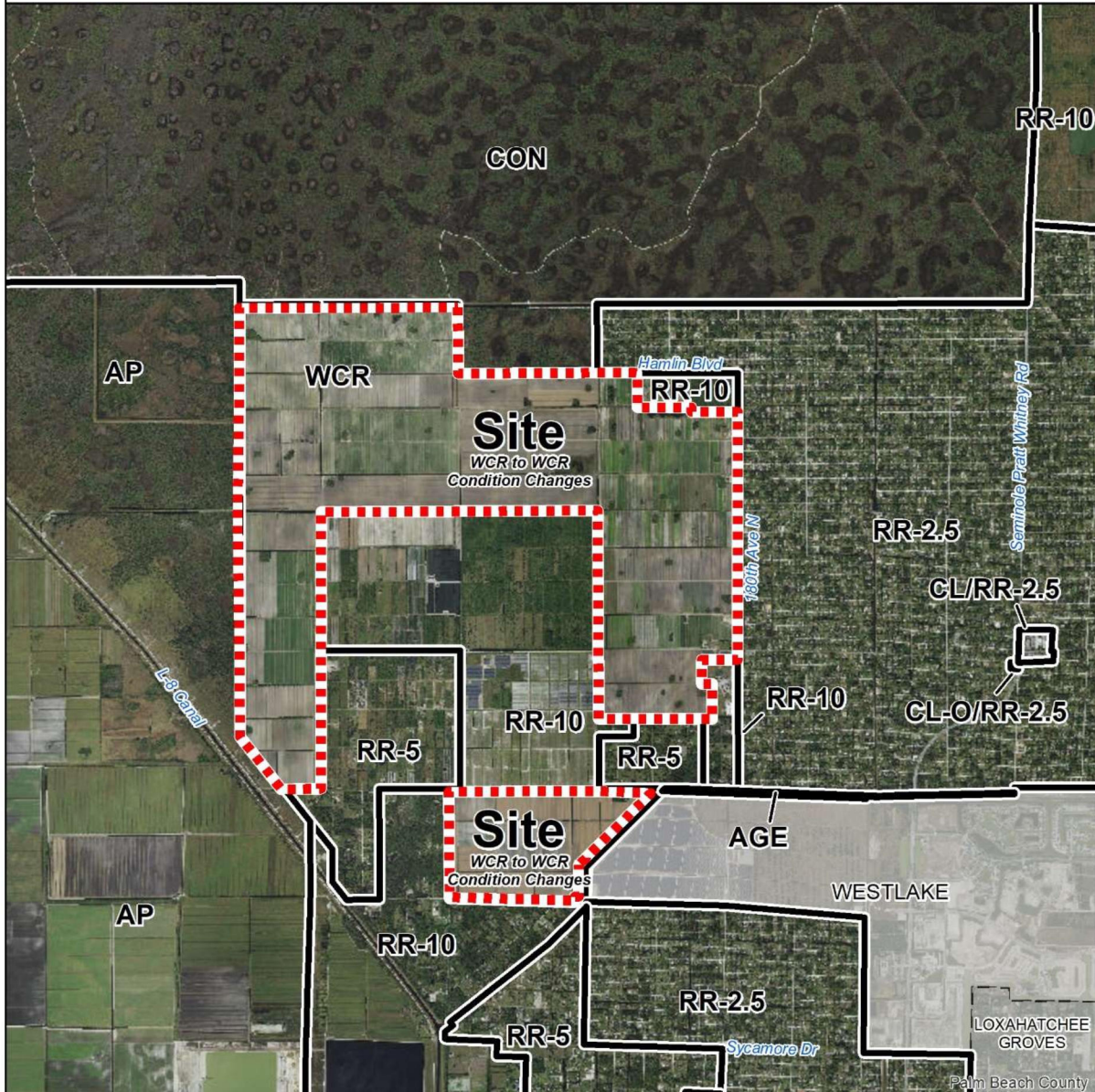
Proposed FLU: Agricultural Reserve (AGR) – No Change
Proposed Use: Residential and Civic/Institutional Uses
Proposed Zoning: Agricultural Reserve Planned Unit Development (AGR-PUD)
Dev. Potential Maximum: 1,277 dwelling units and Civic/Institutional uses

General Area Information for Site

Tier: Agricultural Reserve – No Change
Utility Service: Palm Beach County Water Utilities Department
Overlay/Study: West Hyder Overlay (proposed); Agricultural Reserve Master Plan
Comm. District: Vice Mayor Maria Sachs, District 5

Future Land Use Atlas Amendment

ITG AGR Exchange (LGA 2022-21)



Site Data

Size: 4,866.10 acres
 Existing Use: Agricultural
 Proposed Use: Residential, Commercial and Preserve
 Current FLU: Western Communities Residential (WCR)
 Proposed FLU: Western Communities Residential (WCR)
 and to revise adopted conditions of approval

Future Land Use Designations

RR-10 Rural Residential, 1 unit/10 acres
 RR-5 Rural Residential, 1 unit/5 acres
 RR-2.5 Rural Residential, 1 unit/2.5 acres
 WCR Western Communities Residential
 CL/RR-2.5 Commercial Low, underlying RR-2.5
 CL-O/RR-2.5 Commercial Low Office, underlying RR-2.5

CON Conservation
 AP Agricultural Production
 AGE Agricultural Enclave

Date: 2/15/2022
 Contact: PBC Planning
 Filename: T-Planning/Amend/22-B2/SiteSpecific/ITG
 Note: Map is not official, for presentation purposes only.



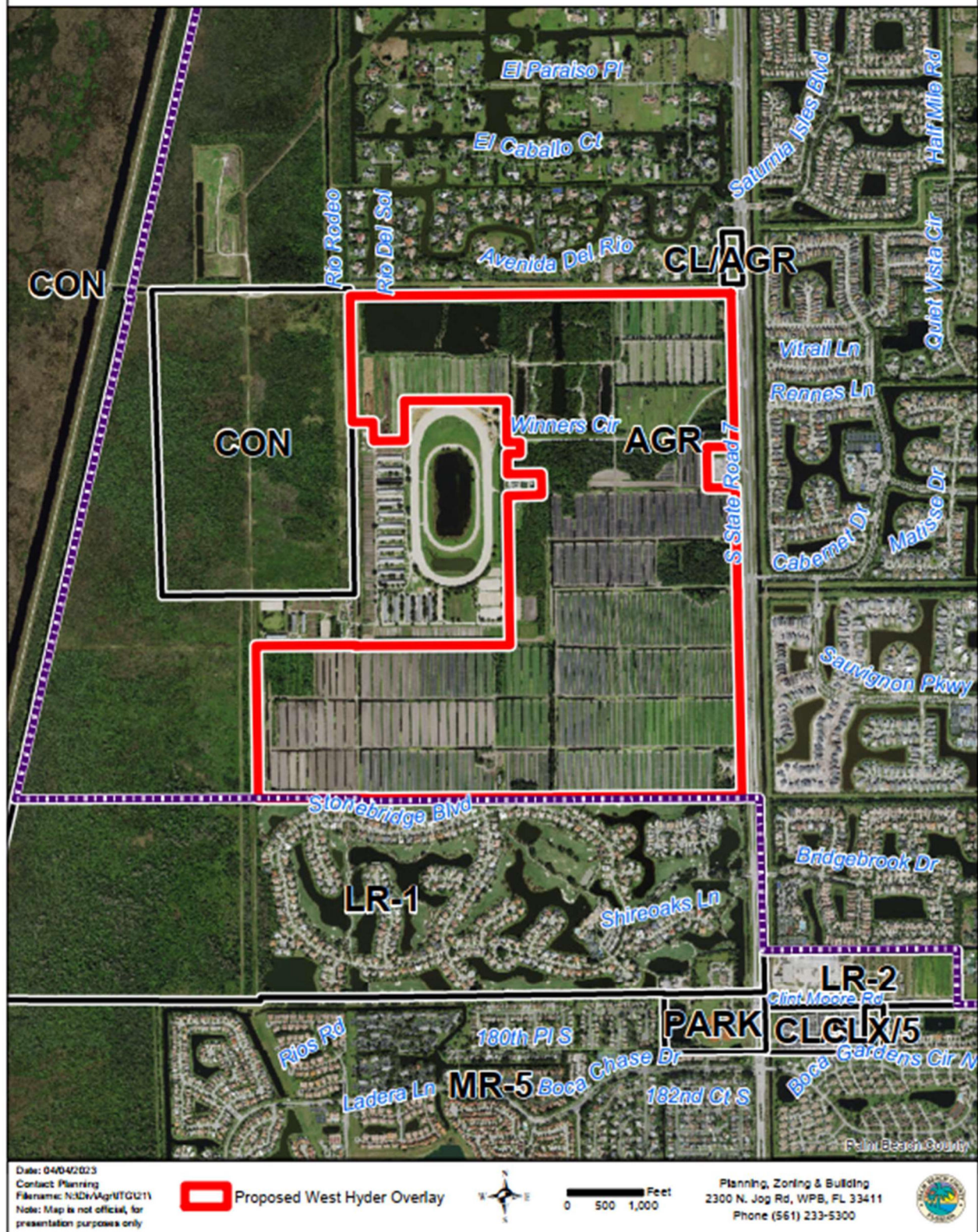
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Planning, Zoning & Building
 2300 N. Jog Rd, WPB, FL 33411
 Phone (561) 233-5300



Agricultural Reserve Tier - West Hyder



C. Introduction

I. Intent of the Amendment

This privately proposed amendment is comprised of a text amendment to revise the text of the Comprehensive Plan for the Agricultural Reserve (Ag Reserve) Tier and the Western Communities Residential Overlay (WCRO) and future land use designation located in the Rural Tier, and a Future Land Use Atlas amendment to revise previously adopted conditions of approval for the subject site in the Rural Tier.

The text amendment proposes to revise policies to allow approximately 1,600 acres of land in the WCRO to be used as Preserve Area for Agricultural Reserve Planned Unit Developments (AGR-PUDs), and allow a portion of the previously approved development rights to be clustered within the development areas in the Ag Reserve. This would allow residential development rights previously approved for the WCRO to be allocated to and built within the Ag Reserve. The specific text changes are proposed in Exhibit 1.B, and are summarized as enabling the following:

- Allow six approved AGR-PUDs to release and replace a portion of their 60/40 preserve area requirements and density through select areas within the WCRO; and
- Allow a new AGR-PUD to be created using land area in the WCRO for Preserve.

The FLUA amendment proposes to modify previously adopted conditions of approval for the 4,871.57-acre subject site as adopted by Ord. 2016-041 and located in the Central Western Communities (CWC) of the Rural Tier. The specific conditions of approval proposed for revision are provided in Exhibit 1.A, and summarized as follows. The revisions to the Conceptual Plan are provided in Exhibit 1.C.

- Decrease the maximum number of dwelling units to be built on the WCRO site from 3,897 to 2,612, a 1,285-unit reduction;
- Decrease the maximum allowable commercial square footage within the WCRO site from 350,000 sq. ft. to 233,500 sq. ft., a reduction of 116,500 sq. ft.;
- Decrease the workforce housing obligation from 390 units to be provided onsite in the WCRO to 261 units; and
- Reduce the overall size of the previous approval by approximately 5 acres to reflect a recent taking by FPL.

The proposed amendment would allow 33% of the WCRO site's land area to satisfy a portion of AGR-PUD Preserve requirements, and 33% of the 2016 approval's residential development rights to be utilized within AGR-PUD Development Areas in the Agricultural Reserve. The WCRO would retain the remaining 67% of the residential development rights to be developed at the site within the Rural Tier subject to the provisions of the Overlay.

The 1,600 acres in the WCRO are proposed by the applicant to be conveyed to the County for the purposes of expanding the 1,068 acres of Water Resources/Agriculture area. This is the primary public benefit proposed in this amendment. Also, the applicant proposes to modify the site specific amendment conditions of approval for Indian Trails Grove to reflect the reduced density and intensity proposed in this amendment.

Associated Zoning Applications

The applicant proposes to replace AGR-PUD preserves in the Ag Reserve with preserve areas in the WCRO, and to then use the released preserve areas as development areas for the new AGR-

PUD. A multi-step process will be required because some of the land area to be used for the new AGR-PUDs proposed by the amendment are currently preserve areas within existing AGR-PUDs. A total of eight zoning applications have been submitted to implement this amendment. For the six existing AGR-PUDs, the zoning applications are requesting to release existing recorded conservation easements for the affected AGR-PUD preserves to eliminate portions of preserve areas for the affected AGR-PUDs, and utilize allocations of open space in the WCRO to satisfy the density and 60/40 preserve area requirements. For the new AGR-PUD, the applicant submitted zoning applications for a development area in the Ag Reserve (located on the released preserve areas), and preserve areas to be located in the WCRO.

The six affected existing AGR PUDs which will have a portion of their West Hyder area preserves replaced and satisfied via the Indian Trails Grove (ITG)/WCRO are listed below:

- Seven Bridges (Hyder) AGR-PUD, Control Number 2005-455
- Valencia Reserve (Lyons West) AGR-PUD, Control Number 2005-003
- Canyon Lakes (Fogg North) AGR-PUD, Control Number 2002-067
- Canyon Isles (Fogg Central) AGR-PUD, Control Number 2002-068
- Canyon Springs (Fogg South) AGR-PUD, Control Number 2002-069
- Whitworth AGR-PUD, Control Number 2021-031

The new AGR-PUD in the West Hyder area proposed to be established, which will have their entire 60/40 preserve area requirements satisfied through land allocated from the WCRO, is as follows:

- **West Hyder AGR-PUD** (Control Number 2022-005) is proposed for a 582-acre development area located on the west side of SR-7, south of Atlantic Avenue, north of Clint Moore Road. The southern boundary of the parcel is also the boundary of the Agricultural Reserve. The proposed development area is currently comprised mostly of existing AGR-PUD Preserve areas and is in active agriculture. The project is proposed to be a 60/40 AGR-PUD. The development is proposed as a 55+ age restricted community of 1,000 dwelling units, as well as a significant civic component, including public and private civic uses. The civic uses are proposed to include 277 units of workforce housing, three County civic pods totaling approximately 25 acres, and a private civic pod of approximately eight acres.

The Indian Trails Grove WCR-PUD (Control Number 2002-90045) was approved in 2019 consistent with the 2016 amendment; accordingly, it is proposed for reduction consistent with this proposed amendment (from 3,897 units to 2,612 units, and reducing commercial uses from 350,000 sq. ft. to 233,500 sq. ft.), and modifying the development order consistent with the proposed Conceptual Plan.

II. Background/History

The following sections provide an overview of the two areas of the County affected by the proposed amendment, as well as a brief history of land use planning efforts in each area.

A. Agricultural Reserve

Overview

The County's Agricultural Reserve Tier is approximately 22,000 acres in size, located west of the Florida Turnpike, east of the Arthur R. Marshall National Wildlife Refuge, north of Clint Moore

Road, and generally south of the Village of Wellington, and Heritage Farms. Per the Comprehensive Plan, it is intended to allow limited residential and non-residential uses in order to “preserve and enhance agricultural activity, environmental and water resources, and open space within the Agricultural Reserve Tier.” It is designated as a Limited Urban Service Area (LUSA), which allows both urban and rural levels of service.

According to the Agricultural Extension office’s data (from 2021), the Ag Reserve has 8,471 acres in agricultural uses: 6,359 acres are in row crops; 1,221 acres are in plant and tree nurseries, and approximately 891 acres are in equestrian pastureland. More than 40 different vegetables and herbs (exceeding 80 varieties) are grown in the Ag Reserve, including fresh sweet bell peppers, fresh green beans and peas, Asian vegetables, cabbage, lettuce, squash, eggplant, tomatoes, okra, and herbs. In addition, a wide variety of nursery crops are grown. The estimated 2017 economic sales of agriculture (row crops, nursery, equestrian and ancillary businesses) from the Ag Reserve was \$120 million. The Ag Reserve represents 1.9% of the County’s farmland, but yields 8.4% of agricultural revenue for the entire County, reflecting the higher return per acre resulting from both high dollar-value crops and multiple harvests.

The Comprehensive Plan allows several development options within the Agricultural Reserve Tier as summarized below:

- Residential subdivisions area are allowed at one dwelling unit per 5 acres
- Residential Planned Developments are allowed subject to a minimum acreage and a required minimum preserve area and the residential units to be clustered within the development area:
 - 60/40 AGR-PUDs require a 250-acre minimum with a 60% preserve area/ 40% development area, and must be located east of State Road 7 (SR-7)
 - 80/20 AGR-PUDs require a 40-acre minimum with an 80% preserve area/ 20% development area, and are allowed west of SR-7, but require contiguous preserve areas
- Residential development rights may be transferred to a designated receiving area outside the Ag Reserve, at a rate of 1 unit per acre;

Nearly all of the existing and proposed planned residential developments approved since the completion of the Ag Reserve Master Plan have utilized the 60/40 AGR-PUD option. As of March 2023, approximately 33% of the Ag Reserve is approved or built with residential or non-residential development. Sixty percent (60%) has been preserved through AGR-PUDs or public ownership for agriculture, conservation, environmentally sensitive lands or other uses allowed, and 2% is undevelopable (right-of-way, drainage canals, or other public infrastructure). Approximately 582 acres or 3% of the Tier is currently uncommitted and is currently in agriculture, residential (not otherwise allocated to an AGR-PUD), or other uses allowed in the Tier.

Agricultural Reserve Tier Acreage by Approval Status

Approval Status (as of March 2023)	Acres	% of AGR Land Area
Development Areas Residential & Non Residential approvals	7,210	33%
Preserves in Natural/Conservation lands	6,306	28%
Preserves in Agriculture	6,435	29%
Preserves in Other uses allowed	617	3%
Uncommitted / Other Remaining Lands	582	3%
Pending Applications	583	3%
Other Uses (R/W, Canals, etc.)	418	2%
Total Land Area	22,150	100%

History

The County's 1980 Comprehensive Plan formally created the "Reserve," in an area previously designated as "Residential Estates." The Plan also recognized the Reserve as a potential future urbanized area, but intended it "to be preserved if possible, and if not, to be maintained as very low density residential" through the year 2000. The 1980 Plan reduced densities to 1 unit per 5 acres, but allowed "80/20 Planned Unit Developments (PUDs)" with 1 unit per acre clustered on 20 percent of the land with a minimum of 40 acres, and established provisions for the Transfer of Development Rights (TDRs) to areas outside of the Ag Reserve.

In adopting the County's current Comprehensive Plan in 1989, the area's boundaries were reduced to its current 22,000 acres, and a moratorium was enacted until a study could be completed to evaluate the long-term viability of agriculture. In 1994, new provisions were adopted for the Agricultural Reserve, based on some of the study recommendations. Following a challenge by property owners/farmers and an administrative hearing, the Board adopted a Remedial Plan Amendment, which created the 60/40 development option, allowing for planned developments at one unit per acre with a minimum of 150 acres of preserve area and development clustered on 40% of the land. Preserve areas under this option were not required to be contiguous to the development area, which was limited to areas east of SR-7. The moratorium on development in the Ag Reserve was lifted in 1995, allowing all the development options to proceed.

A Purchase of Agricultural Conservation Easements program was established in 1996 which ultimately led to the idea of a bond referendum to preserve agriculture in the Ag Reserve. In July 1998, the Board of County Commissioners and the South Florida Water Management District authorized the development of a Master Plan for the Agricultural Reserve, and in 1999 Palm Beach County voters approved a referendum authorizing a \$150 million bond issue to purchase agricultural and environmentally sensitive lands, with \$100 million targeted for the Ag Reserve. Approximately 2,400 acres have been acquired with the bond funds.

The Board of County Commissioners implemented the Agricultural Reserve Master Plan by incorporating the concepts as policy revisions to the Comprehensive Plan. In 1999, the County created the Managed Growth Tier System (MGTS) which included the Ag Reserve Tier. In 2001, the Ag Reserve provisions were rewritten to conform to the Tier system structure, and to incorporate the Ag Reserve Master Plan concepts into the Comprehensive Plan.

The development pattern envisioned in the Master Plan, and implemented by the policies adopted in 2001, included clustering development in two primary areas, and limiting development west of SR 7. The intent was to lower infrastructure costs, allow for the aggregation and concentration of

open space, allow for additional water management areas, and locate development away from the Loxahatchee National Wildlife Refuge.

In 2014, at the request of Ag Reserve property owners, the BCC directed staff to hold a series of roundtable discussions to determine the needs and expectations of residents, farmers, and other interested parties within the Agricultural Reserve. As a result of the roundtable process and BCC workshops, the BCC adopted several Plan amendments to revise Agricultural Reserve policies in the Comprehensive Plan. The amendments included changes to allow small, neighborhood serving commercial locations, establish an AGR-MUPD zoning district, eliminate the contiguity requirement for AGR-PUD/preserves, and allow preserve areas associated with farm residences. These changes resulted in additional commercial uses within the Tier, and additional parcels becoming eligible for AGR-PUD/preserves. Multiple AGR-MUPDs have been established in the Tier, including several that had Industrial future land use designations that predated the establishment of the Tier. Others parcels have received amendments for Industrial land uses along the SR-7 corridor. After several years of exploring the concept of adding assisted living facilities in the Tier, the County adopted provisions that allow for the Congregate Living Residential (CLR) land use designation that accommodate such uses within the Tier.

In 2019, the County addressed the proliferation of “landscape services” in the Ag Reserve on AGR-PUD Preserve parcels under conservation easement. The effort resulted in amendments to the Unified Land Development Code (ULDC) that sought to either eliminate the unlawful uses in preserves, or provide a path towards compliance within the limitations established under the conservation easement. More recent changes to AGR-PUD Preserves in 2021 include the allowance for up to 275 acres of Lake Worth Drainage District canals to serve as preserve areas; however, future such instances are prohibited. One trend, that has increased over the past decade, and fueled with the ending of the contiguity requirement for preserves, is the “swapping” of preserves between development orders, or freeing previously preserved larger agricultural operations from their conservation easements, and replacing them with a series of smaller preserve parcels of comparable acreage.

In August 2022, the BCC adopted policy regarding two new future land use designations for the Ag Reserve Tier: Commerce (CMR) and Essential Housing (EH). The Commerce future land use designation provides a framework for the location and extent of future light industrial uses within the Ag Reserve Tier, and affords opportunities for low-trip generating light industrial and/or employment uses, balancing the overarching objectives of the Ag Reserve while responding to increased residential growth and the corresponding needs of support services. The Essential Housing future land use designation is a new, higher density option intended to facilitate workforce housing in the Agricultural Reserve Tier. The EH designation allows up to eight units per acre for eligible properties and requires that a minimum of 25% of the total units be provided as workforce housing onsite.

The Agricultural Reserve Tier is approaching fulfillment of the development pattern that was anticipated in the Master Plan. This realization of the vision of the Ag Reserve means that few developable parcels remain. Consistent with the Master Plan, much of the land area has been developed as 60/40 AGR-PUDs, with 60% of each project set aside as preserve area, and the units clustered to the development area of each project.

The existing West Hyder area constitutes approximately 682 acres of privately-owned land at the southwest corner of the Ag Reserve Tier, located between the Stonebridge and Rio Poco developments on the west side of SR-7. Most of the West Hyder land serves as preserve areas for existing AGR-PUDs.

The amendment would not affect the approximately 2,400 acres in the Agricultural Reserve purchased by the County with proceeds from the Bond.

B. Western Communities Residential

Overview

The 4,866.10-acre Indian Trails Grove site is located within an area of the County known as the Central Western Communities (CWC), a 57,000-acre area with mainly low density residential development and large tracts of undeveloped agricultural lands. The property is within the boundaries of the Cypress Grove Community Development District, and is an inactive unit of the Indian Trail Improvement District (ITID), a special district created by the Legislature in 1957. It is located in the Rural Tier, and surrounded by lands in the Exurban, Rural, and Glades Tiers. The site is currently in agricultural row crop production. The uses surrounding the subject site include residential, agricultural, schools, parks, solar energy center, and conservation lands.

History

The site was cleared and drained for citrus production in the 1960s. The site continued in active citrus production until various blights eliminated the citrus industry in the County in the 2000s. The applicant acquired the property in November 2005, and transitioned agricultural uses from citrus into row crop production.

The WCRO is located in the CWC area which has been the subject of numerous planning efforts due to the long-standing land use imbalances of the area, the need to address infrastructure deficiencies, as well as the increasing number of land use amendment requests for large, vacant parcels in the Rural Tier. In 2005, the County adopted a Sector Plan for the CWC, which required developments to provide public benefits such as regional water management, open space, recreational and equestrian uses, and environmental mitigation, enhancement, and restoration. The Sector Plan was subsequently repealed, but the BCC relied upon the policy concepts established in the CWC Sector Planning process in considering proposals since 2005, particularly the public benefits concept, compact development form, preservation of open space for agricultural as well as water resources and open spaces uses, and the introduction of non-residential uses. The Minto West Agricultural Enclave amendments to the Comprehensive Plan (LGA 2014-007, Ordinance 2015-030), subsequently incorporated as the Village of Westlake, includes many of these concepts, as did the original amendment adopted in 2016 for the subject site.

In September 2016, the County approved the Indian Trails Grove (LGA 2016-017) private text and future land use amendment proposed by GL Homes for the 4,871-acre subject site. The amendment changed 3,592 acres of Rural Residential, 1 unit per 10 acres (RR-10) which allowed 359 dwelling units along with an additional 1,279 acres of land designated Agricultural Production (AP), to the new future land use designation and overlay created by the Western Communities Residential (WCR) amendment. The approval increased the development potential from 359 residential units to 3,897 units and allowed 350,000 sq. ft. of non-residential uses in the Central Western Communities (CWC) in the Rural Tier. The companion text amendment established the objectives and policies for the Western Communities Residential Overlay (WCRO) and the Western Communities Residential future land use designation, which included the clustering of density and a provision of open space for various public benefit purposes. Also as part of the 2016 amendment, Indian Trails Grove is designated as a Limited Urban Service Area (LUSA), which allows both urban and rural levels of service. One of the significant benefits provided in

the approval was the requirement for a 640-acre impoundment area for the future use of ITID to ameliorate long-standing water storage concerns within the district. A condition of approval on the amendment required the owner of the land to provide a deed conveying the property to ITID by April 1, 2018, which is to be held in escrow. The agreement was signed and the deed for the 640-acre impoundment was placed in escrow on March 30, 2018. Subsequent revisions to the ULDC to create the Western Communities Residential Planned Unit Development (WCR-PUD) zoning district were also adopted. A concurrent zoning application to implement the WCR-PUD on the property was submitted but was withdrawn.

In 2017, a 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 six existing AGR-PUDs, and three proposed new AGR-PUDs in the Agricultural Reserve Tier. This included significant departures from established policies, served no additional public benefit or purpose, and left an “open-ended” opportunity to shift density between the two tiers through the land use amendment process. However, the 2017 proposal did not proceed to public hearings as the applicant withdrew the request prior to the Planning Commission meeting.

In 2019, the applicant made a subsequent zoning application to secure a zoning approval commensurate with the 2016 site specific amendment, consistent with the conceptual master plan which rezoned the parcel to WCR-PUD (Control Number 2002-90045, via Resolution R-2019-0389).

Also of note, in September 2019, Florida Power and Light Company (FPL) secured a stipulated final judgement taking 5.47 acres at the southwestern most corner of the site for a 230kV electric transmission line project that runs parallel to the SFWMD L-8 Canal. Consequently, the 5.47-acre area that was a part of the 2016 amendment is no longer included in the current amendment.

III. Unique Issues in the Amendment

A. Water in Central Palm Beach County

The entirety of the 4,866-acre site that comprises the Indian Trails Grove WCR portion of the amendment is located solely within the SFWMD L-8 Basin and Cypress Grove Community Development District (CDD). The L-8 basin spans from Lake Okeechobee to the west, incorporates portions of Dupuis Management Area and the JW Corbett Wildlife Management Areas, and residentially developed rural residential estates within the County's Rural and Exurban Tiers at its eastern extent. The L-8 Basin consistently has excess stormwater runoff that does not meet established water quality criteria, which in turn negatively affects the Lake Worth Lagoon and Estuary.

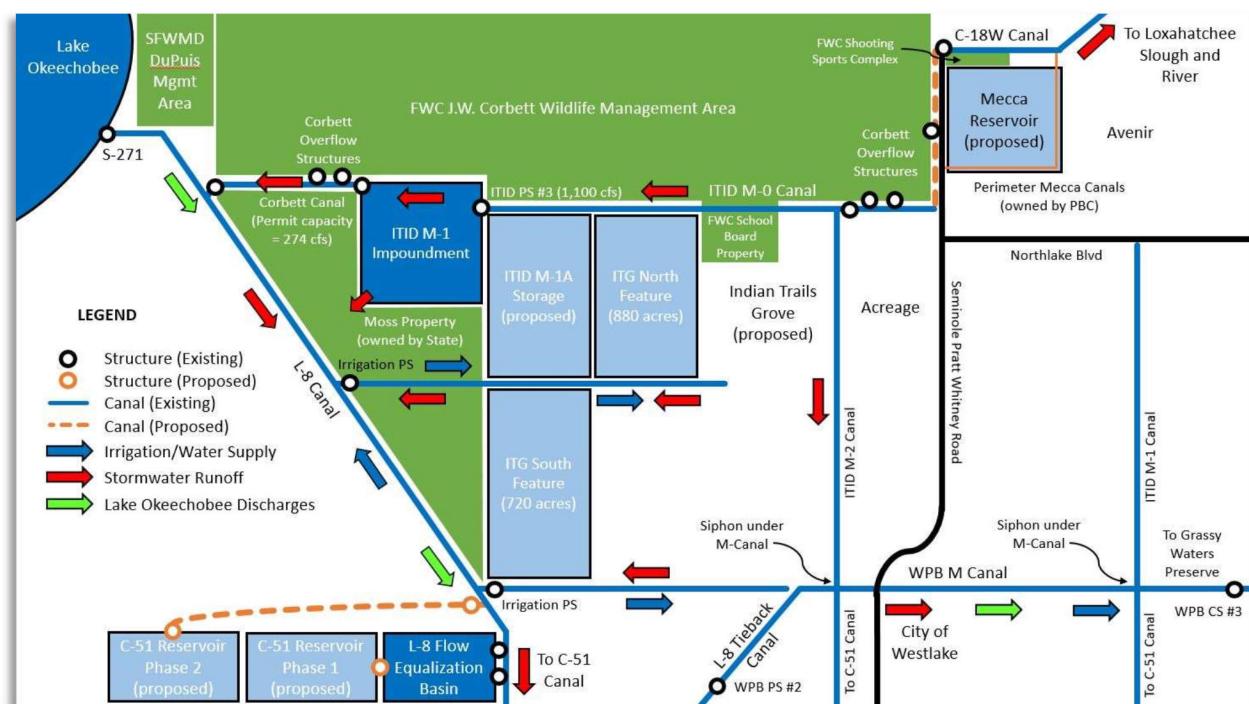


Figure 1—Conceptual Location of Potential Water Features in L-8 Basin

The Indian Trails Grove WCR site has considerable potential for a future water resources facility that could improve the conveyance of water intra-regionally, between the L-8 Canal, the M-O Canal, and the M-Canal (all of which are adjacent to portions of the project site). Additionally, Indian Trails Grove affords opportunities to address the storage of water during periods of inundation, as well as prospects for improving the water quality through engineered marshes, basins, and flow ways within the L-8 Basin. This property presents opportunities to address and improve water issues within the County such as, but not limited to: reduction of discharges to the Lake Worth Lagoon and Lake Okeechobee through the redirection of conveyances to the West Palm Beach Water Catchment Area/Grassy Waters Preserve and Loxahatchee Slough and River, improve flood protection for ITID, as well as the potential to improve water quality on-site, prior to discharging into the L-8 Basin.

The County, through initiatives that date back to the 1999 Comprehensive Everglades Restoration Plan (CERP) and the Sector Plan efforts, sought to address and improve water storage, conveyance, and quality within the L-8 Basin, and between adjacent basins to the east and north

(C-51, C18, and WPB Catchment Area). At the time of the 2016 Indian Trails Grove amendment, the County anticipated that a long-term regional water management plan would soon be reached, as water storage and conveyance features to improve conditions in and around the L-8 Basin have been contemplated for more than 20 years. Indian Trails Grove was contemplated in many of the various studies and alternatives considered at that time, but there was no finalized plan in place. In the 2016 approval, the County accommodated some water storage needs through the provision of a 640-acre impoundment site for ITID's use. It also anticipated the need for a larger regional water use for an additional 1,068 acres designated for Water Resources/Agriculture uses—the “water resources” concept was left vague intentionally. It was not clear if Indian Trails Grove would be planned to address water quantity/quality/conveyance issues, or a variation of any or all of these.

When the South Florida Water Management District (SFWMD) and US Army Corps of Engineers (USACE) issued their preliminary/draft report of their *Loxahatchee River Watershed Restoration Project* (LRWRP) in 2019, it notably excluded any water resources use on Indian Trails Grove. Rather, the LRWRP draft proposed using the Mecca property (roughly 2,000 acres in land area), located approximately 2.5 miles northeast of Indian Trails Grove, as an above-ground reservoir, with an embankment height of 20-feet above the existing grade. Several of the alternatives considered in the process of drafting the LRWRP evaluated using various configurations of the Indian Trails Grove property as a shallow storage basin and connection between the L-8 and M-O Canals. The County conducted its own study in 2019 to address its concerns with the Mecca Reservoir proposal and provide technical information on other alternatives not considered or overlooked by SFWMD/USACE. The County devised three alternatives for consideration, two of which utilized the 640-acre ITID impoundment area combined with additional land within Indian Trails Grove for shallow storage within the L-8 Basin as part of the solution, and the third alternative used the L-8 Canal outfall from Indian Trails Grove as part of the connection. All of these concepts reduced the Mecca Reservoir to shallow storage, and incorporated storage and water quality improvements. However, despite the County's concerns, the USACE approved the LRWRP in December 2020. The opportunity to revisit the Indian Trails Grove approval and reconfigure the developable area represents an opportunity to reduce pollution in the L-8 Basin, provide the desired connections between the L-8, M-O, and M-Canals as an integrated system, assist in regional stormwater impoundment needs, and improve the overall health of the Lake Worth Lagoon Estuary and Loxahatchee Slough and River system. As previously stated, this potential value to address water resources is the primary public benefit and improvement offered in the amendment.

B. Developer's Commitments

Upon initiation of this amendment in February 2022, the County departments (Facilities Development & Operations, Parks & Recreation, Engineering, Housing & Economic Development, Environmental Resources Management, PZB, and Administration) examined the developer's concept and sought to better understand and clarify the potential public benefits initially proposed during initiation and in the application materials. Generally, staff encouraged the applicant to specify the civic site opportunities in both geographies, to look into providing active recreation in the Ag Reserve, financial contributions to roadway design and construction, and to enhance the workforce housing units offered (in terms of quantity, range of unit types, and exclusively on-site, for sale units). However, the greatest emphasis focused on the increased land to be provided for water resources purposes and to understand what that proposal entails.

The applicant met with County staff on June 22, 2022 to go over their preliminary responses before providing a written and graphic summary on July 5, 2022. The applicant's proposal is provided in Exhibit 6-A. The applicant generally agreed to not seek impact fee credits for any

land that it would be donating as part of any required civic site dedications in either the Rural or Ag Reserve Tiers, and indicated they would meet 2% civic site requirements required of residential developments. The applicant elected to keep their \$5 million contribution to County roads from the 2016 approval, but made no other commitments, citing the County has the authority to determine how those contributions are allocated. At the ITG/WCR project, the land for the regional park was generally unchanged, and the proposed 100-acre passive park was modified to be more equestrian in orientation, but no commitment was made to providing land for an “active recreation” Park facility. Regarding the workforce housing component in the Ag Reserve, the unit count was increased from 250 units proposed at initiation by 27 units, for a total of 277 units to be split between for-sale (152 units) and rental units (125 units), all to be provided on-site (as multifamily units), but proposed at 60-140% of the average median income. There was no change proposed from the application at Indian Trails Grove, still 261 workforce housing units, with the developer proposing to amend the requirements in policy and conditions to allow for off-site and exchange builder options. The off-site and exchange builder options are part of the County’s workforce housing program provisions for the Urban/Suburban Tier.

Most critical to the understanding of this project, applicant provided a conceptual overview regarding the water resources area, the 1,600 acres proposed to be deeded to the County for a regional public benefit. Proposed is a developer-designed, permitted, and constructed project that would result in the establishment of a 750-acre above ground reservoir in the north-central portion of the Indian Trails Grove project, adjacent to the 640-acre ITID impoundment area. The proposed 750-acre reservoir concept is stated to accommodate 3,000 acre-feet of storage at a depth of 4 feet, provide treatment of water, and is proposed to be situated directly east of the 640 acres allocated to ITID Impoundment purposes, and is approximately 875 acres of the proposed 1,600 acres to be deeded to the County (and the area that would be able to allocate units to the Ag Reserve). Included with the above-ground reservoir concept are various pumps and gravity outfalls that initially take water out of the SFWMD L-8 Canal, and move it to the M-O Canal, providing a desired connection between the two canals within the L-8 Basin. Water can be routed east or west in the M-O Canal to the M-1 Impoundment west of Indian Trails Grove, or to the L-Canal to the east, which flows south to the M-Canal, before conveyance to the Grassy Waters Preserve (City of West Palm Beach Water Catchment Area). Water may also be returned to the L-8 Canal, but in retaining water and processing through the proposed improvements, it reduces total phosphorous/nutrients in the system, which benefits the water resources of the region. The remaining 725 acres that are generally south of the 640-acre ITID Impoundment Area are proposed to be left in agricultural production. A system of pumps and control structures are also proposed both within Indian Trails Grove, and outside of the subject site. If such a project were to be constructed, it is estimated, that it could take two-or-more years to complete design, permitting and construction of such a facility. Critically, the project does not include, nor propose any means of conveyance to the Mecca Reservoir, and C-18W Canal. Such a connection would be left to the County or other entities to provide.

The applicant provided a resubmittal after the postponement, which included a status update on the “Water Resource Project”, and is included as Exhibit 6-B of this report.

IV. Data and Analysis Summary

This section of the report provides a summary of the consistency of the amendment with the County’s Comprehensive Plan. The chapters in Exhibit 2 detail the consistency of the amendment with Plan policies, including justification, compatibility, public facilities impacts, intergovernmental coordination, and consistency with specific overlays and pl-ans.

- A. Justification.** The proposed amendment seeks to use general planning concepts found in the Comprehensive Plan, including clustered development and agricultural preservation, as justification to rearrange development potentials across two areas of the County. The primary benefit identified by the applicant is the increased acreage to be provided for agricultural or water resource preserve in the Western Communities Residential Overlay (WCRO).
- B. Policy Concepts.** As indicated in the applicant's justification statement (Exhibit 3.A and 3.B), the amendment enables each acre of Ag Reserve preserves to be replaced by 1.25 acres of preserve in the WCRO—within the Rural Tier, an area less affected by residential encroachment. Preserves for existing and new AGR-PUDs enabled through this amendment would also result in preserve areas that are outside of the Ag Reserve Tier, and allocate density at a lower rate than preserves within the Ag Reserve (at the rate of 1.25 acres of WCRO land for every unit allocated to the Ag Reserve). The increased acreage (of preserved land) is due to the difference in density allowed in the WCR future land use designation (0.8 unit per acre) and the Ag Reserve future land use designation (1 unit per acre).

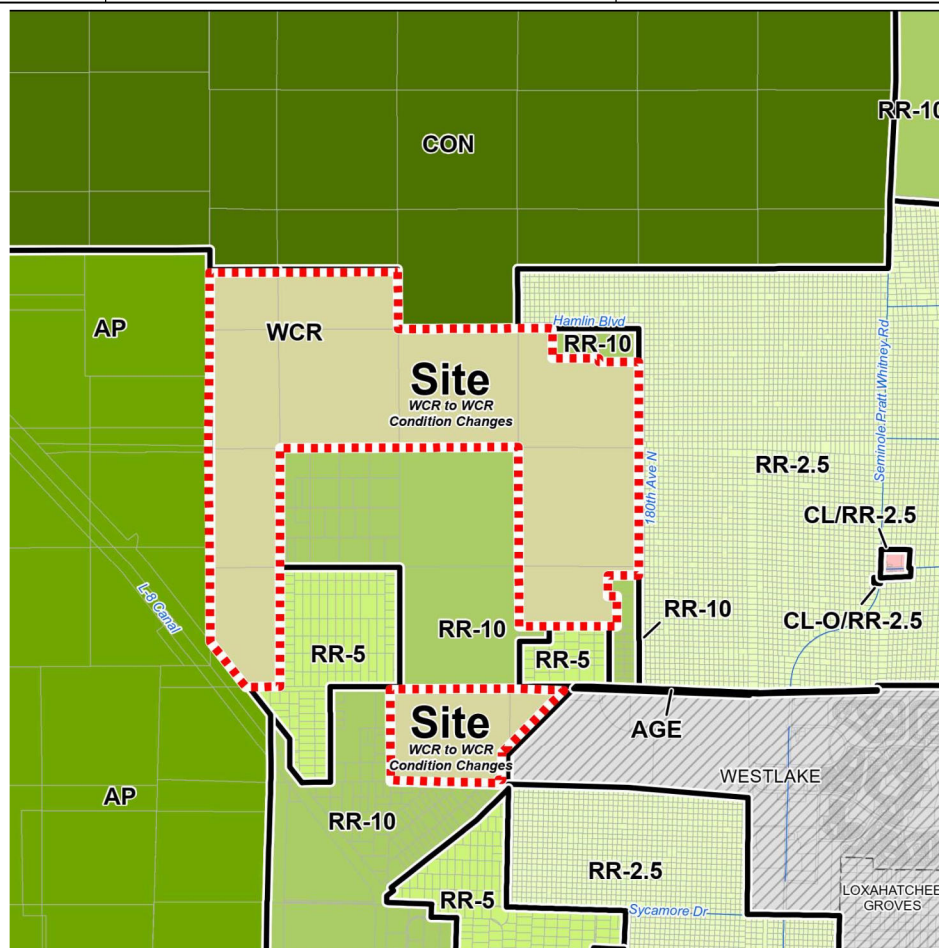
The increase of residential development and the reduction in preserve acreage in the Ag Reserve would alter the fundamental policy concepts to preserve agriculture in the Agricultural Reserve Tier. This amendment would also reduce the acreage available for agricultural preservation in the Tier and run contrary to basic concepts of the Comprehensive Plan for the Tier. These include the preservation of agriculture, the prohibition of institutional uses west of SR-7, the integrity of the Ag Reserve Tier as a self-contained tier in terms of development rights (except when serving as a sending area for transfer of development rights to the Urban/Suburban Tier). The proposed amendment also reduces the number of workforce housing units anticipated by the original WCRO approval. However, a total of 277 units proposed in the West Hyder AGR-PUD would be provided as workforce housing, while the WCRO would be reduced from 390 workforce housing units to 261 units. The net result is an overall increase of 148 workforce housing units.

- C. Assessment and Recommendation.** The proposed amendment represents a departure from the vision anticipated for the Ag Reserve as stated in the Comprehensive Plan objectives and policies (see Exhibit 2A). However, the proposal offers a 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. Although this is a significant regional benefit that could ultimately be achieved, it will require a lengthy process in amending existing, approved state and federal water management plans and permits. 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. The proposed amendment could be significantly reduced in scope, such that the approved conceptual plan and some minor policy alterations would only be necessary, and limit policy implications within the Ag Reserve Tier (see Exhibit 2D). This would preserve the integrity of the WCRO and the Ag Reserve. Based on the findings presented in this report, County staff recommends **denial** of the proposed text and future land use amendment.

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Exhibit 1-A

Amendment No:	Indian Trails Grove – Agricultural Reserve Exchange (LGA 2022-021)	
FLUA Page No:	33, 39, 40, and 4042	
Amendment:	To modify conditions of approval and the conceptual master plan for a site with Western Communities Residential (WCR) as previously adopted in Ordinance 2016-041.	
Location:	Approximately three miles west of the intersection of Seminole Pratt Whitney Road and Orange Boulevard	
Size:	4,866.10 acres	
Property No:	00-40-42-17-00-000-7000 00-40-42-18-00-000-7000 00-40-42-19-00-000-9000 00-40-42-20-00-000-9000 00-40-42-21-00-000-9000 00-40-42-22-00-000-1010	00-40-42-27-00-000-9000 00-40-42-30-00-000-9000 00-40-42-31-00-000-9000 00-40-42-34-00-000-1010 00-40-43-03-00-000-3020 00-40-43-04-00-000-9010



Conditions: To modify conditions of approval as previously adopted in Ordinance 2016-041. Conditions numbers 10 – 18 were omitted from Ordinance 2016-041 and will be renumbered.

1. Development of the site is limited to a maximum gross density of 0.8 dwelling units/acre (~~3,897~~ 2,612 units maximum); no additional density bonuses are permitted;
2. Development of the site must conform with the site data table and the conceptual plan;
3. Commercial development to the site is limited to a maximum ~~300,000~~ 200,000 square feet and office development is limited to a maximum of ~~50,000~~ 33,500 square feet;
4. Prior to the issuance of the ~~2,598th~~ 1,741th residential building permit, a minimum of ~~233,000~~ 155,511 square feet of commercial uses shall receive a certificate of occupancy/certificate of completion;
5. Recordation of the first plat required within three years of any development order approval, subject to time extensions as allowed by the ULDC, or otherwise permitted pursuant to State Law and County Policy;
6. Prior to the recordation of the first plat for the development, the developer shall record a conservation easement for the ~~1,068~~ 448 acres of land identified as Water Resources/Agriculture on the Conceptual Plan, in favor of Palm Beach County, subject to the approval of the County Attorney;
7. A deed conveying the Impoundment Expansion area of 640 acres to the Indian Trail Improvement District (ITID), as shown on the conceptual plan, shall be executed by the property owner and placed in escrow prior to the recordation of the first plat, or April 1, 2018, whichever occurs first. The terms of the release from escrow and recordation of the deed shall be pursuant to the terms of an agreement by and between the applicant, its successors and assigns, and the ITID. Upon written notice to the County by ITID, that the 640-acre Impoundment Expansion area will not be utilized by the District, then the land shall be deeded to the County for storm water retention/water management purposes; the timing and conveyance of such dedication and any other conditions pertaining to the conveyance (to Palm Beach County rather than ITID) shall be established in the zoning development order issued by the BCC;
8. Within 60 days of the effective date of the comprehensive plan amendments regarding the Indian Trails Grove site, the developer shall provide the County Attorney an executed restrictive covenant, approved by the County Attorney, which shall be recorded in the public records prohibiting the property owned by the developer, affiliated entities, and any and all successors and assigns, within the area covered by the Western Communities Residential Overlay, from voluntarily annexing into a municipality, signing annexation petitions or otherwise consenting to annexation, seeking to incorporate as a municipality, or consenting to participating in or financially contributing to efforts to incorporate a municipality until the threshold established in Chapter 720.307 F.S. (2016, as amended from time to time) is achieved. The developer shall provide the County with a certified copy of the executed and recorded restrictive covenant prior to certification of any development order. In the event the developer seeks certification of any development order application prior to recording the covenant, the developer shall provide to the County Attorney the executed covenant in recordable form, with the appropriate filing fee, to be held in escrow by the County Attorney and recorded after the effective date of the comprehensive plan amendments.

9. The Zoning development order shall include the provision of at least 10% of the residential units, a total of ~~390~~ 261 units, shall be provided as workforce housing, subject to the following requirements:
- a. The property owner shall provide these units on site, and between 60-120% of the Average Median Income ranges for the County, in three ranges (60-80%, 81-100% and 101-120%).
 - b. Prior to the issuance of the first residential building permit, a master covenant for all ~~390~~ 261 workforce housing units shall be recorded;
 - c. Prior to the issuance of the certificate of occupancy for each designated workforce housing unit a deed restriction for each units shall be recorded containing all relevant information implementing the workforce housing conditions, specified in this ordinance and any subsequent zoning approval;
 - d. Upon the recordation of sale for each workforce housing unit, a copy of the deed restriction shall be provided to the Planning Director and the Department of Economic Sustainability (DES) (or its successor);
 - e. The deed for each workforce housing unit sold shall include restrictions requiring:
 - i. that all identified units be sold or resold only to qualified households in the applicable targeted income range at an attainable housing cost for each of the targeted income ranges;
 - ii. that these restrictions remain in effect for 15 years recurring from the date of the certificate of occupancy for each unit; and
 - iii. that in the event a unit is resold before the 15-year period concludes, a new 15 year period shall take effect on the date of the resale;
 - f. Prior to final site plan approval for each subdivision plan per pod, the total number of workforce housing units provided shall be identified within that pod;
 - g. A release of obligation to construct workforce housing units consistent with the ULDC provisions shall be included in the zoning development order;
 - h. Beginning in October 2020, an annual report shall be submitted to DES and the Planning Director denoting compliance with the workforce housing requirements adopted with the amendment and any future development order. Should no units receive a certificate of occupancy prior to October 2020, the reporting requirement shall begin one year after the issuance of the first certificate of occupancy, and continue each year thereafter;
 - i. Prior to the issuance of the ~~663rd~~ 444th building permit, ~~39~~ 26 workforce housing units (all located in Parcel A) shall be issued a certificate of occupancy;
 - j. Prior to the issuance of the ~~4797th~~ 1,202nd building permit, ~~495~~ 157 workforce housing units shall be issued a certificate of occupancy;

- k. Prior to the issuance of the ~~2,499th~~ 1,671st building permit, ~~292~~ 196 workforce housing units shall be issued a certificate of occupancy;
 - l. Prior to the issuance of the ~~3,358th~~ 2,246th building permit, all ~~390~~ 261 workforce housing units shall be issued a certificate of occupancy;
19. The Zoning development order and proportionate fair share agreement shall include timing mechanisms and proportionate share dollar amounts for the construction of all identified Thoroughfare Identification map roads, relative to the timing of construction and roadway impacts, and shall be to the satisfaction of the County Engineer;
20. Regarding 60th Street North:
- a. Prior to issuance of the first residential permit, the developer shall improve and construct as a 2-lane section to County thoroughfare standards 60th St. N. from the existing east/west pavement west of Seminole Pratt-Whitney Rd. to 190th St. N., inclusive of a new bridge crossing over the M-Canal at the ultimate 4-lane section;
 - b. Prior to issuance of the 1,663rd residential permit, should the additional right-of-way for 60th St. N. from Seminole Pratt-Whitney Rd. to the western limits of the City of Westlake not have been dedicated to the County by Minto, the developer shall fund acquisition of said right-of-way;
 - c. Prior to issuance of the 2,320th residential permit, the developer shall improve and construct a 4-lane section to County thoroughfare standards 60th St. N. from Seminole Pratt Whitney Rd. to 190th St. N.;
21. To facilitate road improvements in the area, the developer shall pay the County \$1.25 million prior to the issuance of the first building permit; additional payments of \$1.25 million shall be made to the County prior to the issuances of the ~~974th~~ 653rd, ~~1,948th~~ 1,306th, and ~~2,922nd~~ 1,959th building permits; these payments shall be subject to the cost adjustment clause in the proportionate fair share agreement to account for changes in road development costs over time;
22. The land depicted on the conceptual plan as the ~~42~~ 43-acre park expansion shall be conveyed to Palm Beach County; the timing of the conveyance and any other conditions shall be established in the zoning development order issued by the BCC;
23. The land depicted on the conceptual plan as the 5-acre fire/police/utility location shall be conveyed to Palm Beach County; the timing of the conveyance and any other conditions shall be established in the zoning development order issued by the BCC; ~~as an alternative to placing Fire/Rescue Services on the 5-acre site, the County may request, and the developer shall provide a 2.5-acre site to the County for a future Fire/Rescue Station at the non-residential node at the northwest corner of 190th Street North and Indian Trails Blvd.; in the event the County accepts another site for Fire/Rescue purposes outside of the Indian Trail Groves within a two mile radius of the 5-acre location identified on the conceptual plan, the developer is relieved of the fire station dedication option within the non-residential node at 190th Street N. and Indian Trails Blvd.;~~

24. The land depicted on the conceptual plan as the ~~25-acre proposed middle school, 22.6-acre proposed park, and 15.5-acre proposed elementary school~~ 40-acre school site shall be conveyed to the Palm Beach County School District; the timing of the conveyance and any other conditions shall be established in the zoning development order issued by the BCC; in the event the School District does not utilize the sites for related schools and recreational facilities, ownership of any remaining unbuilt sites shall be conveyed to Palm Beach County at the County's sole discretion;
25. Rural Parkway easements shall be located along the south side of 60th Street North, both sides of Orange Blvd., the west side of 180th, and the east and west sides of 190th within the project boundaries, for the purposes of buffering and providing pedestrian, bicycle and equestrian trail connections within the development, and adjacent to the thoroughfare road network. These rural parkway easements shall:
- a. be a minimum of 50 feet in width, except for 180th which shall be a minimum 80 feet in width;
 - b. include 8-foot-wide multi-purpose pathways and 10-foot wide equestrian trails as indicated, which shall be accessible to the public;
 - c. obtain conceptual approval for signage located in the rural parkway that is context sensitive to the Rural Tier and subject to Planning Director approval, prior to final master plan approval;
 - d. obtain conceptual approval for all rural parkway planting plans prior to final master plan approval;
 - e. all rural parkway easements shall be recorded in the public record prior to the recordation of the first plat;
 - f. commence construction of each rural parkway segment prior to the first building permit in the adjacent pod, and shall be further detailed in the zoning development order;
 - g. complete construction of each rural parkway segment prior to the first certificate of occupancy in the adjacent pod, as further detailed in the zoning development order; and
 - h. include a minimum of 70% native plant material in each rural parkway planting plan, and the following minimum quantities of each type of vegetation, notwithstanding any ULDC buffer requirements:
 1. canopy trees, 1 per 1,000 square feet of rural parkway easement;
 2. flowering trees, 1 per 4,000 square feet of rural parkway easement;
 3. palms, 1 per 1,600 square feet of rural parkway easement;
 4. pines, 1 per 2,000 square feet of rural parkway easement;
 5. large shrubs, 1 per 400 square feet of rural parkway easement;
 6. medium shrubs, 1 per 300 square feet of rural parkway easement;
 7. small shrubs, 1 per 200 square feet of rural parkway easement;
 8. turf grass and/or other ground cover as applicable for areas not planted with landscape material.
26. Prior to the issuance of the first residential building permit, the property owner will 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.

Legal Description

PARCEL 1:

A PARCEL OF LAND LYING IN SECTIONS 19, 20, 21, 22, 27, 30, 31, THE SOUTH HALF OF SECTIONS 17 AND 18, AND THE NORTH HALF OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 40 EAST, AND SECTIONS 25 AND 26, TOWNSHIP 42 SOUTH, RANGE 39 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF SECTIONS 19, 20, 21, 22, 27 AND 30; TOGETHER WITH THE SOUTH ONE-HALF (S 1/2) OF SECTIONS 17 AND 18; ALL THAT PART OF SECTION 31 LYING NORTH AND EAST OF THE 660 FOOT FLORIDA POWER & LIGHT COMPANY RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2431, AT PAGE 1704 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND THE NORTH ONE-HALF (N 1/2) OF SECTION 34, ALL IN TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.

LESS AND NOT INCLUDING THE FOLLOWING DESCRIBED PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 4004, AT PAGE 136 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

THE NORTH 135 FEET OF THE SOUTH 1/2 OF SECTIONS 17 AND 18, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.

ALSO LESS AND NOT INCLUDING THE FOLLOWING DESCRIBED PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 9363, AT PAGE 813 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

PARK

THE PARCELS OF LAND LYING IN THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22, LESS THE EAST 425 FEET THEREOF; ALSO LESS THE NORTH 50 FEET THEREOF;

TOGETHER WITH

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22, LESS THE WEST 195 FEET THEREOF; ALSO LESS THE NORTH 50 FEET THEREOF.

ALSO LESS AND NOT INCLUDING THE FOLLOWING DESCRIBED PARCEL:

SCHOOL SITE (OFFICIAL RECORDS BOOK 11559, PAGE 1999)

THE EAST 978.88 FEET OF THE SOUTH 1335.00 FEET OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.

ALSO LESS AND NOT INCLUDING THE FOLLOWING PARCEL:

MIDDLE SCHOOL SITE (OFFICIAL RECORDS BOOK 13335, PAGE 1490)

A PARCEL OF LAND LYING IN THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER (1/4); THENCE NORTH 00° 05' 37" WEST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 1335.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST SECTION LINE, NORTH 89° 58' 53" WEST, A DISTANCE OF 1372.00 FEET; THENCE NORTH 00° 05' 37" WEST, A DISTANCE OF 901.00 FEET; THENCE NORTH 89° 26' 02" EAST, A DISTANCE OF 1372.04 FEET TO THE EAST LINE OF SAID SECTION 34; THENCE SOUTH 00° 05' 37" EAST, A DISTANCE OF 915.00 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING NORTH 89° 58' 53" WEST.

AND LESS AND NOT INCLUDING THE FOLLOWING PARCEL:

HIGH SCHOOL SITE (OFFICIAL RECORDS BOOK 14689, PAGE 1639)

A PARCEL OF LAND LYING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 00° 02' 47" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4), A DISTANCE OF 1481.20 FEET; THENCE NORTH 89° 53' 55" WEST, A DISTANCE OF 1763.98 FEET; THENCE NORTH 00° 00' 18" EAST, A DISTANCE OF 1481.20 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4); THENCE SOUTH 89° 53' 55" EAST, A DISTANCE OF 1765.05 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND NOT INCLUDING THE FOLLOWING DESCRIBED PARCEL:

PALM BEACH COUNTY PARCEL

THE PARCELS OF LAND LYING IN THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 50.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22, LESS THE EAST 425.00 FEET THEREOF.

TOGETHER WITH

THE NORTH 50.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22, LESS THE WEST 195.00 FEET THEREOF.

PARCEL 2:

SECTION 4, TOWNSHIP 43 SOUTH, RANGE 40 EAST; AND ALL THAT PART OF SECTION 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST, LYING NORTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 3, SAID POINT BEING 2,632.90 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION; THENCE RUNNING IN A NORTHEASTERLY DIRECTION A DISTANCE OF 3,610.56 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SECTION, 2,530.47 FEET EAST OF THE NORTHWEST CORNER THEREOF.

EXCEPTING THEREFROM, THAT PORTION OF SAID SECTION 4 CONVEYED TO THE CITY OF WEST PALM BEACH AS DESCRIBED IN THE DEED FROM INDIAN TRAIL RANCH, INC., DATED JULY 26, 1956 AND RECORDED SEPTEMBER 25, 1956 IN DEED BOOK 1156, PAGE 58, WHICH DEED WAS CORRECTED IN PART BY THE CORRECTIVE QUIT CLAIM DEED DATED OCTOBER 7, 1963 AND FILED OCTOBER 8, 1963 IN OFFICIAL RECORDS BOOK 924, PAGE 965, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO EXCEPTING THEREFROM, PARCEL 8, A PARCEL OF LAND VESTED IN FLORIDA POWER & LIGHT COMPANY BY THE STIPULATED FINAL JUDGMENT AS TO PARCEL 8, RECORDED IN OFFICIAL RECORDS BOOK 30909, PAGE 650, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL 8 LYING WITHIN THE SOUTH 50.00 FEET OF SAID SECTION 4.

ALSO EXCEPTING THEREFROM THE NORTH 100 FEET OF SECTION 4 AND THE NORTH 100 FEET OF THAT PORTION OF SECTION 3 LYING WEST OF THE RIGHT OF WAY LINE OF THE M CANAL, ALL IN TOWNSHIP 43 SOUTH, RANGE 40 EAST, SAID PALM BEACH COUNTY.

CONTAINING A TOTAL OF 4,866.102 ACRES MORE OR LESS.

Exhibit 1-B

Applicant's Proposed Text Amendments

A. Introduction & Administration Element, Western Communities Residential Definition

REVISE WESTERN COMMUNITIES RESIDENTIAL - A future land use designation ~~reflecting a development pattern~~ which allows for the preservation of large contiguous acres of land for agriculture, water resources, and open space while also accommodating a mixed-use design concept comprised of a ~~mixture~~ of land uses, including residential, retail, office, recreation, civic, etc., located within close proximity to each other, in order to provide for a variety of housing, recreation, shopping, and employment opportunities.

B. Future Land Use Element, Agricultural Reserve Tier

NEW Policy 1.5.1-XX: 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 land dedicated to the County as designated on an adopted Western Communities Residential Conceptual Plan for a regional water management or agriculture use within the Western Communities Residential Overlay (WCRO) as also indicated in Policy 1.11-j, to partially satisfy 60/40 AGR-PUD Preserve requirements as specified for the following existing 60/40 AGR-PUDs.

1. Hyder (Seven Bridges) AGR-PUD (Control Number 2005-455) may utilize up to 29.80 acres of WCR land, to satisfy 29.80 acres and 23.84 units of AGR-PUD requirements;
2. Lyons West (Valencia Reserve) AGR-PUD (Control Number 2005-003) may utilize up to 462.51 acres of WCR land to satisfy 462.51 acres and 370.01 units of AGR-PDD requirements;
3. Fogg North (Canyon Lakes) AGR-PUD (Control Number 2002-067) may utilize up to 23.87 acres of WCR land to satisfy 23.87 acres and 19.10 units of AGR-PUD requirements;
4. Fogg Central (Canyon Isles) AGR-PUD (Control Number 2002-068) may utilize up to 29.28 acres of WCR land to satisfy 29.28 acres and 23.42 units of AGR-PUD requirements;
5. Fogg South (Canyon Springs) AGR-PUD (Control Number 2002-069) may utilize up to 32.21 acres of WCR land to satisfy 32.21 acres and 25.77 units of AGR-PUD requirements; and
6. Whitworth AGR-PUD (Control Number 2021-031) may utilize up to 113.05 acres of WCR land to satisfy 113.05 acres and 90.44 units of AGR-PUD requirements.

The corresponding zoning development orders shall clearly depict the preserve and unit allocation from the Western Communities Reserve Overlay on the approved development order plans and corresponding resolution; however, the WCRO lands themselves are excluded from the Zoning development order.

C. Future Land Use Element, West Hyder Overlay

NEW SUB-OBJECTIVE 1.5.2 The West Hyder Overlay (WHO)

In order to foster opportunities for long-term regional water management benefits for the overall County, the County shall allow 60/40 Agricultural Reserve Planned Developments and institutional, public and civic uses within the West Hyder Overlay (WHO). The purpose of the Overlay is to promote regional water management opportunities outside of the Agricultural Reserve Tier by allowing limited land in the Agricultural Reserve to convert from agricultural preservation to a unique development option not otherwise available in the Tier, and allow for a development's AGR-PUD 60/40 preserve requirements to be fulfilled entirely by lands outside of the Tier.

NEW Policy 1.5.2-a: The West Hyder Overlay (WHO) is depicted on the Special Planning Areas Map LU 3.1 in the Map Series and generally delineated as the area bounded on the north by the LWDD L-36 Canal, on the east by SR-7, on the south by the LWDD L-39 Canal, and on the west by the LWDD S-11 Canal and the Sunshine Meadows equestrian facility. The overlay comprises approximately 682 acres of land.

NEW Policy 1.5.2-b: Lands within the West Hyder Overlay shall either remain in an agricultural, environmental, or other open space use in accordance with the requirements of the Tier, or may be eligible to convert to a development area of a 60/40 AGR-PUD only in the following limited circumstance, with the uses specified:

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

- a. Up to 1,000 units of adult age-restricted residential development;
- b. Up to 277 units of workforce housing, distributed between 60-140% affordability range, and to be provided on-site (with no buyout or in-lieu option);
- c. Institutional, Public and Civic Uses as identified in the ULDC Use Matrix;
- d. The zoning development order shall include conditions of approval requiring a deed restriction limiting the adult age-restricted residential development to an adult age-restricted community; this restriction shall remain unless a development order amendment is submitted to delete the conditions for the deed restriction, and may only be approved upon demonstration that the impacts associated with removing the age restriction have been addressed and any impacts to service providers are mitigated; and
- e. 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.

NEW Policy 1.5.2-c: Consistent with Policy 1.5.2-b, West Hyder 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 WCR land is contiguous lands within the West Communities Residential Overlay that are: (1) required to be deeded to the County or other government entity; (2) consistent with an adopted WCR Conceptual Plan, and, (3) designated for a regional water management or agricultural use.

Lands within the WCRO that are not allocated to WCR-PUD development areas, and that are required to be deeded to the County in fee simple, shall count toward satisfying the minimum 250-acre requirement for 60/40 AGR-PUD for the acreages specified above, but do not need to be included in any Zoning development order application.

NEW Policy 1.5.2-d: Within the West Hyder Overlay, institutional, public and civic uses may be allowed west of SR-7 provided they are located within the development area of an AGR-PUD listed in Policy 1.5.2-b, or are on land deeded to the County.

D. Future Land Use Element Western Communities Residential Overlay

REVISE OBJECTIVE 1.11 Western Communities Residential Overlay

General: The Purpose of the Western Communities Residential Overlay (WCRO) is to provide a transition from rural/suburban development and other uses to existing and future conservation areas, specifically the J.W. Corbett Wildlife Management Area and Everglades restoration programs and projects, as well as providing the opportunity for regional water management benefits. The Overlay complements existing provisions in the Comprehensive Plan prohibiting the expansion of urban and suburban activities into conservation areas. It achieves compatibility with the existing residential development pattern in the surrounding area while furthering remediation of the historic land use imbalance in that area through the additional non-residential uses and residential support for other projects whose non-residential development is intended to do so, including but not limited to the City of Westlake.

In 2016, the County adopted the Western Communities Residential Overlay along with the corresponding Western Communities Residential future land use designation in the Comprehensive Plan and adopted a site specific amendment and Conceptual Plan with an overall density of 1 unit per 1.25 acres, resulting in 3,897 dwelling units, and corresponding non-residential uses. In 2022, in consideration of property owner rights, and the potential to achieve a larger, regional public benefit and improve regional water management and agricultural holdings, the property owner proposed exchanging density and land within the WCRO for additional development on land in the Agricultural Reserve Tier. This exchange of density between the Tiers is based on the original 3,897 units in the 2016 approval (Ordinance 2016-040). However, this exchange proportionally reduced the development contemplated within the WCRO by one-third, and the reduction is incorporated in this Objective and Objective 4.5, and their respective policies.

Only the density associated with the 2016 WCRO approval is exchanged with the Agricultural Reserve Tier, at a ratio of 1.25 units of WCR development potential to one unit of AGR development potential (1.25:1).

REVISE Objective: The Western Communities Residential Overlay (WCRO) enables the appropriate transition between rural/suburban development, preservation and conservation areas while allowing for residential development at a density that is compatible with the surrounding area through the preservation of large tracts of contiguous acres of land for water resources, agriculture, or other suitable open space uses. The WCRO achieves compatibility with the existing residential development pattern in the surrounding area and remediates the historic land use imbalance in the central western communities and provides other regional benefits. This overlay complements existing provisions and concepts within the Comprehensive Plan to further the potential to address regional Water Resources needs, and also perpetuate Agricultural uses in areas that are not proposed for development.

REVISE Policy 1.11-a: The Western Communities Residential Overlay is depicted on the Special Planning Areas Planning Map LU 3.1, in the Map Series and consists of approximately 4,871

acres of land generally located approximately two (2) miles west of the intersection of Seminole Pratt Whitney Road and Orange Boulevard.

REVISE Policy 1.11-b: The Western Communities Residential (WCR) Future Land Use ~~category designation~~ shall ~~be established to~~ allow a compatible density with the existing rural residential lifestyle adjacent to the Western Communities Residential Overlay.

REVISE Policy 1.11-c: Development within the Western Communities Residential Overlay shall only occur in the form of a Planned Development District, Planned Unit Development and commercial nodes consistent with the form of the Traditional Marketplace in the Comprehensive Plan, with a minimum gross land area of 900 acres. Within the Overlay, the maximum number of residential units shall be limited to ~~3,897~~ 2,612; the maximum amount of ~~non-residential commercial retail~~ uses shall be limited to ~~300,000~~ 233,500 square feet; ~~and, the maximum amount of non-residential commercial office uses shall be limited to 50,000 comprised of 200,000 square feet of commercial retail uses and 33,500 square feet of commercial office uses.~~

REVISE Policy 1.11-e: In addition to other public facilities required by the ULDC, the following within the Western Communities Residential Overlay shall be provided at developer expense:

1. Paved on-site roads to serve all uses.
2. On-site central water and wastewater service and facilities adequate to meet adopted level of service standards, with an off-site loop main that will allow other residences in the vicinity to connect to central services.
3. On-site retention and drainage facilities that connect to the L-8 canal.
4. A minimum ~~14.9~~ 9 miles of 8-foot-wide pedestrian and bicycle pathways, open to the public.
5. A minimum ~~17.5~~ 9.6 miles of equestrian trails open to the public.
6. On-site bus shelter easements for Palm Tran.
7. Off-site road improvements that include:
 - a. Extension of 60th Street North from Seminole Pratt Whitney to 190th Street North.
 - b. Extension of 190th Street North from 60th Street North to Hamlin Boulevard.
 - c. Extension of Orange Blvd. from 180th Ave. North to 190th Street North.
 - d. Connection of Hamlin Boulevard from its present terminus to 190th Street North.
8. In addition to the project's fair share proportionate share obligation, fund an additional \$5,000,000.00 for road improvements in the Central Western Communities.

REVISE Policy 1.11-h: The Western Communities Residential Overlay developer shall dedicate the following land for public facilities to serve on-site residents and other users within the surrounding area:

1. Upon the date mutually agreed to in written agreement between Indian Trail Improvement District and the developer, a minimum 640-acre parcel will be dedicated to the Indian Trail Improvement District or the County. The dedication shall stipulate that the use of the 640 acres is restricted for use by the ITID/County as a storm water retention/water management area.
2. Upon written request of the Palm Beach County School Board and receipt of at least 250 residential building permits, whichever shall later occur, dedicate a ~~15.5-acre site for a future elementary school and a 25.0-acre site for a future middle school; minimum 40-acre school site subject to the conditions in the zoning development order; constructed at school board expense. An additional 22.6 acres adjacent to either the elementary school site or middle school site shall be dedicated upon request of the Palm Beach County~~

~~School Board with the concurrence of Palm Beach County.~~ The development shall take all required drainage from the school sites into the development's storm water management system.

3. Prior to receipt of no less than 250 residential building permits, a minimum forty (40) acres adjacent to District Park "F" for its expansion, constructed at County expense subject to the conditions in the zoning development order.
4. Prior to receipt of no less than 250 residential building permits, a minimum five (5) acre site for a fire/police/utility site subject to the conditions in the zoning development order.
5. Prior to the receipt of no less than 250 residential building permits, a minimum ten (10) acre site for civic site uses to be dedicated to the County subject to the conditions in the zoning development order.

NEW Policy 1.11-i: The areas within the Overlay that are designated as Water Resources/Agriculture/Impoundment Area on the adopted WCR Conceptual Plan, and are conveyed via warranty deed to the County or other governmental entity that is not a CDD, shall be restricted to the following uses and purposes consistent with this Overlay, including, but not limited to: excavation for regional water management, stormwater impoundment, flow ways and other means of water conveyance, water quality enhancement projects, environmental restoration, environmental mitigation banks, Everglades restoration, conservation, and bona fide agriculture. The County shall adopt conditions of approval in the zoning development order to address the timing and construction of the excavation.

Excavation for the purposes of fulfilling the requirements of this policy, including but not limited to the digging of fill for use on-site or to support the drainage system of the development, shall not be removed from the site and not subject to the limitations of Objective 2.3, Mining and Excavation. In addition, areas designated as water resources or impoundment on an adopted WCR Conceptual Plan, and dedicated to the County, the South Florida Water Management, or the Indian Trail Improvement District are permitted to excavate in support of water management projects that are associated with, but not limited to, ecosystem restoration, regional water supply, and flood protection.

NEW Policy 1.11-j: Lands within the Western Communities Residential Overlay that are dedicated to the County or other government entity for Water Resources/Agriculture/Impoundment areas, and are depicted as such on the adopted WCR Conceptual Plan and Site Data table, shall satisfy Agricultural Reserve Tier AGR-PUD Preserve area and density requirements for the projects and amounts, as follows:

1. Hyder (Seven Bridges) AGR-PUD (Control Number 2005-455) may utilize up to 29.80 acres of WCR land, to satisfy 29.80 acres and 23.84 units of AGR-PUD requirements;
2. Lyons West (Valencia Reserve) AGR-PUD (Control Number 2005-003) may utilize up to 462.51 acres of WCR land to satisfy 462.51 acres and 370.01 units of AGR-PUD requirements;
3. Fogg North (Canyon Lakes) AGR-PUD (Control Number 2002-067) may utilize up to 23.87 acres of WCR land to satisfy 23.87 acres and 19.10 units of AGR-PUD requirements;
4. Fogg Central (Canyon Isles) AGR-PUD (Control Number 2002-068) may utilize up to 29.28 acres of WCR land to satisfy 29.28 acres and 23.42 units of AGR-PUD requirements;
5. Fogg South (Canyon Springs) AGR-PUD (Control Number 2002-069) may utilize up to 32.21 acres of WCR land to satisfy 32.21 acres and 25.77 units of AGR-PUD requirements;

6. Whitworth AGR-PUD (Control Number 2021-031) may utilize up to 113.05 acres of WCR land to satisfy 113.05 acres and 90.44 units of AGR-PUD requirements;
7. West Hyder 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 AGR-PUD requirements.

E. Future Land Use Element, Western Communities Residential future land use designation

REVISE OBJECTIVE 4.5 Western Communities Residential

The County shall recognize the unique characteristics of agricultural parcels that are adjacent to existing residential communities within the Rural Tier and the Western Communities Residential Overlay that seek to develop by assigning the Western Communities Residential (WCR) future land use designation through a Future Land Use Amendment process. A WCR site specific amendment that supports balanced growth may occur in the Rural Tier and may exceed rural densities and intensities. A WCR site specific amendment shall achieve compatibility with the existing residential development pattern in the surrounding area of the Rural Tier while furthering remediation of the historic land use imbalance in the western communities and providing other regional benefits.

REVISE Policy 4.5-d: Western Communities Residential Conceptual Plan shall include a Site Data table establishing an overall density and intensity for the project, as well as minimum and/or maximum percentages for the acreages shown on the Plan and other binding standards. The Conceptual Plan shall include a depiction of the residential, non-residential, recreational, civic and open space elements of the project and allow the clustering of the density to promote a variety of neighborhoods and housing types and to act as transition areas between the Western Communities Residential and adjacent existing communities. The Conceptual Plan and Site Data table shall also include specific acreages for lands and units within the Overlay that provide density and satisfy preserve area requirements in the Agricultural Reserve Tier, for developments specified in Policy 1.11-j.

REVISE Policy 4.5-e: A property with Western Communities Residential future land use designation shall utilize the Planned Unit Development (PUD) zoning district of the Unified Land Development Code, with the form of the commercial nodes reflected on the Conceptual Plan, which commercial nodes shall be designed consistent with the form of the Traditional Marketplace provisions in the Comprehensive Plan. Each residential pod within a WCR Planned Unit Development ~~may~~ shall be developed according to the density/intensity assigned on the Conceptual Plan.

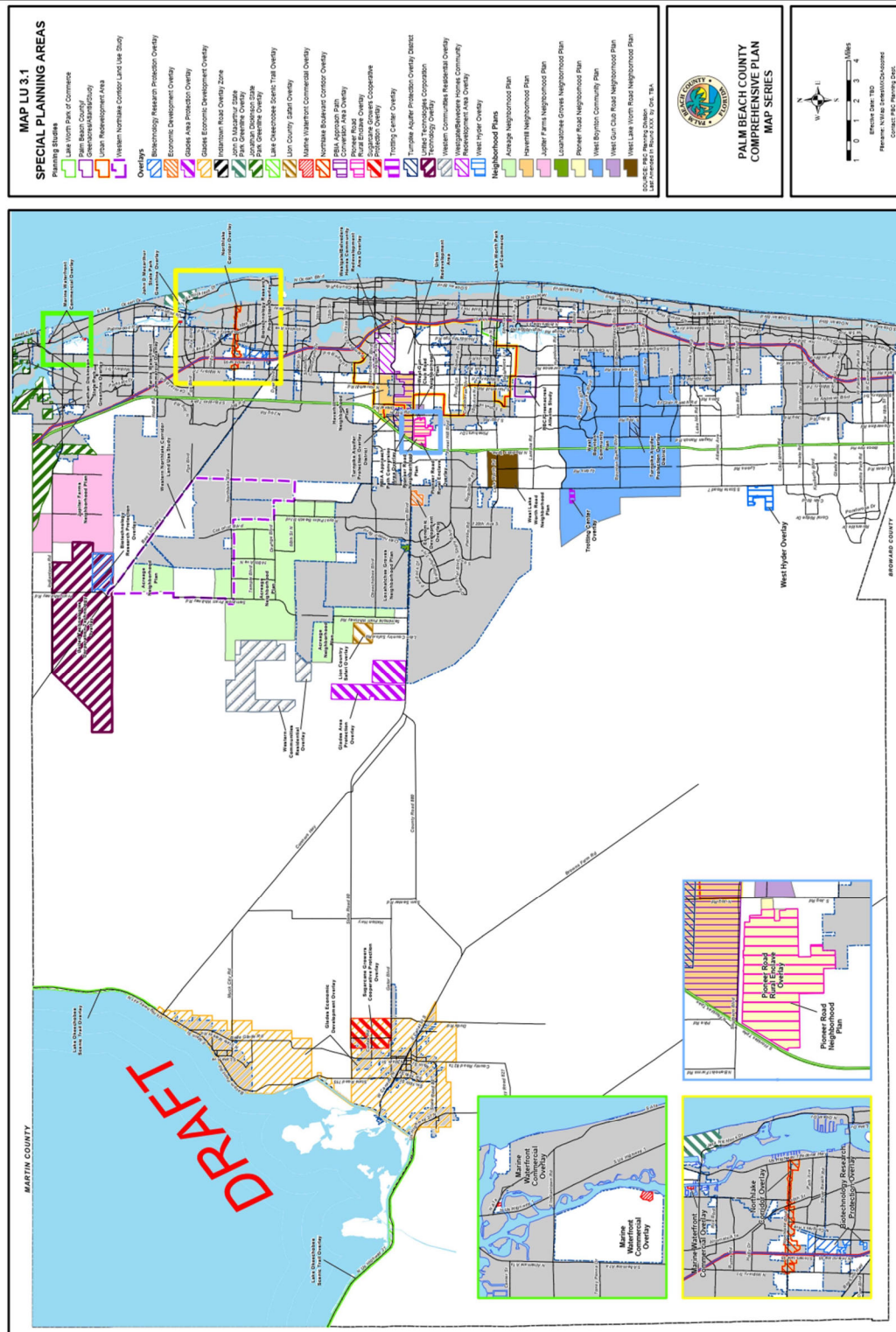
REVISE Policy 4.5-f: In order to achieve compatibility with the existing residential development pattern in the surrounding area and create a more sustainable land use pattern through compactness of design, any land developed utilizing the WCR future land use shall be required to exhibit the following characteristics:

1. A maximum permissible gross residential density of 0.80 DU/AC.
2. The project shall provide a minimum of 66.67% of the gross site acreage in open space uses (the Required Open Space). A minimum of 50% of the gross site acreage shall be in the form of Exterior Open Space which shall be limited to preservation, conservation, passive and/or active recreation, perimeter landscape buffers, rural parkways, pedestrian pathways and greenways, wetlands, bona fide agriculture, regional water management,

fallow land, perimeter water management areas, public and/or private civic uses, and/or, equestrian uses. Perimeter water management areas shall only count as Exterior Open Space if the water management area is accessible to the general public from a publicly accessible buffer or open space tract that includes a minimum 8-foot-wide paved pedestrian pathway that connects the perimeter of the site to the water management area. Perimeter water management areas shall be available for use by the general public for fishing and non-motorized boating activities. Land area allocated as Exterior Open Space counts towards meeting the minimum Required Open Space.

3. A minimum of 33.33% of the gross site acreage shall be provided in one large contiguous open space land area and shall be depicted on the Conceptual Plan approved by the Board of County Commissioners. Land area allocated as part of the 33.33% contiguous open space counts towards meeting the minimum Required Open Space.
4. Neighborhood-serving commercial nodes shall comprise no less than 2% of the overall developable land area (developable land area being defined as the area available for development less the required Exterior Open Space). The commercial nodes shall: (1) be designed consistent with the form of the Traditional Marketplace provisions of the Comprehensive Plan; and, (2) be depicted on the Conceptual Plan approved by the Board of County Commissioners.
5. A minimum 20% of the residential units shall be located within one-quarter mile radius of commercial nodes; a minimum 40% of the residential units shall be located within one-half mile radius of commercial nodes; and a minimum of 66% of the residential units shall be located within one-quarter mile radius of commercial nodes or civic uses (public or private) or recreation uses (public or private).
6. Higher density residential areas shall be located adjacent to and within one-quarter mile radius of any commercial node. Lower density residential areas shall be located around the perimeter of the development area to promote compatibility with existing development in the surrounding area. Medium density residential shall be located between commercial nodes/High density residential areas and the Low-density residential areas. All of which shall be reflected on the Conceptual Plan approved by the Board of County Commissioners.
7. A minimum of 10.0% of on-site for-sale units shall be provided as workforce housing based on the County's affordability standards.
8. ~~A maximum permissible non-residential intensity of 350,000 square feet of commercial uses, comprised of 300,000 square feet of commercial retail uses, and 50,000 square feet of commercial office uses~~ Commercial uses shall be limited to 233,500 square feet comprised of 200,000 square feet of commercial retail uses and 33,500 square feet of commercial office uses.

Proposed Map Series Special Planning Areas Map



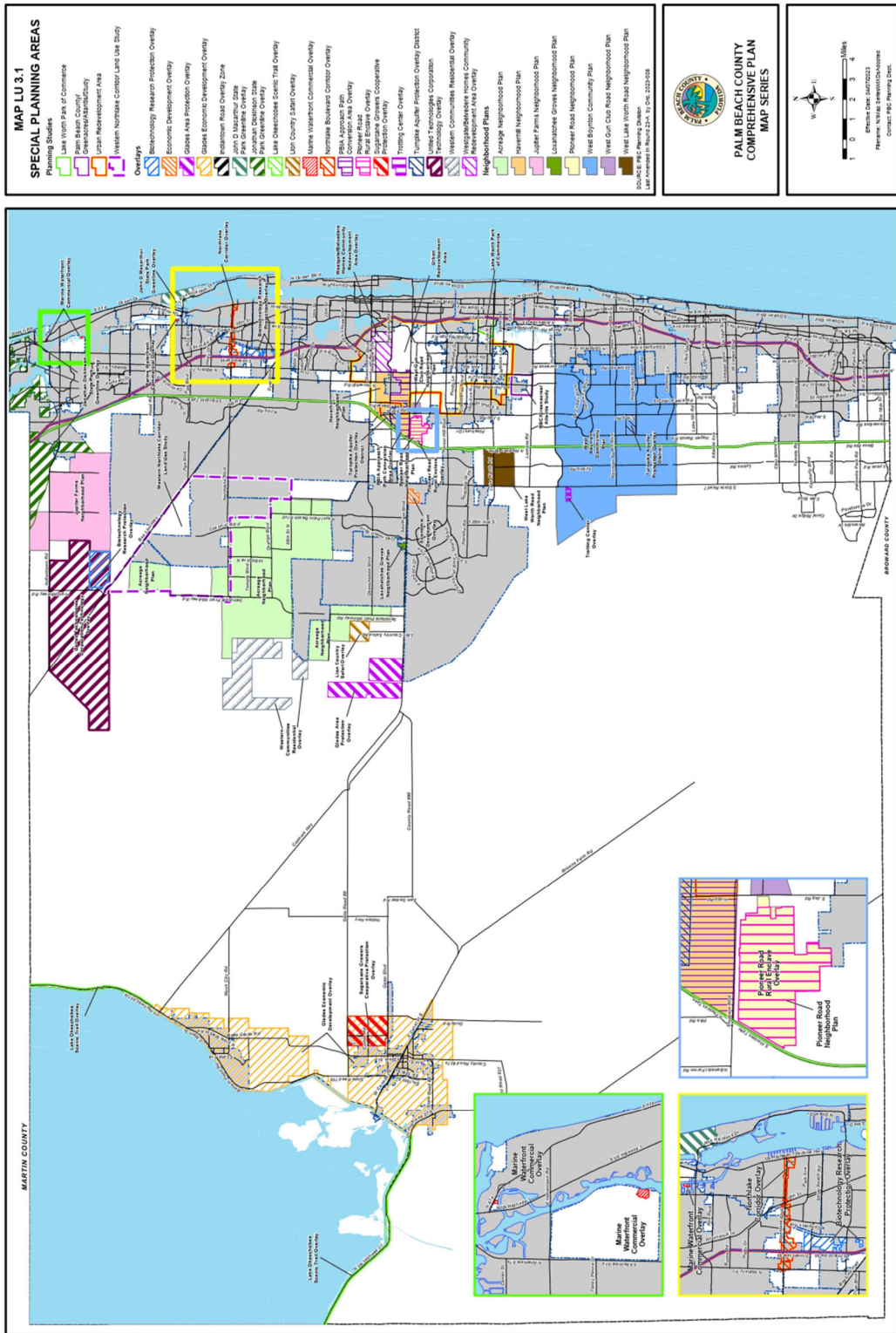
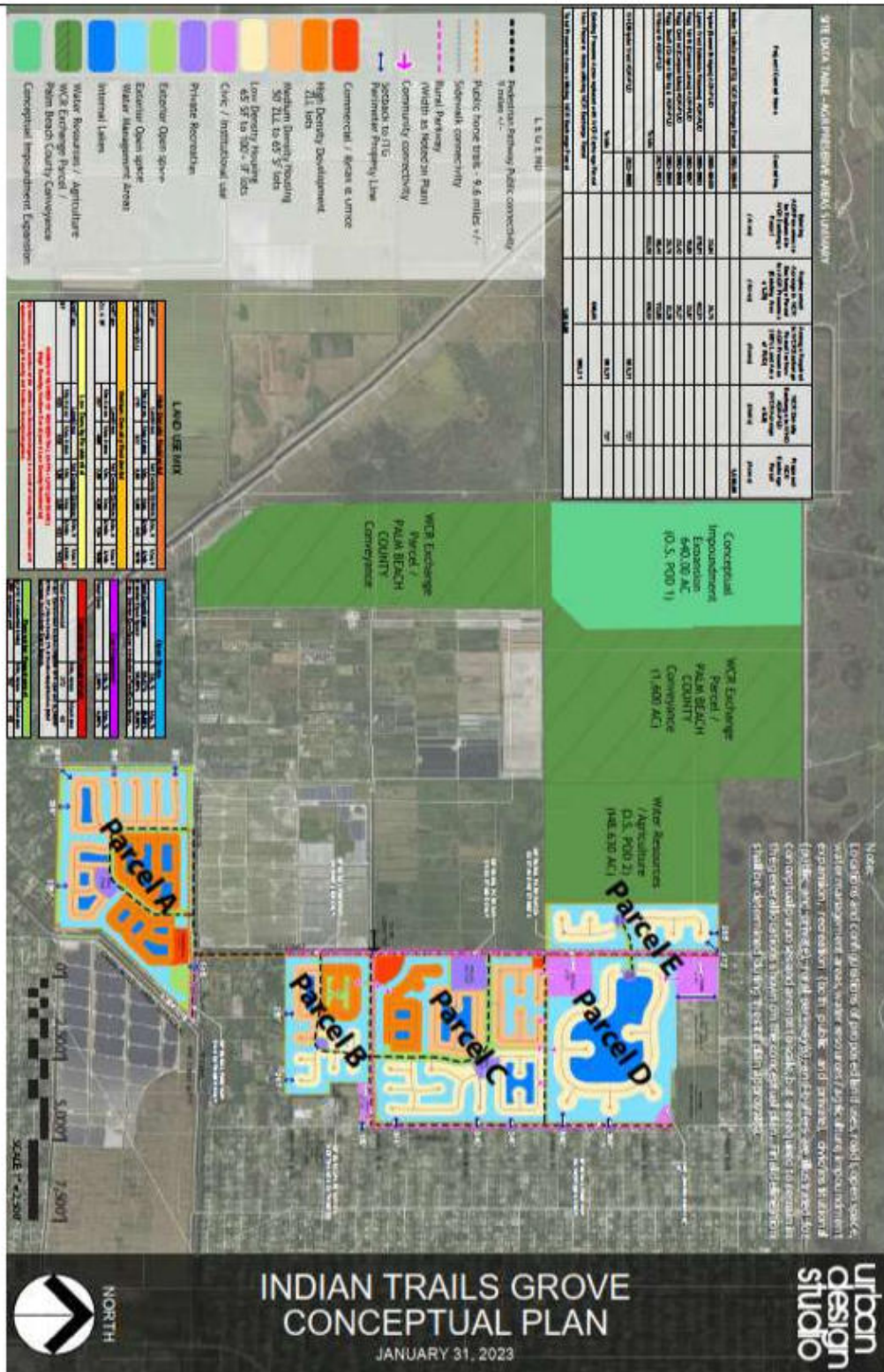


Exhibit 1-E Proposed Indian Trails Grove Conceptual Plan



ITG-AGR Exchange (LGA 2022-021)



Exhibit 2-A

Staff Analysis of Proposed Text Amendments

A. Introduction & Administration Element, Western Communities Residential Definition

1. **REVISE** WESTERN COMMUNITIES RESIDENTIAL - A future land use designation ~~reflecting a development pattern~~ which allows for the preservation of large contiguous acres of land for agriculture, water resources and open space while also accommodating a mixed-use design concept comprised of a ~~mixture~~ of land uses, including residential, retail, office, recreation, civic, etc., located within close proximity to each other, in order to provide for a variety of housing, recreation, shopping, and employment opportunities.

Staff Assessment: This amendment proposes to revise the definition of the 'Western Communities Residential.' The change has no impact on the actual regulatory concept of the "WCR" future land use designation or overlay other than it provides an improved description of the preserve area characteristics.

B. Future Land Use Element, Agricultural Reserve Tier Revisions

1. **NEW Policy 1.5.1-XX:** 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 land dedicated to the County as designated on an adopted Western Communities Residential Conceptual Plan for a regional water management or agriculture use within the Western Communities Residential Overlay (WCRO) as also indicated in Policy 1.11-j, to partially satisfy 60/40 AGR-PUD Preserve requirements as specified for the following existing 60/40 AGR-PUDs.
 1. Hyder (Seven Bridges) AGR-PUD (Control Number 2005-455) may utilize up to 29.80 acres of WCR land, to satisfy 29.80 acres and 23.84 units of AGR-PUD requirements;
 2. Lyons West (Valencia Reserve) AGR-PUD (Control Number 2005-003) may utilize up to 462.51 acres of WCR land to satisfy 462.51 acres and 370.01 units of AGR-PDD requirements;
 3. Fogg North (Canyon Lakes) AGR-PUD (Control Number 2002-067) may utilize up to 23.87 acres of WCR land to satisfy 23.87 acres and 19.10 units of AGR-PUD requirements;
 4. Fogg Central (Canyon Isles) AGR-PUD (Control Number 2002-068) may utilize up to 29.28 acres of WCR land to satisfy 29.28 acres and 23.42 units of AGR-PUD requirements;
 5. Fogg South (Canyon Springs) AGR-PUD (Control Number 2002-069) may utilize up to 32.21 acres of WCR land to satisfy 32.21 acres and 25.77 units of AGR-PUD requirements; and
 6. Whitworth AGR-PUD (Control Number 2021-031) may utilize up to 113.05 acres of WCR land to satisfy 113.05 acres and 90.44 units of AGR-PUD requirements.

The corresponding zoning development orders shall clearly depict the preserve and unit allocation from the Western Communities Reserve Overlay on the approved development

order plans and corresponding resolution; however, the WCRO lands themselves are excluded from the Zoning development order.

Staff Assessment: This is the first of multiple revisions that incorporate the concept of density exchange into the existing policy framework of the Ag Reserve Tier. It provides for an exchange rate for WCRO land that satisfies AGR-PUD Preserve requirements, only for land that is deeded to the County, and established on an adopted Conceptual Plan approved by the BCC. It substitutes approximately 553 acres of land in the Ag Reserve, already allocated as AGR-PUD Preserves, with approximately 690 acres of land in the WCRO. This represents a significant departure from established Plan mechanics, the Ag Reserve Tier Objective, and its policies; however, as proposed, it does not conflict with any statutory requirements and remains within the purview of the County's legislative discretion to set policy for development and preserve options. Along with the other proposed text amendments, it would establish a set of interlocking policies limited to reallocating one-third of the units originally anticipated within the WCRO, to these enumerated AGR-PUDs, and the new AGR-PUD proposed in the West Hyder Overlay.

C. **Future Land Use Element, West Hyder Overlay (WHO)**

1. **NEW SUB-OBJECTIVE 1.5.2 The West Hyder Overlay (WHO)**

In order to foster opportunities for long-term regional water management benefits for the overall County, the County shall allow 60/40 Agricultural Reserve Planned Developments and institutional, public and civic uses within the West Hyder Overlay (WHO). The purpose of the Overlay is to promote regional water management opportunities outside of the Agricultural Reserve Tier by allowing limited land in the Agricultural Reserve to convert from agricultural preservation to unique development options not otherwise available in the Tier, and allow for these development's AGR-PUD 60/40 preserve requirements to be fulfilled entirely by lands preserved outside of the Tier.

Staff Assessment: A new overlay is proposed within the Ag Reserve Tier. This would be the first overlay within the Tier. The West Hyder Overlay attempts to provide exceptions to restrictions within the Tier, but these restrictions are fundamental to the purposes of the Tier itself, *i.e.*, preservation of agriculture, environmentally sensitive lands, and open space. This establishes an overlay within a tier that is intended to accommodate potential improvements outside of the Tier that do not directly benefit the Ag Reserve. It would allow for land that is already in agricultural operations, to be relieved of the development restrictions already in place, and then allow for new development in a location where it is not allowed.

2. **NEW Policy 1.5.2-a: The West Hyder Overlay (WHO) is depicted on the Special Planning Areas Map LU 3.1 in the Map Series and generally delineated as the area bounded on the north by the LWDD L-36 Canal, on the east by SR-7, on the south by the LWDD L-39 Canal, and on the west by the LWDD S-11 Canal and the Sunshine Meadows equestrian facility. The overlay comprises approximately 682 acres of land.**

Staff Assessment: The Future Land Use Element typically describes the geographic boundaries of overlays as the "a" policy, and this new policy is proposed in that tradition, it also indicates the proposed acreage of the overlay. The 682-acre size would include the existing AGR-PUD Preserve known as "Hyder North." This preserve is proposed by

the applicant to be provided as a passive park with an equestrian emphasis, and is proposed to remain as an AGR-PUD preserve parcel.

3. **NEW Policy 1.5.2-b:** Lands within the West Hyder Overlay shall either remain in an agricultural, environmental, or other open space use in accordance with the requirements of the Tier, or may be eligible to convert to development areas of 60/40 AGR-PUDs only in the following limited circumstances, with the uses specified:

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

- a. Up to 1,000 units of adult age-restricted residential development;
- b. Up to 277 units of workforce housing, distributed between 60-140% affordability range and to be provided on-site (with no buyout or in lieu option);
- c. Institutional, Public and Civic uses as identified in the ULDC Use Matrix;
- d. The zoning development order shall include conditions of approval requiring a deed restriction limiting the adult age-restricted residential development; this restriction shall remain unless a development order amendment is submitted to delete the conditions for the deed restriction, and may only be approved upon demonstration that the impacts associated with removing the age restriction have been addressed and any impacts to service providers are mitigated;
- e. Fulfillment (issuance of Certificate of Occupancy – COs) of all 277 workforce housing unit obligation shall be completed prior to the issuance of 277 residential COs for the adult age restricted residential development portion of the site.

Staff Assessment: The proposed policy addresses the AGR-PUD Development areas within the West Hyder Overlay. This policy provides for the exceptions to the Ag Reserve Tier, specifically allowing 60/40 AGR-PUD development areas west of SR-7 (prohibited by Future Land Use Element Policy 1.5.1-i #4), and the prohibition of institutional and public facilities uses west of SR-7 (Future Land Use Element Policy 1.5-s). The application at initiation specified 250 units of workforce housing, but was later increased to 277 units. The workforce housing is intended to result in delivery of units on-site only, with no buyout or offsite options allowed, and the applicant indicated as such in the July 5, 2022 developer commitments (Exhibit 6-A). Staff recommends that in the event the amendment is transmitted, that the language is amended to reflect that the affordability ranges be reduced to 60-120% and that the 120-140% is removed, and that the threshold is revised to building permit issuance, rather than withholding the Certificate of Occupancy. The applicant has also proposed a unique 1:1 timing mechanism for the delivery of workforce housing units, tying the two together. This would allow no more than 277 units at the 1,000 unit adult age restricted portion of the PUD to be delivered until the 277 workforce units are completed. This, although unusual, provides some certainty, as to the delivery of the workforce housing units. Finally, a provision is proposed for the West Hyder AGR-PUD that requires the adult-restricted community to provide an analysis of impacts to infrastructure (schools, traffic, etc.) should the proposed deed restriction be removed. This would require an analysis that has not been done at this time, normally required of any site specific amendment to account for and mitigate any impacts to infrastructure and service providers.

The applicant's resubmittal on January 31, 2023 eliminated the separate "Civic PUD" within the overlay and consolidated all 1,277 units within one West Hyder AGR-PUD. The overall unit count remains unchanged, but the proposed policy is simplified in that it no longer necessitates provisions that would allow civic site obligations to be fulfilled in a separate PUD.

4. **NEW Policy 1.5.2-c:** Consistent with Policy 1.5.2-b, West Hyder 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 WCR land is contiguous lands within the West Communities Residential Overlay that are: (1) required to be deeded to the County or other government entity; (2) consistent with an adopted WCR Conceptual Plan, and, (3) designated for a regional water management or agricultural use.

Lands within the WCRO that are not allocated to WCR-PUD development areas, and that are required to be deeded to the County in fee simple, shall count toward satisfying the minimum 250-acre requirement for 60/40 AGR-PUD for the acreages specified above, but do not need to be included in any Zoning development order application.

Staff Assessment: The proposed policy addresses the AGR-PUD Preserve area requirements for the new AGR-PUD proposed within the West Hyder Overlay and utilize the WCRO to wholly meet their 60/40 preserve requirements. It mimics the proposed Policy 1.11-j in the WCRO in allowing for the new AGR-PUD to use WCRO land as required preserve areas. The proposed policy also indicates, due to the complexity of the exchange that would otherwise require units to be under multiple zoning development orders and/or some sort of a transfer of entitlement through a "bank" that the requirements and allotments for preserve area and densities are as specified, and are not included in the Zoning development orders. Also, 60/40 AGR-PUDs are otherwise restricted in Future Land Use Element Policy 1.5.1-i #1, and must be a minimum of 250 acres. The existing AGR-PUDs proposed to remove preserves from the West Hyder Overlay already meet the 250-acre threshold.

5. **NEW Policy 1.5.2-d:** Within the West Hyder Overlay, institutional, public and civic uses may be allowed west of SR-7 provided they are located within the development area of an AGR-PUD listed in Policy 1.5.2-b, or are on land deeded to the County.

Staff Assessment: Although already covered in proposed new Policy 1.5.2-b, this proposed policy for the West Hyder Overlay provides an explicit exception to the prohibition on institutional uses west of SR-7 for areas within a development area of an AGR-PUD, and also accounts for the approximately 100-acre AGR-PUD Preserve area within the overlay, if it is deeded to the County.

D. Future Land Use Element Western Communities Residential Overlay

1. REVISE OBJECTIVE 1.11 Western Communities Residential Overlay

General: The Purpose of the Western Communities Residential Overlay (WCRO) is to provide a transition from rural/suburban development and other uses to existing and future conservation areas, specifically the J.W. Corbett Wildlife Management Area and Everglades restoration programs and projects, as well as providing the opportunity for

regional water management benefits. The Overlay complements existing provisions in the Comprehensive Plan prohibiting the expansion of urban and suburban activities into conservation areas. It achieves compatibility with the existing residential development pattern in the surrounding area while furthering remediation of the historic land use imbalance in that area through the additional non-residential uses and residential support for other projects whose non-residential development is intended to do so, including but not limited to the City of Westlake.

In 2016, the County adopted the Western Communities Residential Overlay along with the corresponding Western Communities Residential future land use designation in the Comprehensive Plan and adopted a site specific amendment and Conceptual Plan with an overall density of 1 unit per 1.25 acres, resulting in 3,897 dwelling units, and corresponding non-residential uses. In 2022, in consideration of property owner rights, and the potential to achieve a larger, regional public benefit and improve regional water management and agricultural holdings, the property owner proposed exchanging density and land within the WCRO for additional development on land in the Agricultural Reserve Tier. This exchange of density between the Tiers is based on the original 3,897 units in the 2016 approval (Ordinance 2016-040). However, this exchange proportionally reduced the development contemplated within the WCRO by one-third, and the reduction is incorporated in this Objective and Objective 4.5, and their respective policies.

Only the density associated with the 2016 WCRO approval is exchanged with the Agricultural Reserve Tier, at a ratio of 1.25 units of WCR development potential to one unit of AGR development potential (1.25:1).

Staff Assessment: The objective general language is descriptive, indicating that the intent of the Overlay is to provide assurances for compatibility with and provides appropriate transitions between very low density suburban scale development with rural character, agriculture, and conservation lands within and adjacent to the Overlay. An additional sentence is proposed in the general statement before the objective language itself, that again restates the acres of land within the WCR land use and the Overlay may be used for the exchange bank. The objective itself is proposed to incorporate “regional” benefits. The acreage figure is not proposed to be revised, as it is the ultimate limitation of the size of the overlay, and the site specific amendment is now proposed to be smaller in size than the Overlay. The FPL order of taking and settlement does not affect the Overlay itself.

Overall, new language is proposed that memorializes the 2016 approval and explains it in context of the proposed amendment as the basis for the proposed change, and offers a detailed explanation of the exchange process to eliminate any ambiguity regarding the entirety of the WCRO. It explains the exchange when WCRO land is used to satisfy AGR-PUD Preserve requirements. This difference in the exchange rate results in more WCR preserve land than Ag Reserve land, while yielding the same number of dwelling units in a planned development.

2. **REVISE Objective:** The Western Communities Residential Overlay (WCRO) enables the appropriate transition between rural/suburban development, preservation and conservation areas while allowing for residential development at a density that is compatible with the surrounding area through the preservation of large tracts of contiguous acres of land for water resources, agriculture, or other suitable open space uses. The

WCRO achieves compatibility with the existing residential development pattern in the surrounding area and remediates the historic land use imbalance in the central western communities and provides other regional benefits. This overlay complements existing provisions and concepts within the Comprehensive Plan to further the potential to address regional Water Resources needs, and also perpetuate Agricultural uses in areas that are not proposed for development.

Staff Assessment: This proposed change is to increase the scope of the objective to include the regional potential for water resources and agricultural uses. It is in keeping with the other proposed changes in the amendment, and further clarifies the County's original intent that led to the 640-acre Impoundment area and 1,068-acre Water Resources/Agriculture area in the open space requirement. The Water Resources/Agriculture area is now proposed to be dedicated to the County and has increased potential to provide a regional benefit than originally contemplated.

3. **REVISE Policy 1.11-a:** The Western Communities Residential Overlay is depicted on the Special Planning Areas Planning Map LU 3.1, in the Map Series and consists of approximately 4,871 acres of land generally located approximately two (2) miles west of the intersection of Seminole Pratt Whitney Road and Orange Boulevard.

Staff Assessment: This proposed change is to correct the reference to the name of the Map Series in the Policy.

4. **REVISE Policy 1.11-b:** The Western Communities Residential (WCR) Future Land Use category designation shall ~~be established to~~ allow a compatible density with the existing rural residential lifestyle adjacent to the Western Communities Residential Overlay.

Staff Assessment: The proposed change is to use consistent nomenclature when referring to future land use designations. Given that the WCR designation is already established and in use, a minor change is proposed to reflect this.

5. **REVISE Policy 1.11-c:** Development within the Western Communities Residential Overlay shall only occur in the form of a Planned Development District, Planned Unit Development and commercial nodes consistent with the form of the Traditional Marketplace in the Comprehensive Plan, with a minimum gross land area of 900 acres. Within the Overlay, the maximum number of residential units shall be limited to ~~3,897~~ 2,612; the maximum amount of ~~non-residential~~ commercial ~~retail~~ uses shall be limited to ~~300,000~~ 233,500 square feet; ~~and, the maximum amount of non-residential commercial office uses shall be limited to 50,000~~ comprised of 200,000 square feet of commercial retail uses and 33,500 square feet of commercial office uses.

Staff Assessment: This policy caps the overall density and intensity associated with the Overlay. These figures were also adopted as part of the Ordinance for the original future land use amendment approval, and are proposed to be revised to reflect the current amendment, decreasing the overall number of units from 3,897 to 2,612 and reducing the non-residential uses by 33% as well. Changes are proposed to consistently refer to the commercial uses that are limited (rather than all non-residential uses). Typically, PUDs within the County do not receive specific entitlement for civic/institutional uses through the land use designation, but rather, they are a product of the Zoning PUD approval.

6. REVISE Policy 1.11-e: In addition to other public facilities required by the ULDC, the following within the Western Communities Residential Overlay shall be provided at developer expense:

1. Paved on-site roads to serve all uses.
2. On-site central water and wastewater service and facilities adequate to meet adopted level of service standards, with an off-site loop main that will allow other residences in the vicinity to connect to central services.
3. On-site retention and drainage facilities that connect to the L-8 canal.
4. A minimum ~~44.9~~ 9 miles of 8-foot-wide pedestrian and bicycle pathways, open to the public.
5. A minimum ~~47.5~~ 9.6 miles of equestrian trails open to the public.
6. On-site bus shelter easements for Palm Tran.
7. Off-site road improvements that include:
 - a. Extension of 60th Street North from Seminole Pratt Whitney to 190th Street North.
 - b. Extension of 190th Street North from 60th Street North to Hamlin Boulevard.
 - c. Extension of Orange Blvd. from 180th Ave. North to 190th Street North.
 - d. Connection of Hamlin Boulevard from its present terminus to 190th Street North.
8. In addition to the project's fair share proportionate share obligation, fund an additional \$5,000,000.00 for road improvements in the Central Western Communities.

Staff Assessment: The proposed reduction in trail length is a direct result of the exchange of density to the Ag Reserve Tier. The Trails had been proposed around the extent of the development area in the WCRO. Reducing the land for residential development is the rationale behind the shortened trail system, and does result in an appreciable reduction in the benefit to residents in the Rural and Exurban Tiers, which was part of the basis for the 2016 approval by the County.

7. REVISE Policy 1.11-h: The Western Communities Residential Overlay developer shall dedicate the following land for public facilities to serve on-site residents and other users within the surrounding area:

1. Upon the date mutually agreed to in written agreement between Indian Trail Improvement District and the developer, a minimum 640-acre parcel will be dedicated to the Indian Trail Improvement District or the County. The dedication shall stipulate that the use of the 640 acres is restricted for use by the ITID/County as a storm water retention/water management area.
2. Upon written request of the Palm Beach County School Board and receipt of at least 250 residential building permits, whichever shall later occur, dedicate ~~a 15.5 acre site for a future elementary school and a 25.0 acre site for a future middle school, minimum 40-acre school site subject to the conditions in the zoning development order, constructed at school board expense. An additional 22.6 acres adjacent to either the elementary school site or middle school site shall be dedicated upon request of the Palm Beach County School Board with the concurrence of Palm Beach County.~~ The development shall take all required

drainage from the school sites into the development's storm water management system.

3. Prior to receipt of no less than 250 residential building permits, a minimum forty (40) acres adjacent to District Park "F" for its expansion, constructed at County expense subject to the conditions in the zoning development order.
4. Prior to receipt of no less than 250 residential building permits, a minimum five (5) acre site for a fire/police/utility site subject to the conditions in the zoning development order.
5. Prior to the receipt of no less than 250 residential building permits, a minimum ten (10)-acre site for civic site uses to be dedicated to the County subject to the conditions in the zoning development order.

Staff Assessment: This policy establishes some of the minimum public facilities that are required as part of the development of the WCRO that would be provided by the developer. These public facilities were established by policy to capture the quantifiable public benefits that the CWC Sector Plan intended for any developments to include in order to address infrastructure deficiencies, land use imbalances, and remediate an existing sprawl pattern. As with Policy 1.11-e, the public facilities dedications are reduced, with a single consolidated 40-acre school site replacing multiple sites. However, a change is proposed requiring an additional 10-acre civic site in the WCRO has been added to reflect potential longer-term needs in the Rural Tier, and may be used as a future private civic site. Other changes are proposed for consistency and readability, but do not affect the overarching policy requirements.

8. **NEW Policy 1.11-i:** The areas within the Overlay that are designated as Water Resources/Agriculture/Impoundment Area on the adopted WCR Conceptual Plan, and are conveyed via warranty deed to the County or other governmental entity that is not a CDD, shall be restricted to the following uses and purposes consistent with this Overlay, including, but not limited to: excavation for regional water management, stormwater impoundment, flow ways and other means of water conveyance, water quality enhancement projects, environmental restoration, environmental mitigation banks, Everglades restoration, conservation, and bona fide agriculture. The County shall adopt conditions of approval in the zoning development order to address the timing and construction of the excavation.

Excavation for the purposes of fulfilling the requirements of this policy, including but not limited to the digging of fill for use on-site or to support the drainage system of the development, shall not be removed from the site and not subject to the limitations of Objective 2.3, Mining and Excavation. In addition, areas designated as water resources or impoundment on an adopted WCR Conceptual Plan, and dedicated to the County, the South Florida Water Management, or the Indian Trail Improvement District are permitted to excavate in support of water management projects that are associated with, but not limited to, ecosystem restoration, regional water supply, and flood protection.

Staff Assessment: This proposed policy is intended to enable the necessary excavations on-site to enable the water resources regional benefit to occur. Typically, excavation uses are addressed through Objective 2.3 in the Future Land Use Element (along with mining too). However, this instance is unique to the overlay, and this allowance would provide for a means to authorize the excavation to potentially provide fill for the development area, but more likely to provide the berms for the above-ground reservoir for the proposed 750-

acre water feature. The policy specifically enables this provision provided there is a conveyance to the County or other drainage entity for one of the specified uses, and requires further conditions in the Zoning development order. This policy is necessary to enable the regional public benefit, and not require a subsequent Plan amendment and Zoning development order amendments to allow for a future excavation. There is no intention of providing for a mining operation, and the proposed policy language reflect this intent.

9. **NEW Policy 1.11-j:** Lands within the Western Communities Residential Overlay that are dedicated to the County or other government entity for Water Resources/Agriculture/Impoundment areas, and are depicted as such on the adopted WCR Conceptual Plan and Site Data table, shall satisfy Agricultural Reserve Tier AGR-PUD Preserve area and density requirements for the projects and amounts, as follows:
1. Hyder (Seven Bridges) AGR-PUD (Control Number 2005-455) may utilize up to 29.80 acres of WCR land, to satisfy 29.80 acres and 23.84 units of AGR-PUD requirements;
 2. Lyons West (Valencia Reserve) AGR-PUD (Control Number 2005-003) may utilize up to 462.51 acres of WCR land to satisfy 462.51 acres and 370.01 units of AGR-PUD requirements;
 3. Fogg North (Canyon Lakes) AGR-PUD (Control Number 2002-067) may utilize up to 23.87 acres of WCR land to satisfy 23.87 acres and 19.10 units of AGR-PUD requirements;
 4. Fogg Central (Canyon Isles) AGR-PUD (Control Number 2002-068) may utilize up to 29.28 acres of WCR land to satisfy 29.28 acres and 23.42 units of AGR-PUD requirements;
 5. Fogg South (Canyon Springs) AGR-PUD (Control Number 2002-069) may utilize up to 32.21 acres of WCR land to satisfy 32.21 acres and 25.77 units of AGR-PUD requirements;
 6. Whitworth AGR-PUD (Control Number 2021-031) may utilize up to 113.05 acres of WCR land to satisfy 113.05 acres and 90.44 units of AGR-PUD requirements; and
 7. West Hyder 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 AGR-PUD requirements.

Staff Assessment: The applicant initially proposed to establish an exchange bank using the existing approval, tied to the dedication of land (Palm Beach County Conveyance) proposed in the amendment as the identified principal public benefit. However, this proposed benefit is both beyond the scope of the existing Plan's provisions, and contrary to the underpinnings of the County's Comprehensive Plan. In the revised application, all references to an "exchange bank" were removed from the amendment. Instead, the applicant now proposes that a specified amount of WCRO acreage produces a given quantity of both units and acres that satisfy the AGR-PUD Preserve for each development using the 'exchange' in the WCRO. The proposed acres of WCRO land at ITG to be used as AGR-PUD preserves tally to just over 1,600 acres as written (1,600.03 acres to be exact, when using the County's established policy of rounding acreage figures to the hundredths place). However, the applicant's proposed revised Conceptual Plan (dated January 31, 2023 see Exhibit 1E) indicates the total acreage is exactly 1,600.00 acres in WCRO area to be allocated to AGR-PUD Preserves. The overall number of units of Rural Tier land in the WCRO that would be the partial basis of the density for the six existing AGR-PUDs and the single proposed WHO AGR-PUD total 1,280.02 units.

E. Future Land Use Element, Western Communities Residential future land use designation

1. REVISE OBJECTIVE 4.5 Western Communities Residential

The County shall recognize the unique characteristics of agricultural parcels that are adjacent to existing residential communities within the Rural Tier and the Western Communities Residential Overlay that seek to develop by assigning the Western Communities Residential (WCR) future land use designation through a Future Land Use Amendment process. A WCR site specific amendment that supports balanced growth may occur in the Rural Tier and may exceed rural densities and intensities. A WCR site specific amendment shall achieve compatibility with the existing residential development pattern in the surrounding area of the Rural Tier while furthering remediation of the historic land use imbalance in the western communities and providing other regional benefits.

Staff Assessment: Proposed for revision is to insert the word “regional” into the description of the objective. The proposed change clarifies the intention to provide benefits that are not just for the Tier itself, but are also intended to serve areas beyond the Tier.

- 2. REVISE Policy 4.5-d:** Western Communities Residential Conceptual Plan shall include a Site Data table establishing an overall density and intensity for the project, as well as minimum and/or maximum percentages for the acreages shown on the Plan and other binding standards. The Conceptual Plan shall include a depiction of the residential, non-residential, recreational, civic and open space elements of the project and allow the clustering of the density to promote a variety of neighborhoods and housing types and to act as transition areas between the Western Communities Residential and adjacent existing communities. The Conceptual Plan and Site Data table shall also include specific acreages for lands and units within the Overlay that provide density and satisfy preserve area requirements in the Agricultural Reserve Tier, for developments specified in Policy 1.11-j.

Staff Assessment: This revision requires the Conceptual Plan to include an additional site data table for the WCRO areas that are intended to serve as AGR-PUD Preserves. Other than the larger policy issue of exchanging density between Tiers, this is an issue of administrative redundancy, to clear indicate the information, in policy, on the Conceptual Plan, and as provided elsewhere in this amendment package, in the specific Zoning development orders too.

- 3. REVISE Policy 4.5-e:** A property with Western Communities Residential future land use designation shall utilize the Planned Unit Development (PUD) zoning district of the Unified Land Development Code, with the form of the commercial nodes reflected on the Conceptual Plan, which commercial nodes shall be designed consistent with the form of the Traditional Marketplace provisions in the Comprehensive Plan. Each residential pod within a WCR Planned Unit Development ~~may~~ shall be developed according to the density/intensity assigned on the Conceptual Plan.

Staff Assessment: Proposed for revision is to replace the permissive “may” with the required “shall” to strengthen the role of the Conceptual Plan, reflecting the intent in the original WCRO. It was not intended to be permissive, but rather, a preliminary concept

depicting how the densities would be allocated and their relationship to the rest of the site and surrounding areas.

4. REVISE Policy 4.5-f: In order to achieve compatibility with the existing residential development pattern in the surrounding area and create a more sustainable land use pattern through compactness of design, any land developed utilizing the WCR future land use shall be required to exhibit the following characteristics:

1. A maximum permissible gross residential density of 0.80 DU/AC.
2. The project shall provide a minimum of 66.67% of the gross site acreage in open space uses (the Required Open Space). A minimum of 50% of the gross site acreage shall be in the form of Exterior Open Space which shall be limited to preservation, conservation, passive and/or active recreation, perimeter landscape buffers, rural parkways, pedestrian pathways and greenways, wetlands, bona fide agriculture, regional water management, fallow land, perimeter water management areas, public and/or private civic uses, and/or, equestrian uses. Perimeter water management areas shall only count as Exterior Open Space if the water management area is accessible to the general public from a publicly accessible buffer or open space tract that includes a minimum 8-foot wide paved pedestrian pathway that connects the perimeter of the site to the water management area. Perimeter water management areas shall be available for use by the general public for fishing and non-motorized boating activities. Land area allocated as Exterior Open Space counts towards meeting the minimum Required Open Space.
3. A minimum of 33.33% of the gross site acreage shall be provided in one large contiguous open space land area and shall be depicted on the Conceptual Plan approved by the Board of County Commissioners. Land area allocated as part of the 33.33% contiguous open space counts towards meeting the minimum Required Open Space.
4. Neighborhood-serving commercial nodes shall comprise no less than 2% of the overall developable land area (developable land area being defined as the area available for development less the required Exterior Open Space). The commercial nodes shall: (1) be designed consistent with the form of the Traditional Marketplace provisions of the Comprehensive Plan; and, (2) be depicted on the Conceptual Plan approved by the Board of County Commissioners.
5. A minimum 20% of the residential units shall be located within one-quarter mile radius of commercial nodes; a minimum 40% of the residential units shall be located within one-half mile radius of commercial nodes; and a minimum of 66% of the residential units shall be located within one-quarter mile radius of commercial nodes or civic uses (public or private) or recreation uses (public or private).
6. Higher density residential areas shall be located adjacent to and within one-quarter mile radius of any commercial node. Lower density residential areas shall be located around the perimeter of the development area to promote compatibility with existing development in the surrounding area. Medium density residential shall be located between commercial nodes/High density residential areas and the Low density residential areas. All of which shall be reflected on the Conceptual Plan approved by the Board of County Commissioners.
7. A minimum of 10.0% of on-site for-sale units shall be provided as workforce housing based on the County's affordability standards.
8. ~~A maximum permissible non-residential intensity of 350,000 square feet of commercial uses, comprised of 300,000 square feet of commercial retail uses, and 50,000 square~~

~~feet of commercial office uses~~ Commercial uses shall be limited to 233,500 square feet comprised of 200,000 square feet of commercial retail uses and 33,500 square feet of commercial office uses.

Staff Assessment: This policy established specific requirements for the WCR future land use designation. These requirements are to ensure compatibility with the surrounding residential, agricultural, conservation areas, and other uses adjacent to the Indian Trails Grove project, and specify largely the development form and its limitations. The applicant has not proposed any changes other than the reduction of commercial retail and office square footage that directly reflects the proportional reduction of the proposed non-residential uses. Of note, the applicant indicated at the BCC initiation, and in their initial application, that they were requesting an off-site disposition of the workforce housing unit obligation. That requested change was deleted and is no longer included. The 10% on-site provision is retained, and the workforce housing obligation would be 261 units.

F. Map Series Map LU 3.1, Special Planning Areas, Future Land Use Regulation Section

1. REVISE Map Series Map LU 3.1

Staff Assessment: The Special Planning Areas Map is one that graphically depicts all studies, plans, overlays and areas within the Comprehensive Plan. As the amendment proposes to establish the West Hyder Overlay, it is also necessary to show it on the appropriate map that is part of the Comprehensive Plan. See Exhibit 1-C.

Exhibit 2-B

Consistency with Comprehensive Plan

A. Consistency with the Comprehensive Plan - General

This section of the report examines the consistency of the text and FLUA amendments with the County's Comprehensive Plan and the impacts on public facilities and services.

1. **Justification: FLUE Policy 2.1-f:** *Before approval of a future land use amendment, the applicant shall provide an **adequate justification** for the proposed future land use and for residential density increases demonstrate that the current land use is inappropriate. In addition, the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity and shall evaluate its impacts on:*
 1. *The natural environment, including topography, soils and other natural resources; (see Public Facilities Section)*
 2. *The availability of facilities and services; (see Public Facilities Section)*
 3. *The adjacent and surrounding development; (see Compatibility Section)*
 4. *The future land use balance;*
 5. *The prevention of urban sprawl as defined by 163.3164(51) FS; (See consistency with Florida Statutes in Exhibit 2.B.)*
 6. *Community Plans and/or Planning Area Special Studies recognized by the Board of County Commissioners; and (see Neighborhood Plans and Overlays Section)*
 7. *Municipalities in accordance with Intergovernmental Coordination Element Objective 1.1. (see Public and Municipal Review Section)*

The applicant has prepared a Justification Statement for the text amendment and the FLUA amendment, which state the following:

Text Amendment. The applicant's Justification statement in Exhibit 3.A. states that the proposed text amendments:

- *"The re-allocation of existing AGR-PUD required preserve areas (both acreage and units) from the West Hyder Overlay (WHO) to the Western Communities Residential Overlay (WCRO), and the approval of new 60/40 PUDs within the WHO Overlay and allowing the required preserve (both acreage and units) for new AGR PUDs within the WHO Overlay to be satisfied within the Western Communities Residential Overlay (WCRO) will result in the dedication of 1,600 acres of the Indian Trails Grove PUD land to Palm Beach County."*
- *"This proposed amendment would create more publicly controlled land for water resource purposes, by providing the potential of regional benefits such as supporting the restoration effort for the Loxahatchee River Watershed by creating a flow way on the 1,600 acres to move water from the SFWMD L-8 canal to the MO canal, reducing harmful discharges into the Lake Worth Lagoon, providing an alternative route for water discharges into the Grassy Waters Preserve, which is the City of West Palm Beach's drinking water supply, and/or storing discharges from Lake Okeechobee in the SFWMD L-8 canal that would otherwise discharge directly into the Lake Worth*

Lagoon.”

- “Overall, the proposed text amendments would increase the amount of preservation land in Palm Beach County... as well as add 1,600 acres of preserve land under the ownership and direct control of Palm Beach County.”
- “Overall, the proposed text amendments would result in a decrease in the number of units approved by 35 units (a reduction of 1,285 units at Indian Trails Grove and the addition of 1,250 units within the WHO Overlay).”

FLUA Amendment. The applicant’s Justification statement in Exhibit 3.B. states that the modifications to the previously approved Comprehensive Plan amendment are “suitable and appropriate for the subject site” as the *“proposed uses and plan of development have been previously found to be suitable and appropriate for the subject site and compatible with the surrounding uses.”* Furthermore, the applicant indicates that *“the proposed modifications to the development program do not significantly change the prior finding for the site.”* The Justification Statement indicates that the site specific land use amendment request is not proposing to increase residential density and is only amending the entitlements that reduce the development potential of the FLU designation that it recently was given in 2016.

Staff Assessment: This policy is the umbrella policy over the entire FLUA amendment analysis and many of the items are addressed elsewhere in this report as identified above.

Text Amendment. The applicant states that the text amendment reallocates residential density to Ag Reserve, an urbanized area, rather than the rural WCRO, and because the Ag Reserve has existing public facilities and infrastructure it is more appropriate for these units than the WCRO where these facilities are substandard or do not exist, and this *“supports smart growth management practices”*. The WCRO was approved with the consideration and planning for the necessary public facilities and infrastructure improvements to support the development. A portion of the cost of these improvements would be funded by the applicant. By relocating the units to the Agricultural Reserve, the applicant will benefit from the existing infrastructure and the applicant’s obligation for improvements would be diminished, while increasing the impacts in the Ag Reserve and further deviating from the intent to preserve agriculture within the Ag Reserve.

The applicant states that the agricultural use of the WHO property for agriculture is not an efficient use of the property due to it being surrounded by development, SR-7, and is contiguous to the Urban/Suburban Tier. Staff notes that it was the applicant who elected to put these lands under conservation. The West Hyder area had little development opportunities in the Ag Reserve Tier being as they are located west of SR-7. Therefore, the only viable development option under the existing provisions of the Comprehensive Plan would be to use the 80/20 AGR-PUD (of which there has been one in the entirety of Tier). However, as indicated elsewhere in this report, there are an increasingly limited number of large unencumbered parcels in the Ag Reserve, the approach in this application represents a way to free up older, contiguous preserve areas and allow for development of the sites. Nevertheless, the applicant had the Monticello AGR-PUD development order amendment (Zoning Application PDD/DOA-2021-00122) as well as other related zoning actions before the Board of County Commissioners in August 2022. Part of the related actions included rezoning nearly 275-acres of committed preserves (Amestoy (Zoning Application Z-2021-00121, Resolution R-2022-0906) and Swaney (Zoning Application Z-2021-00120, Resolution R-2022-0907) back to the Ag Reserve (AGR) zoning district. They

are adjacent to the Boynton Beach Blvd. corridor, and are now eligible to be future AGR-PUD development areas due to their size and configuration, and are also free of the “west of SR-7” restriction. The Amestoy and Swaney parcels were largely replaced by new preserves consisting mostly of LWDD canals. The applicant also states that using the WCRO for preserve will result in a greater portion of land in preserve due to the difference in density (.80 du/acre vs. 1 du/acre) and that the amendment will not result in an increase in units in the County overall. Staff concurs that the increase in preserve for agriculture would provide some benefit, but this would come at the expense of the established Comprehensive Plan objectives and policies that implement the Ag Reserve, as envisioned during the Master Plan planning process in the 1990s.

The applicant states that the Ag Reserve has a ‘checker board’ pattern of both agriculture and residential development which is not compact and undesirable for the preservation of agriculture. The applicant states that the pattern has resulted in small agricultural tracts that are not as efficient or effective for farming as large tracts of land. Further, the applicant states that agriculture is incompatible with residential development, and the use of WCRO for preserve area would allow more flexibility for farmers to cultivate and harvest land, and would reduce conflicts between residents and farming. However, the mix of agriculture and residential land in the Tier, this ‘checker board’ pattern as described by the applicant, represents fulfillment of the development pattern that was the vision of the Master Plan as anticipated and implemented by Comprehensive Plan policies.

As demonstrated in this report, agriculture in the Ag Reserve Tier is a viable and appropriate use for this area of the County that contributes to the County’s economy. The 60/40 development option that has yielded the development pattern was specifically adopted in the plan as a result of efforts from farmers in the Ag Reserve in the early 1990s. The majority of the loss of agricultural land in the Tier has been to residential development stemming from the development options created specifically for the Tier. With regards to compatibility, farming and residential development continue to coexist successfully in the Ag Reserve as envisioned. Staff does not agree that the items included in the applicant’s justification statement justify adoption of the text amendment.

FLUA Amendment. With regard to the changes proposed for WCRO, that amendment was determined to be beneficial in that it would ameliorate a long-standing land use imbalance in the CWC area to some extent and provide real and meaningful public benefits to the CWC. By saying that the reduction of units in the WCRO is a benefit for the County, the applicant calls in to question the justification and basis of the original WCRO approval, and presents claims that are counter to findings made by the BCC on the prior ITG and Minto West/Westlake approvals. The changed circumstances are the offer of 1,600 acres to be conveyed to the County for a 532-acre increase in land available for water resources and agricultural uses. This comes just a few years after the County amended the land use designation from Agricultural Production (AP) on nearly 1,280 acres of Indian Trails Grove, which allowed for no dwelling units. However, staff also feels that the overall ITG site could be redesigned in such a way to achieve an increase in open space that would provide the 1,600 acres and maintain the existing 3,897 units and 350,000 square feet of non-residential uses while staying within the criteria established for the WCRO. If not, it would take minimal plan amendments to the text of the plan, conditions of approval and conceptual plan to accommodate such changes. Thus, the changed circumstances are of the applicant’s own making. Therefore, the applicant has not met the requirements for an adequate justification.

2. **County Directions – FLUE Policy 2.1-g:** *The County shall use the County Directions in the Introduction of the Future Land Use Element to guide decisions to update the Future Land Use Atlas, provide for a distribution of future land uses in the unincorporated area that will accommodate the future population of Palm Beach County, and provide an adequate amount of conveniently located facilities and services while maintaining the diversity of lifestyles in the County.*
 1. **Livable Communities.** *Promote the enhancement, creation, and maintenance of livable communities throughout Palm Beach County, recognizing the unique and diverse characteristics of each community. Important elements for a livable community include a balance of land uses and organized open space, preservation of natural features, incorporation of distinct community design elements unique to a given region, personal security, provision of services and alternative transportation modes at levels appropriate to the character of the community, and opportunities for education, employment, health facilities, active and passive recreation, and cultural enrichment.*
 2. **Growth Management.** *Provide for sustainable communities and lifestyle choices by: (a) directing the location, type, intensity, timing and phasing, and form of development that respects the characteristics of a particular geographical area; (b) requiring the transfer of development rights as the method for most density increases; (c) ensuring smart growth, by protecting natural resources, preventing urban sprawl, providing for the efficient use of land, balancing land uses; and, (d) providing for facilities and services in a cost efficient timely manner.*
 - ...
 4. **Land Use Compatibility.** *Ensure that the densities and intensities of land uses are not in conflict with those of surrounding areas, whether incorporated or unincorporated.*
 - ...
 7. **Housing Opportunity.** *Ensure that housing opportunities are compatible with the County's economic opportunities by providing an adequate distribution of very-low and low-income housing, Countywide, through the Workforce Housing Program.*

Staff Assessment: The County's Managed Growth Tier System is the primary vehicle by which the County directions are realized. The Tier system identifies distinct geographic areas, which, together offer lifestyle choices for all residents, and allow for sustainable communities. The associated Comprehensive Plan policies and land development regulations to implement each Tier also reflect the County Directions. The proposed amendment seeks to fundamentally alter the provisions in place for the Ag Reserve Tier, no longer maintaining the combination of preserve/development that was deemed the appropriate pattern for that lifestyle and that type of sustainable community. The proposed provision to add workforce housing units in the Ag Reserve does further to some extent the direction regarding housing opportunity, but only in the instance of low-income housing, which is one of the ranges (60-80% of the area median income). Shifting to the WCRO, the proposed amendment proportionally reduces the amount of allowable development, and increases the amount of land available for agriculture and water resources in the Rural Tier. The reduction in units combined with the requirements for the WCR land use designation, in Policy 4.5-f require configurations of units in relational

proximity to one another, which forces additional compaction. Thus, the intended pattern of the WCR is retained, but in a reduced footprint, that maintains compatibility of land uses, and sustainable communities in a manner that does not cause urban sprawl, while also reducing impacts within the Rural Tier. Nevertheless, it is the addition of units to the Ag Reserve that is the most problematic. As such, these changes proposed for the Ag Reserve are inconsistent with the intent of the County Directions.

3. **Piecemeal Development – FLUE Policy 2.1-h:** *The County shall not approve site specific Future Land Use Atlas amendments that encourage piecemeal development or approve such amendments for properties under same or related ownership that create residual parcels. The County shall also not approve rezoning petitions under the same or related ownership that result in the creation of residual parcels.*

Staff Analysis: There are no other parcels under the same or related ownership that are not included in the proposed site-specific amendment that have development potential. Therefore, the proposed amendment would not constitute piecemeal development.

4. **Residual Parcel – FLUE Policy 2.1-i:** *As a means of promoting appropriate land development patterns the County shall discourage the creation of residual parcels within or adjacent to a proposed development. If such a situation is identified, and the residual parcels cannot be eliminated, then the development shall be designed to allow for inter-connectivity with the residual parcels through various techniques including, but not limited to, landscaping and pedestrian and vehicular access. In addition, the future land use designation and/or zoning district of the residual parcel shall also be considered by the Board of County Commissioners, concurrently with the development, to ensure that an incompatibility is not created.*

Staff Analysis: The Comprehensive Plan's Introduction and Administration Element defines a residual parcel as "a property under the same or related ownership that has been left out of a development area, resulting in a parcel which has limited development options and connections to surrounding properties." As there are no other parcels under the same or related ownership that are excluded from the application with development potential, the proposed amendment would not result in the creation of any residual parcels.

5. **Density Increases – Policy 2.4-b:** *The Transfer of Development Rights (TDR) Program is the required method for increasing density within the County, unless:*
 1. *an applicant can both justify and demonstrate a need for a Future Land Use Atlas (FLUA) Amendment and demonstrate that the current FLUA designation is inappropriate, as outlined in the Introduction and Administration Element of the Comprehensive Plan, or*
 2. *an applicant is using the Workforce Housing Program or the Affordable Housing Program as outlined in Housing Element Objectives 1.1 and 1.5 of the Comprehensive Plan and within the ULDC, or*
 3. *an applicant proposes a density increase up to, but not exceeding, the density proposed by and supported by a Neighborhood Plan prepared in accordance with FLUE Objective 4.1 and formally received by the BCC. To date, the following Neighborhood Plan qualifies for this provision:*
 - a. *West Lake Worth Road Neighborhood Plan.*

Staff Analysis and Discussion: The proposed amendment affects land in the Rural and Ag Reserve Tiers. The subject property of the FLUA amendment and the AGR-PUDs are not eligible to utilize TDRs as a method to increase density. Regarding the second provision, although not explicitly exempted in the Housing Element, no Rural or Ag Reserve Tier future land use designations are included in the policies, and are therefore not eligible to utilize any density bonuses under the Workforce Housing or Affordable Housing programs. The third provision of this policy does not apply as the proposed amendment is not located within an identified Neighborhood Plan. Although the site specific amendment does not result in an increase in density in the Rural Tier/WCRO/ITG area, the text amendments collectively enable an increase in density in the Ag Reserve by employing and modifying existing development concepts within the Tier. These impacts were not previously considered, nor anticipated.

The Comprehensive Plan designates specific future land use designations and other lands within the MGTS as sending areas, and the Urban/Suburban Tier as the receiving area for TDRs. Both the Ag Reserve and certain land use designations within the Rural Tier are designated sending areas for TDRs, and there are no allowances for TDRs to be received in either of these Tiers. This is to implement one of the fundamental concepts in the Plan—that the Urban/Suburban Tier is to accommodate 90% of the County’s population, and services (inclusive of municipalities). However, both the WCRO and the Ag Reserve have unique options that share some commonalities with each other, and allow for the clustering of densities within a project to accomplish agricultural, environmental and open space preservation. In the Ag Reserve, this is through the use of the various AGR-PUDs, and the WCR, through the WCR PUD. Both effectively pull density from the desired preserve area and cluster the entitlement in a concentrated area for development purposes—this is enabled through specific Plan provisions, and implemented through Zoning development orders. The County has long recognized and promoted the clustering of density (taking the overall development potential for the entire project and concentrating it in a selected area of the project), but it does not regard clustering as a density transfer, because it is within the limits of a specific project in a single contiguous location—not separated by miles. What this amendment proposes, while not specifically using a TDR program, is the transfer of a portion of the entitlement between tiers, from the WCRO to the Ag Reserve—these developments are not linked by a common development order, nor are they proposed to be.

Perhaps most unusual is the proposed “transfer rate” between the tiers. Generally, lands in the TDR program “send” density at a rate of one (1) unit per five (5) acres, with the exception of lands within the Ag Reserve which transfer at a rate out of the tier at one (1) unit per acre (*cf.* FLUE Policies 1.5-e and 2.4-d). The proposed concept utilizes a rate that addresses only the comparative density disparity between the WCR in the Rural Tier and the Ag Reserve Tier one (1) unit per 1.25 acres—that is one unit of density would be placed in the AGR for each 1.25 acres of WCR land that is preserved for Water Resources/Agriculture purpose. FLUE Policy 2.4-c indicates the areas appropriate for sending, and even before the 2016 amendment for Indian Trails Grove, the area was not regarded as a sending area, nor had it been designated by the BCC as such (the prior FLU designations for the land were RR-10 and AP, with an overall development potential of 359 units, before they were designated as WCR). Note that the BCC could designate other areas in the Rural Tier, per Article 5.G.3.F.2.e of the ULDC. In principle, this means that land that had never been regarded in the TDR program terms as a “sending area” is

now proposed to “send” density to a “receiving” area that has never been designated as such. Furthermore, before 2016, the WCR had a maximum development potential of 359 units, and under the current proposal, it would allow for 1,600 acres to provide approximately 1,277 units for development in the Ag Reserve Tier.

6. **ULDC Implications:** Revisions to the Unified Land Development Code (ULDC) related to implementation of the Western Communities Residential Planned Unit Development (WCR PUD) were approved by the BCC in 2017. However, additional changes to the ULDC may be necessary to accommodate use of WCRO lands for the AGR-PUD preserve requirements. Given the concurrent Zoning development orders involved, there is some level of comfort with the zoning going forward with extensive conditions of approval to implement any adopted Plan changes that would affect the proposed development.

B. Consistency with the Managed Growth Tier System

Future Land Use Element Objective 1.1, Managed Growth Tier System, states that *“Palm Beach County shall implement the Managed Growth Tier System strategies to protect viable existing neighborhoods and communities and to direct the location and timing of future development within 5 geographically specific Tiers to:*

1. *Ensure sufficient land, facilities and services are available to maintain a variety of housing and lifestyle choices, including urban, suburban, exurban and rural living;*
2. *Preserve, protect, and improve the quality of natural resources, environmentally sensitive lands and systems by guiding the location, type, intensity, and form of development;*
3. *Accommodate future growth but prohibit further urban sprawl by requiring the use of compact forms of sustainable development;*
4. *Enhance existing communities to improve or maintain livability, character, mobility and identity;*
5. *Facilitate and support infill development and revitalization and redevelopment activity through coordinated service delivery and infrastructure upgrades;*
6. *Protect agricultural land for farm uses, including equestrian uses;*
7. *Strengthen and diversify the County’s economic base to satisfy the demands of the population for employment growth, and provide opportunities for agricultural operations and employment centers; and,*
8. *Provide development timing and phasing mechanisms in order to prioritize the delivery of adequate facilities and services to correct deficiencies in existing communities and accommodate projected growth in a timely and cost effective manner.”*

Staff Analysis: This objective links the Tier System to the concepts in the County Directions. The proposed amendment would reduce the development potential in the WCRO, and provide for continued agriculture and water management on a larger portion than anticipated under the current approval for the site. The developer would continue to address some existing infrastructure deficiencies in the CWC, but would add the potential for an increased regional public benefit for water resources purposes on portions of the proposed 1,600 acres to be dedicated to the County. These outcomes are generally consistent with the objectives of the Rural Tier, but depart from the 2016 adopted development plan for the WCRO, and fundamentally change the intent of the Ag Reserve as envisioned in the Tier System, inconsistent with the intent of this objective.

C. Consistency with Agricultural Reserve Tier

1. **Objective 1.5 – FLUE Objective 1.5** states *“Palm Beach County shall preserve the unique farmland and wetlands in order to preserve and enhance agricultural activity, environmental and water resources, and open space within the Agricultural Reserve Tier. This shall be accomplished by limiting uses to agriculture and conservation with residential development restricted to low densities and non-residential development limited to uses serving the needs of farmworkers and residents of the Tier. The Agricultural Reserve Tier shall be preserved primarily for agricultural use, reflecting the unique farmlands and wetlands within it.”*

Staff Analysis: The Tier’s objective is to preserve the farmland and wetlands of the Tier to maintain the agriculture, environmentally sensitive lands, water resources, and open space within it, with limited low density residential development. It does not contemplate the preservation of agriculture though preserve parcels located outside of the Tier. This is accomplished through low density development patterns that require clustering the units on the development portion, and preservation of the balance of the property for agricultural, water management, open space or other similar uses. The proposed amendment allows for the development of AGR-PUDs with the required preserves in a different Tier of the County, and in doing so allows for the conversion of existing preserve areas in the Ag Reserve to be replaced and subsequently developed. The three AGR-PUDs enabled through this amendment would also result in preserve areas at the rate of 1.25 acres of WCRO land for every unit allocated to the Ag Reserve. Due to the difference in density between the Ag Reserve (1 unit per acre) and the WCRO (.8 unit per acre), the amendment would result in a larger preservation area. However, this preservation area will be far outside the Tier and therefore not consistent with the intent of the objective to create reserve areas within the Ag Reserve Tier, and results in a potential increase of 1,277 units that were not anticipated within the Tier.

Further, the objective and policies for the Ag Reserve Tier were adopted specifically to implement the Ag Reserve Master Plan. The Master Plan refers to a potential additional 14,000 dwelling units possible in the Ag Reserve; this was considered to be the development potential available under the current 1998 rules at the time, based upon a 1 unit per acre calculation of the 14,000 acres of 'land available for development'. It represented an estimate of what the development potential was at the time considering the current Agricultural Reserve development options available. It was used as a baseline, from which the County could illustrate the potential reduction in units that could be achieved with a successful Bond Referendum, as lands could be acquired through the bond funds, and the associated units could be 'retired.' This figure was not adopted as a cap and it was not considered to be an exact figure to be achieved. However, the proposed amendment would significantly increase the amount of units in the Tier above the 14,000 figure while not adding additional preservation area within the Ag Reserve Tier as 60/40 and 80/20 AGR-PUDs do. The proposed amendment proposes to increase the number of units potentially allowed in the Ag Reserve by 1,277 units. As of April 2022, there are 11,208 approved units in the Tier (of which 10,248 are built) and less than 1,779 acres of uncommitted lands. The latest estimate is that the total residential unit potential of the Tier would not exceed 13,200 units, however this does not include units that may be developed with the EH future land use designation in limited geographic areas of the Ag Reserve. This future land use designation, adopted in 2022, allows for up to eight units

per acre with a workforce housing requirement as well as a 60% preserve requirement. The proposed amendment would increase the potential maximum in the Tier by approximately 10%.

2. **Policy 1.5-e** states *“The Agricultural Reserve Tier shall be designated as a sending area for the Transfer of Development Rights (TDR) program established under Future Land Use Objective 2.4. TDR credits shall be assigned to lands within the Agricultural Reserve Tier at a transfer rate of one (1) du/acre.”*

Staff Analysis: The policy outlines another existing available method of preserving farmland and wetlands in the Tier to maintain the agriculture, environmentally sensitive lands, water resources, and open space within it. The proposed changes are contrary to this policy as the end result is the Ag Reserve would be the “receiving area” of density from another tier.

3. **Policy 1.5-h:** *Residential uses shall be permitted within the Agricultural Reserve Tier under the Agricultural Reserve land use designation as further regulated by the Unified Land Development Code. Consistent with the provisions of Future Land Use Policy 2.1-b and Table 2.2.1-g.1, Residential Future Land Use Designation Maximum Density, the land shall be allowed to develop at a density of one dwelling unit per five acres (1DU/5AC), unless the property meets the requirements for an Agricultural Reserve Planned Unit Development (AgR-PUD), Agricultural Reserve Multiple Use Planned Development (AgR-MUPD), or an Agricultural Reserve Traditional Marketplace Development (AgR-TMD) as described in Future Land Use Sub-Objective 1.5.1, in which case the land may be developed at a density of one dwelling unit per acre.*

Staff Analysis: This policy confines all residential uses within the Tier to the Agricultural Reserve future land use designation and establishes the density of such lands. The applicant proposes to revise this policy as shown in Exhibit 1.B to allow lands with a WCRO future land use designation and an approved Conceptual Plan to serve as AGR-PUD Preserves (at a rate of 0.8 unit per acre). This proposed revision would be counter to this adopted policy for the Ag Reserve Tier.

4. **Policy 1.5-s:** *Institutional and Public Facilities uses shall be allowed in the Agricultural Reserve Tier. Such uses shall not be permitted west of State Road 7. Institutional related uses, including but not limited to, churches and social service facilities shall be allowed within the AGR Zoning District as a part of the continuation of the Tier.*

Staff Analysis: This policy explicitly references one of the geographical markers that was a limitation to development in the Ag Reserve Tier. Parcels to the west of SR-7 are intended to establish a “buffer” between development in the Tier and the Loxahatchee National Wildlife Refuge. The applicant proposes to revise this policy as shown in Exhibit 1.B to allow lands that are currently designated as AGR-PUD Preserves west of SR-7 to be removed from their active agricultural status for the development of a new 60/40 AGR-PUD, and replaced with agricultural lands in the WCRO. Included in the proposed AGR-PUD are multiple civic pods, which are for institutional uses. This proposed revision would be counter to this adopted policy for the Ag Reserve Tier. However, the applicant has also proposed the West Hyder Overlay, which proposes an exemption from this prohibition. Adoption of the Overlay would remedy this inconsistency in providing a specific exception. Regarding the buffer concept to the wildlife refuge, the applicant noted that lands outside

the Tier are in some cases developed where separated by only a canal from the refuge, and this proposed instance has approximately one-mile separation from the closest point in the refuge.

5. **Policy 1.5.1-a:** *In order to preserve and enhance agricultural activity, environmental and water resources, open space, and sustainable development within the Agricultural Reserve Tier, all new residential, commercial, industrial, and/or mixed use developments shall be developed as an Agricultural Reserve Planned Development that contributes to the fulfillment of these objectives by meeting the preserve area requirements, subject to the provisions of this Element, with the exception of 1) Residential subdivisions predating the Ag Reserve Tier and those that are subdivided at 1 unit per 5 acre density; 2) pre-existing commercial sites identified in Policy 1.5-i which develop at the square footages identified within the Policy; and 3) the sites which received an industrial future land use designation as part of the adoption of the 1989 Comprehensive Plan.*

Staff Analysis: This policy explicitly holds that new development within the Tier shall be consistent with the aim of preserving and enhancing agriculture, water resources, and open space within the Ag Reserve Tier, and use the established development form. The proposed amendment is contrary to this policy as it does not preserve more land in the Tier, it removes land from existing preserves and allows it to develop. Therefore, it is inconsistent in allowing for the AGR-PUD preserve areas to be located outside of the Ag Reserve Tier (and within the Rural Tier).

6. **Policy 1.5.1-b:** *A residential AgR-PDD shall require the following:*
1. *that the development area be compact, contiguous, and arranged as a unified whole and appropriately buffered so as not to interfere with the continued or future function of the preserve area. For this purpose, a meandering or intrusion of the development area into the preserve area would only be considered in an equestrian community;*
 2. *that the development area be situated adjacent to other existing, planned, or projected development areas;*
 3. *that the development area provide an appropriate buffer between non-agricultural uses land adjacent agricultural uses to ensure that new non-agricultural uses do not adversely affect agricultural uses. When golf courses and similar amenities are provided in the development area, they shall be situated to serve as a buffer between non-agricultural uses and agricultural uses, though water features shall not have to be located adjacent to the buffers of the development;*
 4. *that preserve areas not be regarded as part of any development lot;*
 5. *that preserve areas be used only for agriculture or open space uses;*
 6. *that any structures built within preserve areas be for agricultural uses only (as further specified in the ULDC), and shall be considered common resources of the development's residents or agricultural users;*
 7. *that the dedication requirements (e.g. civic use) and calculations for land uses (e.g. non-residential pods) be based only upon the development area; and*
 8. *that the development area use native or drought tolerant species for at least 60% of any landscape requirement.*

Staff Analysis: This policy describes the attributes of AGR-PUD development areas and their accompanying preserve areas and provides the basis for planned developments in the Ag Reserve Tier. The applicant proposes to revise this policy as shown in Exhibit 1.B

to add language to allow WCRO land outside of the Ag Reserve Tier to satisfy the preserve area requirement for AGR-PUDs. This proposed revision would be counter to this adopted policy for the Ag Reserve Tier to preserve land within the Tier.

7. **Policy 1.5.1-d:** *Utilization of these planned development options may result in a maximum density for an AgR-PDD of 1 du/ac for a residential AgR-PDD except that the maximum number of units shall be reduced to reflect the number of farm worker quarters and/or grooms quarters located in the preserve area. For a residential AgR-PDD or an AgR-TMD, the preserve area requirement shall be established as:*
1. *a 80/20 development, 75 percent of the total land area;*
 2. *a 60/40 development, 60 percent of the total land area; and*
 3. *a TMD, 60 percent of the total land area.*

Staff Analysis: This policy establishes the rate of allocation within Ag Reserve Planned Developments (1 unit per 1 acre) and identifies the minimum amount of land that is required for preserve areas. These three development options are the basis for increasing density from the base 1 unit per 5 acres to a 1 unit per acre density in the Ag Reserve Tier. The applicant proposes to revise this policy as shown in Exhibit 1.B to allow WCRO designated lands as preserve at the rate of 0.8 unit per acre. This proposed revision would be counter to the adopted policy for the Ag Reserve Tier to preserve land within the Tier.

D. Consistency with the Rural Tier

The WCRO project remains within the Rural Tier. Future Land Use Element Objective 1.4, Rural Tier, indicates that *"the Rural Tier includes agricultural land and rural settlements,"* that the area supports *"large agricultural operations as well as single-family homes with small family-owned agricultural businesses, including equestrian related uses."* It goes on to indicate that *"the Rural Tier is beginning to experience pressure for urban densities and nonresidential intensities normally associated with a more urban area,"* and that the strategies for the tier *"are established to protect and enhance rural settlements that support agricultural uses and equestrian uses."* The objective itself sets forth the operative conditions for the Tier: *"Palm Beach County shall plan for the impacts of growth outside of the Urban Service Area, recognizing the existence of both large undeveloped tracts as well as areas containing densities equal to or less than 1 dwelling unit per 5 acres established prior to the adoption of the 1989 Comprehensive Plan located in proximity to environmentally sensitive natural areas while protecting the Rural Tier Lifestyle."*

Policy 1.4-a: *The County shall protect and maintain the rural residential, equestrian and agricultural areas within the Rural Tier by:*

1. *Preserving and enhancing the rural landscape, including historic, cultural, recreational, agricultural, and open space resources;*
2. *Providing facilities and services consistent with the character of the area;*
3. *Preserving and enhancing natural resources; and,*
4. *Ensuring development is compatible with the scale, mass, intensity of use, height, and character of the community.*

Staff Analysis: This amendment is consistent with this policy, as approximately 3,440 acres of the ITG site will be retained in agriculture, water resources uses, or other open space uses, even after build-out, as is currently proposed. The entire 4,866-acre site is

currently utilized to grow row crops, and would remain in agricultural use until the site physically converts to development.

Policy 1.4-i: *Future development in the Rural Tier shall be consistent with native ecosystem preservation and natural system restoration, regional water resource management protection, and incorporation of greenway/linked open space initiatives.*

Staff Analysis: This amendment is consistent with this policy, as approximately 1,600 acres are proposed for regional water resources uses or other agricultural uses, and maintains the inclusion of designated rural parkways, and a reduced system of trails for bicycle, pedestrian and equestrian users.

E. Compatibility

Compatibility is defined as a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is negatively impacted directly or indirectly by the other use. The applicant lists the surrounding uses and FLU designations and provides a discussion of compatibility analysis the justification statement in Exhibit 3.B.

FLUE Policy 2.1-f states that *“the County shall review and make a determination that the proposed future land use is compatible with existing and planned development in the immediate vicinity.”* And **FLUE Policy 2.2.1-b** states that *“Areas designated for Residential use shall be protected from encroachment of incompatible future land uses and regulations shall be maintain to protect residential areas from adverse impacts of adjacent land uses. Non-residential future land uses shall be permitted only when compatible with residential areas, and when the use furthers the Goals, Objectives, and Policies of the Plan.”*

Staff Analysis: The subject site in the WCRO was determined to be compatible in the prior Amendment round that involved a significantly greater number of dwelling units and intensity of non-residential uses. Existing Policies within the WCRO were written explicitly to ensure compatibility by requiring separation, extensive open-space provisions, and density clustering well within the overlay—these policies are not proposed to be changed in this amendment. Thus, the reduction in density and intensity on the site should have no deleterious effects on compatibility between the subject site and the surrounding areas. Additionally, the conceptual plan proposed with the site specific FLUA amendment indicates the nearest residential lot would be set back at least 250 feet from the adjacent Rural Tier lot, and approximately a minimum of 350 feet from the nearest adjacent boundary with the Exurban Tier. With regard to the additional AGR-PUDs in the Ag Reserve that would result from this amendment, there are no compatibility concerns. The AGR-PUDs are required to provide considerable buffering, separation, and setbacks from agriculture.

F. Consistency with County Overlays, Plans, and Studies

- Overlays – FLUE Policy 2.1-k** states *“Palm Beach County shall utilize a series of overlays to implement more focused policies that address specific issues within unique identified areas as depicted on the Special Planning Areas Map in the Map Series.”*

Staff Analysis: The Indian Trails Grove is wholly located within the Western Communities Residential Overlay (WCRO), within the Rural Tier. The proposed amendments are to

modify the overlay to permit the shifting of units and the use of WCRO lands as preserves for AGR-PUDs.

2. **Neighborhood Plans and Studies – FLUE Policy 4.1-c** states *“The County shall consider the objectives and recommendations of all Community and Neighborhood Plans, including Planning Area Special Studies, recognized by the Board of County Commissioners, prior to the extension of utilities or services, approval of a land use amendment, or issuance of a development order for a rezoning, conditional use or Development Review Officer approval.....”*

Staff Analysis: The Indian Trails Grove site is not located within a Neighborhood Plan area. Several of the areas in the Ag Reserve that are the subject of the proposed text amendments are within the boundaries of the West Boynton Area Community Plan (WBACP), which was developed in 1995 as a joint effort of the Coalition of Boynton West Residential Associations (COBWRA), municipal staff from Boynton Beach, and County staff. The Community Plan is a reference document for the BCC’s consideration and is not binding upon the Commission. The Plan was prepared at a time when new policies such as the 60/40 PUD and PACE program were being implemented in the Ag Reserve. As a result, most of the references in the WBACP to the Ag Reserve relate to COBWRA monitoring any future actions there, endorse maintaining the urban service area boundary, and ensuring a continued agricultural use of the land. However, COBWRA, has actively engaged in advocacy for the Ag Reserve since the development of the Plan, reviewing and commenting on most proposed policy and land use changes in the Ag Reserve and participating in the 2014-15 Ag Reserve Roundtables.

G. Public Facilities and Service Impacts

The proposed amendment is for a site specific future land use change in the WCRO and a text amendment that will apply to sites in the Ag Reserve. The future land use amendment will reduce the development potential on the WCRO site from 3,897 units to 2,612 units, and from 350,000 square feet of commercial uses to 233,500 square feet of commercial uses. The text amendment allows up to 1,277 additional dwelling units to be allowed in the in the Ag Reserve Tier through the zoning approval process. However, due to the applicant’s revised proposal that increased the overall number of units in the Ag Reserve from 1,250 units to 1,277 units, the service provider analysis is based on the 1,250-unit proposal. If the amendment is transmitted by the BCC, the applicant would need to update all materials and studies for consistency with the 1,277-unit concept prior to adoption. That would necessitate a new evaluation of potential impacts. The analysis for the reduction in WCRO units exclusively related to that area of the County is provided in Exhibit 4.A. Public facilities analysis for both Tiers are provided below.

1. **Facilities and Services – FLUE Policy 2.1-a:** *The future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area, considering assessment of soil types, wetlands, flood plains, wellfield zones, aquifer recharge areas, committed residential development, the transportation network, and available facilities and services. Assignments shall not be made that underutilize the existing or planned capacities of urban services.*

Staff Analysis: Due to the complexity of the amendment, staff consulted directly with County departments including Environmental Resources Management, Fire Rescue, Parks and Recreation, Zoning Division, the County’s Water Resources Manager, Facilities

Development & Operations, and the Engineering Department. Public facilities impacts are detailed in the table in Exhibit 4.A for the WCRO and Exhibit 5.A for the WHO and Ag Reserve Tier impacts, and are as follows:

2. **Traffic Impacts.** For the WCRO, the proposed amendment results in a reduction in trip generation as shown in the table below.

ITG/WCR Trip Generation	
	Trip Generation
Current FLU	45,950 Daily / 3,067 AM / 3,790 PM
Proposed FLU	31,960 Daily / 2,107 AM / 2,664 PM
Difference	-13,990 Daily / -960 AM / -1,126 PM

The prior land use amendment (LGA 2016-017) exempted the Western Communities Residential/Reserve Overlay from complying with Policy 3.5-d. The long-term traffic study presented to the County for the proposed amendment indicates a reduction in net daily trips from 45,950 to 31,960, a decrease of 13,960 tpd in the CWC. The Traffic Division determined “that the proposed modification to the development plan will result in reduction in daily and peak hour trips compared to that of the previously approved land use amendment.” Notably, the applicant elected to maintain the \$5 million “sweetener” payment above proportionate fair share obligation, as required in FLUE Policy 1.11-e #8. However, the overall reduction in units and non-residential uses will decrease the developer’s proportionate share obligation by approximately one-third (roughly \$12 million). Also of note is the reduction of equestrian trails (7.9 miles), and pedestrian trails (2 miles) at the edge of the future development areas.

Since the increase in dwelling units in the Ag Reserve Tier is by text amendment, and not by future land use atlas amendment, the applicant is not required to comply with the long range traffic requirements in Future Land Use Element Policy 3.5-d. However, the applicant elected to provide a long range traffic analysis for consideration.

West Hyder Overlay Trip Generation	
	Trip Generation
Current AGR FLU	11,791 Daily / 164 AM / 300 PM
Proposed Development	8,726 Daily / 597 AM / 712 PM
Net Trips	-3,065 Daily / 433 AM / 412 PM

The long-term traffic study assumed that the highest trip generator for the 582 acres proposed for development for the West Hyder Overlay in the Ag Reserve is a retail and wholesale nursery, despite the presence of row crops on the site. Given that 1,000 units are proposed to be age restricted single family detached homes, and the other 250 units for the Civic WHO AGR-PUD, which similarly uses a lower trip generation rate due to their proposed multi-family form, the traffic study indicates a reduction in net daily trips from 11,791 to 8,726 tpd, a decrease of 3,065 trips in the Ag Reserve. This is presented for information only.

3. **Fire-Rescue:** Regarding the WCRO site, according to Palm Beach County Fire Rescue in a letter dated January 24, 2022, "Palm Beach County Fire Rescue serves this area from station #22 located at 5060 Seminole Pratt Whitney Road." However, their letter goes on to state that "due to the distance from this facility to the property, station #22 is not capable of serving this new development. In order to serve this property an additional fire rescue facilities are needed."

With regard to the Ag Reserve, Fire Rescue staff indicated that the area is currently underserved. In a letter dated April 1, 2022, Fire Rescue stated that the estimated response time will be in excess of two minutes over the average response time for Station 54, which is located approximately 3.50 miles from the WHO. Fire Rescue indicated the change will generate an additional 184 calls per year. Furthermore, the high number of age-restricted units proposed would cause additional demands on requests for service than is otherwise anticipated for developments that do not have deed restrictions limiting the age of owners.

4. **Drainage:** There are no negative impacts of the amendment on drainage on the WCRO portion of the amendment as detailed in Exhibit 4.A.

Regarding the impacts on the Ag Reserve, the Lake Worth Drainage District (LWDD) has not provided formal comments through the amendment process. They have reviewed through the zoning process and their comments indicate that no substantive issues are evident. Staff sent correspondence to the LWDD inviting their comment and participation, but has not received a response as of the writing of this report.

5. **Parks and Recreation Impacts:** The Parks and Recreation Department has provided the following comments:

The reduction of dwelling units within Indian Trails Grove will not adversely impact current Levels of Service standards. However, additional park property will be needed in the future in order to meet countywide Level of Service Standards for the projected 2030 population for the Acreage community. The approved Indian Trail Groves conceptual plan includes the dedication of a 40-acre civic site to the County for inclusion in County Pines Recreational Complex at Samuel Friedland Park. This civic site dedication is needed to accommodate future growth in this area. The proposed amendment does not affect the condition of the adopted WCRO amendment, requiring the dedication of an expansion area for the County Park.

The Parks and Recreation Department currently has adequate total and developed park acreage within the Ag Reserve to accommodate future residential growth based upon countywide LOS standards defined in the County's Comprehensive Plan. The Department acknowledges a critical need for additional active recreational facilities to serve the residents of this area beyond the Canyon District Park and has requested that the applicant provide active recreational facilities, specifically a 50-acre district park with ballfields and courts for active recreational uses. The request predates the initiation of the amendment and was referenced in the BCC workshops preceding the initiation of the amendment back in October through December of last year. To date, the applicant has declined to provide any active recreation as part of their application. Furthermore, the applicant is proposing to grant approximately 100 acres of existing AGR-PUD Preserve lands (known as the Hyder North preserve, and associated with the Seven Bridges/Hyder

AGR-PUD), as a passive County Park site, subject to the existing encumbrances of the conservation easement. The Parks Department is unwilling to take on this proposed passive park as there are ample passive park facilities within the Ag Reserve, as well as the additional fiscal burden associated with the ongoing operations and maintenance costs. The applicant is proposing to include additional lakes, equestrian trails, equestrian trailer parking, pedestrian trails, and pavilions that overlook the expanded lakes. The proposed equestrian trails would provide some measure of benefit to the nearby equestrian operations at Sunshine Meadows and residents within the area. However, the Parks Department reported that when they do provide equestrian trails and facilities, they are underutilized when compared to other uses such as pickleball courts and ball fields.

6. **Public School System:** For the Indian Trails Grove amendment, the School District (they were given a figure of 2,612 new units), identified a negative impact on the public school system. In attempting to assess the impacts of the proposed additional residential units in the WCRO they determined that the total K-12 enrollment impact would be 923 new students (413 elementary, 212 middle, and 298 high), based on existing generation rates. The School District requests conditions to mitigate impacts at the District Elementary and Middle School levels that a 40-acre site to accommodate new students generated by the project; also requested is a \$3,515,506 contribution from the owner to the School District to supplement the required school impact fee prior to the issuance of the first building permit. See Exhibit 4-D for the School Capacity Determination Letter.

Relative to the Ag Reserve, based on information provided by the Planning & Intergovernmental Relations section of the School District, attempting to assess the impacts of the proposed additional residential units in the Agricultural Reserve (they were given a figure of 277 new units, as the 1,000 units proposed to be age-restricted are not assessed for school impacts), they determined that the total K-12 enrollment impact would be 63 new students (30 elementary, 14 middle, and 19 high), based on existing Ag Reserve generation rates. The School District requests conditions to address school capacity deficiencies generated by the proposed development at the District Elementary, Middle, and High School levels, the owner is requested to contribute \$562,278 to the School District to supplement the required school impact fee prior to the issuance of the first building permit. See Exhibit 5-C for the School Capacity Determination Letter.

7. **Historic Resources:** The WCRO site was previously reviewed for potential historical and archaeological resources prior to and during the course of that amendment. However, the County Archaeologist noted that “deeply buried resources could not be accounted for” in the prior analysis. Furthermore, a Certificate to Dig (CTD) is required per Article 9.A.1.B.6 of the Unified Land Development Code due to the proximity of a known archaeological resource within 300 feet of the amendment site, and will be addressed through the Zoning development review process. Additionally, the County Archaeologist recommends that remote sensing be used to evaluate “high probability areas” (former hammock and wetland locations), as well as having an archaeologist on-site to monitor excavations in excess of two feet of depth. Sites in the Ag Reserve will be reviewed for potential historical or archaeological resources during the Zoning development review process.
8. **Property and Real Estate Management:** For the WCRO, PREM staff indicated that due to the way that civic sites are calculated at the time of zoning (based on gross acreage of a given development), that the reduction in acreage in WCRO units results in reduced civic site obligation for the WCRO development areas (unless the developer consents to

dedicating more civic land than the minimum requirement). Some concern was expressed by PREM staff relative to the inclusion of future school sites as part of the civic site obligation. However, this provision of school sites was included in the 2016 WCRO approval. PREM indicated an acceptance to honor the prior inclusion of school sites as part of the public civic requirements. Furthermore, as the County has been approached by non-profit agencies seeking potential land for their operations, which are otherwise regarded as civic or institutional uses, the applicant has agreed to provide an additional 10-acre parcel within the WCRO.

Regarding the Ag Reserve, the relocation of lower density (0.8 DU/acre gross in the WCRO) into an area with the ability to cluster higher density (1.0 DU/acre gross in the AGR) would also enable additional units located into a comparatively smaller space, and thereby compound the problem of less civic site obligation with higher demand for civic uses. However, the applicant has included provisions for a Civic-PUD as part of the WHO, which is providing multiple public civic pods, and one private civic pod. The Civic PUD in the WHO affords the County opportunities to provide and address multiple civic needs in the future.

9. Zoning Applications: The following zoning applications were submitted in January 2022 to implement the proposed amendment:

- Hyder/Seven Bridges AGR-PUD (Application DOA2022-00203)
- Lyons West/Valencia Reserve AGR-PUD (Application DOA 2022-00204)
- Fogg North/Canyon Lakes AGR-PUD (Application DOA 2022-00206)
- Fogg Central/Canyon Isles AGR-PUD (Application DOA 2022-00205)
- Fogg South/Canyon Springs AGR-PUD (Application DOA 2022-00207)
- Whitworth AGR-PUD (Application PDD/DOA 2022-00213)
- West Hyder AGR-PUD (Application PDD 2022-00143)
- Indian Trails Grove WCR-PUD (Application ABN/ZV/DOAW-2022-00155)

As of the publication of this report, the application has not been certified for public hearings. Additional comments may be provided through the zoning process as the zoning application is further reviewed and revised that may impact the proposed Future Land Use application. Zoning staff expressed concern at simultaneously processing the number of Development Order Amendments and associated complexity necessary to “unwind” the established AGR-PUD/preserves and the logistical complexity of having WCRO lands outside of the Ag Reserve Tier serve as preserve areas, particularly given that these are for developments that are under construction, or even built-out. To date, the applicant is working with Planning and Zoning staff to simplify the submittals to the greatest extent possible, while meeting all applicable provisions. The stated intention, if transmitted, is for the Zoning petitions to be heard concurrently with the adoption of the Comprehensive Plan amendment package later in 2023.

10. Disproportionate Benefits/Burdens: In allowing for additional development potential in the Rural Tier—a concept that dates back to the origins of the Sector Plan efforts in the late 1990s—the County consistently contemplated a strategy in which the increased development and its impacts are mitigated through developer provided public benefits, far beyond the minimum requirements for the Urban/Suburban Tier. These public benefits are largely in terms of providing additional infrastructure beyond the needs of the increment of development proposed (*i.e.*, additional trails, recreation, fire rescue, school

sites, etc.). The emphasis on providing beneficial opportunities to the public was intended to correct existing infrastructure deficiencies within the Rural and Exurban Tiers. In the case of the Indian Trails Grove project, the development was approved 2016-2019, but no construction on the project has commenced to date. Thus there are no impacts that have occurred due to the development, and similarly, almost none of the benefits are realized either (there is a deed that is held in escrow for the 640 acres of land allocated to Indian Trails Improvement District for a future impoundment basin).

The proposed project would result in a proportional reduction of the impacts to infrastructure in the Central Western Communities from the 2016 approval by approximately one-third. Consequently, the increment of impact generates less benefits in terms of trails (due to the reduction in size of the development areas). As previously indicated, the project would maintain the 640-acre ITID impoundment area allocation, as well as the additional land for the Regional Park, future fire station, and other civic uses. The increased land allocated to water resources by 532 acres and the deeding this land in fee simple to the County for regional water purposes is the principal public benefit to the CWC, but also those who are the beneficiaries of the proposed changes are in north and central County.

That increment of impact reduction in the CWC is effectively re-located to the Ag Reserve. This is the “West Hyder” area at the southwest corner of the Ag Reserve that has been off-limits to any significant residential development other than the 80/20 AGR-PUD. To reduce impacts to schools, the applicant has proposed an adult age-restricted community of 1,000 units (known for having a lower traffic generating rate, as well as not requiring school concurrency). However, there will still be an increase in the demands upon the service providers, beyond those studied, contemplated, and anticipated within the Ag Reserve and South County as a whole. Yet it is an area that already has more capacity readily available to handle the impacts caused by this unanticipated development.

Finally, there is a component that is outside of the typical realm of land use and zoning consideration, but merits consideration. Historically and comparatively speaking, pricing of new, single family detached homes in the CWC are generally less costly than new construction in the Ag Reserve. Since September 2016, GL Homes, the developer behind the Indian Trails Grove proposal, has not built any homes in the County’s Rural Tier, despite having an entitlement on that property for 3,897 units—to do so would require the developer to make a more significant capital investment than maintaining the existing operations in the Ag Reserve. The applicant attributes this to the infrastructure availability in the Ag Reserve Tier, but equally cites it as being the reason for not building in the WCRO. Both areas are designated as Limited Urban Service Areas, but the critical distinction is that there is existing infrastructure in the Ag Reserve. However, in the Rural Tier, to develop in the Indian Trails Grove project, the applicant is obligated to provide some contributions to the infrastructure needs, but the County does not have immediate plans to construct the necessary infrastructure to support the Indian Trails Grove development. Furthermore, there are multiple large-scale developments in the area that are underway by a variety of competing home builders in both the unincorporated County and the municipalities of Palm Beach Gardens and Westlake.

Returning to the original Indian Trails Grove approval and the present, GL Homes and its subsidiaries, received multiple approvals and modified other existing approvals in the Ag Reserve. Among other things, many of these approvals shifted preserves allowing for

multiple, smaller preserves to be substituted for an equivalent larger parcel, and or involved policy changes that increased the potential units within the Ag Reserve (areas not regarded as having development potential (Faith Farms, LWDD Canals). As a homebuilder, GL Homes constructed over 3,457 units in the Ag Reserve between October 2016 and April 2022, roughly the time between the original Indian Trails Grove approval and the current application. Furthermore, this period has been one of general economic growth and prosperity, across the County, particularly in terms of residential construction. This residential increase was fueled by the CoVID-19 pandemic and an influx of new residents from outside of Florida. Residential development across the County has increased to near pre-Great Recession levels (during the last housing boom), with more than 16,000 residential permits issued between January 1, 2020 through the end of the first quarter of 2022.

II. Water Resources Considerations

The entirety of the 4,866-acre site that comprises the Indian Trails Grove WCR portion is located solely within the SFWMD L-8 Basin and Cypress Grove Community Development District (CDD). The present configuration of the site drainage is that the outfall from the Indian Trails Grove site is solely through a canal that discharges into the SFWMD L-8 Canal at the southern/western extent of the L-8 Basin. The L-8 basin spans from Lake Okeechobee to the west, incorporates portions of Dupuis and Corbett Wildlife Management Areas, and residentially developed rural residential estates within the County's Rural and Exurban Tiers at its eastern extent. The L-8 Basin consistently has excess stormwater runoff that does not meet established water quality criteria which in turn negatively affects the Lake Worth Lagoon and Estuary. Historically (1995-2009) the L-8 Basin's outfall was distributed as follows: 40% to Lake Okeechobee, 13% to S-5A Basin, 7% into the Water Catchment Area 1 (Loxahatchee National Wildlife Refuge), 30% into the C-51 Canal and Basin (which flows into the Lake Worth Lagoon), and finally about 10% was distributed to the West Palm Beach Catchment Area via the M-Canal. However, the Indian Trails Grove site has considerable value for improving the conveyance of water intra-regionally, between the L-8 Canal, the M-O Canal, and the M-Canal (all of which are adjacent to portions of the project). Additionally, ITG affords opportunities to address the storage of water during periods of inundation, as well as prospects for improving the water quality through engineered marshes, basins, and flow ways within the L-8 Basin. Collectively, this property presents opportunities to address and improve water issues within the County such as, but not limited to: reduction of discharges to the Lake Worth Lagoon and Lake Okeechobee through the redirection of conveyances to the WPB catchment area and Loxahatchee Slough and River, improve flood

protection for the Indian Trail Improvement District (ITID), as well as the potential to improve water quality on-site, prior to discharging into the L-8 Basin.

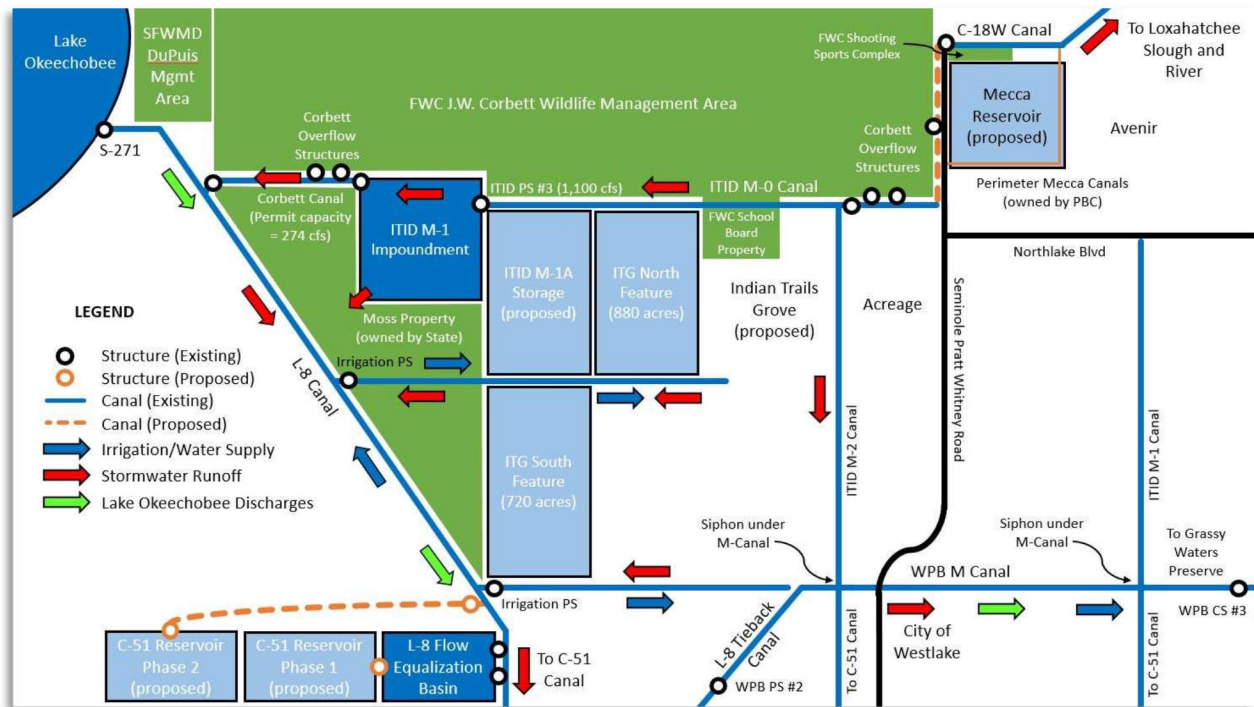


Figure 1—Conceptual Location of Potential Water Features in L-8 Basin

At the time of the 2016 Indian Trails Grove amendment, the County anticipated that a long-term regional water management plan would soon be reached, as water storage and conveyance features to improve conditions in and around the L-8 Basin have been contemplated for more than 20 years. These studies and efforts include the SFWMD's *Interim Plan for Lower East Coast Regional Water Supply* (1998), USACE/SFWMD *Comprehensive Everglades Restoration Plan* (CERP) (1999), USACE/SFWMD North Palm Beach County Part I Planning (2003-2011), SFWMD *Restoration Strategies Regional Water Quality Plan* (2012), and the USACE/SFWMD *Loxahatchee River Watershed Restoration and Project* (2015-2020). ITG parcels were contemplated in many of the various studies and alternatives considered, but nothing had been finalized. The 2016 approval reflected the uncertainty and attempted to forge its own path absent a finalized plan that would work complementary with, but not contrary to any adopted subsequent plan. In 2016, the County's approval accommodated some water storage needs of the secondary drainage district (ITID) through the provision of 640 acres as an impoundment site for the ITID's use. It also anticipated the need for a larger regional water use for an additional 1,068 acres designated for Water Resources/Agriculture uses—the "water resources" concept was left vague intentionally, as it was uncertain whether it would be planned to address water quantity/quality/conveyance issues, or a variation of any or all of these. The 1,068 acres is conditioned such that the developer must provide a conservation easement, with the County as the grantee/beneficiary of the easement, restricting uses accordingly prior to the first plat for any portion of the project. To date the property has not been platted and therefore there is not yet a conservation easement in place on the 1,068 acres.

By 2019, the SFWMD/USACE issued preliminary/draft report of their *Loxahatchee River Watershed Restoration Project* (LRWRP) which notably excluded the ITG property. Instead the

report proposed using the Mecca property, located approximately 2.5 miles northeast of ITG, as an above-ground reservoir, with an embankment height of 20-feet above the existing grade. However, several of the alternatives considered in the process of drafting the LRWRP evaluated using various configurations of the ITG property as a shallow storage basin and connection between the L-8 and M-O Canals. The County initiated a consultant to produce the *Loxahatchee River Restoration Local Initiative and Mecca Site Evaluation* (2019-2020) to address its concerns with the Mecca Reservoir proposal and provide technical information on other alternatives not considered or overlooked by SFWMD/USACE. The County's consultant devised three alternatives for consideration, two of which utilized the 640-acre ITID impoundment area combined with additional land within ITG for shallow storage within the L-8 Basin as part of the solution, and the third alternative used the L-8 Canal outfall from ITG as part of the connection. All of these concepts reduced the Mecca Reservoir to shallow storage, and incorporated storage and water quality improvements. However, despite the County's concerns, the USACE approved the LRWRP in December 2020. This LRWRP includes the above-ground Mecca Reservoir with its 20-foot embankment but proposes no improvements for ITG as part of its long-term plans for restoring flow to the Loxahatchee River watershed. One of the reasons relayed to County staff was that the ITG lands were not under government ownership, and even if the conservation easement were in place for the 1,068 acres, it was still owned in fee by a subsidiary of GL Homes, and that was why it was excluded from consideration.

The County, through initiatives that date back to CERP and the Sector Plan efforts, sought to address and improve water storage, conveyance, and quality within the L-8 Basin, and between adjacent basins to the east and north (C-51, C18, and WPB Catchment Area). The County's land use and zoning approvals of Minto West (now the City of Westlake) and Indian Trails Grove in the last decade, are an endorsement of these established concepts and implemented as a matter of policy. The current application and proposed changes would further established and relevant Comprehensive Plan policy. In the Plan's Conservation Element, Policy 2.3-f, it states: "The County shall participate with the South Florida Water Management District and other appropriate agencies to re-establish the historic hydrologic connections between the West Palm Beach Water Catchment Area, the Loxahatchee Slough, and the Wild and Scenic River segments of the Corridor." Indian Trails Grove represents the last large undeveloped parcel appropriately located to implement this policy and to effect the desired outcome.

In July 2022 the applicant provided a conceptual overview regarding the water resources area, the 1,600 acres proposed to be deeded to the County for a regional public benefit (Exhibit 6). Proposed is a developer-designed, permitted, and constructed project that would result in the establishment of a 750-acre above ground reservoir in the north-central portion of the Indian Trails Grove project, adjacent to the 640-acre ITID impoundment area. The proposed 750-acre reservoir concept is stated to accommodate 3,000 acre-feet of storage at a depth of 4 feet, provide treatment of water, and is proposed to be situated directly east of the 640 acres allocated to ITID Impoundment purposes, and is approximately 875 acres of the proposed 1,600 acres to be deeded to the County (and the area that would be able to allocate units to the Ag Reserve). Included with the above-ground reservoir concept are various pumps and gravity outfalls that initially take water out of the SFWMD L-8 Canal, and move it to the M-O Canal, providing a desired connection between the two canals within the L-8 Basin. Water can be routed east or west in the M-O Canal to the M-1 Impoundment west of Indian Trails Grove, or to the L-Canal to the east, which flows south to the M-Canal, before conveyance to the Grassy Waters Preserve (City of West Palm Beach Water Catchment Area). Water may also be returned to the L-8 Canal, but in retaining water and processing through the proposed improvements, it reduces total phosphorous/nutrients in the system, which benefits the water resources of the region. A system

of pumps and control structures are also proposed both within Indian Trails Grove, and outside of the subject site. If such a project were to be constructed, it is estimated, that it could take two-or-more years to complete design, permitting and construction of such a facility. Critically, the project does not include, nor propose any means of conveyance to the Mecca Reservoir, which leads to the C-18W Canal, and ultimately to Loxahatchee River. The details of a connection between Indian Trails Grove and the Mecca reservoir would be left to the County or other entities to provide.

The remaining 725 acres that are generally south of the 640-acre ITID Impoundment Area would remain in agricultural production under the applicant's proposal, and under County ownership and management. The configuration, elevation and location of the 725-acre portion (nearest the L-8 and south of the 640-acre ITID future Impoundment area), reportedly constrains its use as a flow way or other treatment or storage feature (despite the application's statement that the 1,600-acre portion for conveyance to the County could be flow way and provide a regional benefit). With the available information, it is difficult to evaluate if any of the proclaimed benefit is achievable, and quantifying the extent of the benefit. It is dependent upon approval by other entities, affects other interests, and proposes improvements that are offsite and not under ownership of the applicant. Further, what it contemplates is outside of the purview of a land use and zoning approval. Such approvals are coordinated with existing plans, and applicants are required to obtain permits from the requisite drainage district, but this proposes new drainage concepts that are outside of established plans, and would require potential modification of those plans as well as permits to be issued to achieve this proffered regional benefit. It is hoped that the applicant would provide additional details for consideration, but as of the publishing of this report, the extent of details provided are those identified in the July 2022 developer commitments in Exhibit 6.

The applicant did propose a new condition of approval that would preclude any residential development from occurring on Indian Trails Grove until after the 1,600 acres is deeded to Palm Beach County. However, the timing of this further obscures potential benefits to the County and its residents and ultimately leaves potential benefits that may be achieved to the developer electing to commence development at Indian Trails Grove. There is no corresponding link to the Ag Reserve. Therefore, the applicant proposes to allocate land within the WCRO at Indian Trails Grove to satisfy preserve requirements and entitlement to the Ag Reserve, to replace and replenish existing built-out developments' preserves, and enable development at the new AGR-PUD with 1,277 units in a location otherwise precluded from being a development area, with no guarantee that the stated regional public benefit in the CWC will have a deadline.

III. Public and Municipal Review

The Comprehensive Plan Intergovernmental Coordination Element Policy 1.1-c states that *"Palm Beach County will continue to ensure coordination between the County's Comprehensive Plan and plan amendments and land use decisions with the existing plans of adjacent governments and governmental entities....."*

- 1. Intergovernmental Coordination:** Notification of this amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) for review on July 6, 2022. Any written comments will be added to Exhibit 7 throughout the hearing process.

2. **Other Notice:** Public notice by letter, was mailed to the owners of properties within 1,000 feet of the perimeter of the Indian Trails Grove site, and to property owners within 500 feet of the West Hyder Overlay new AGR-PUD sites on July 6, 2022. In addition, on the same date, interested parties were notified by mail including the Acreage Landowners Association, Coalition of Boynton West Residential Associations, the Delray Alliance, the West Boca Community Council, South Florida Water Management District, Lake Worth Drainage District, and Indian Trail Improvement District. Additional notification was sent on July 14, 2022 to the Seminole Improvement District, Arthur R. Marshall National Wildlife Refuge, and the J.W. Corbett Wildlife Management Area. An additional notice of a revised public hearing date of May 3, 2023 was mailed to the same owners and entities above on April 5, 2023. In addition, notice to interested parties via email was sent on April 7, 2023. Any written letters of support or objection are added to Exhibit 7 throughout the hearing process. Additionally, the sites have been posted with signage in accordance with the County's sign requirements of the ULDC.
3. **Informational Meeting:** The Planning Division hosted a virtual meeting via the Zoom platform on July 26, 2022 with area residents and interested parties to relay information regarding the amendment and development approval process. The meeting was attended by approximately 25 persons, including 10 members of the public, the applicant, as well as staff from County departments such as Environmental Resources Management, County Administration, and Planning, Zoning and Building. Several members of the public spoke, with many of the questions regarding administrative matters such as providing comments to the County, the ability to participate in public hearings remotely, and information regarding a meeting at the Indian Trail Improvement District that was held on August 10, 2022.

Exhibit 2-C

Consistency with Florida Statutes

1. **Data and Analysis Applicable to F.S.:** Section 163.3177(6)(a), Florida Statutes, require that local governments future land use plans be based on a number of factors, including population projections, the character of undeveloped land, availability of public services, and other planning objectives.

Staff Analysis: This amendment has been analyzed for consistency with the Florida Statutes as demonstrated throughout the body of this report and the attached exhibits. Therefore, the site meets all applicable Florida Statutes.

Section 163.3168(1), Florida Statutes, reads, *"the legislature recognizes the need for innovative planning and development strategies to promote a diverse economy and vibrant rural and urban communities, while protecting environmentally sensitive areas."* As evidenced in this report, the proposal complies with and promotes the statutory direction for innovative planning solutions.

2. **Data and Analysis Applicable to Florida Statutes - Consistency with Urban Sprawl:** In order to address the Urban Sprawl criteria in the statute, the applicant has provided an analysis in Exhibit 3.

Section 163.3177(6)(a)9.a., Florida Statutes, establishes a series of primary indicators to assess whether a plan amendment discourages the proliferation of urban sprawl. The statute states that the evaluation of the presence of these indicators shall consist of an analysis of the plan amendment within the context of features and characteristics unique to each locality. The adopted 2016 Indian Trails Grove amendment was determined to discourage urban sprawl. The analysis in the table below demonstrates that the proposed amendment has no indicators of urban sprawl.

An urban sprawl analysis was not done for the proposed AgR-PUD development areas within the Agricultural Reserve Tier as, they would develop in an established manner in the Tier that has been widely used, and previously established that it does not constitute urban sprawl. Furthermore, an urban sprawl analysis is not required of projects seeking zoning approval. Therefore, the following table includes only the WCR portion of the amendment.

Primary Indicators that an amendment does not discourage urban sprawl	Staff Assessment	Sprawl Indicated?
(I) Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low intensity, low-density, or single use development or uses.	The subject site would not constitute a substantial area of the jurisdiction as the acreage of this property is minimal when considering the overall land area of unincorporated Palm Beach County.	No
(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.	The project does not meet this indicator as it is adjacent to residentially developed land. Although the intended character of the Exurban and Rural Tiers is that of "rural," it features suburban density. The undeveloped land located between the amendment site and the coastal urban areas is either conservation land, within a municipality, or vacant unbuilt lots within the Acreage.	No
(III) Promotes, allows or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.	The proposed development does not promote radial, strip, isolated, or ribbon patterns of development that emanate from existing urban areas. It is adjacent to low density residential development ranging from 1 unit per 1.25 acres to 1 unit per 10 acres, and is adjacent to other parcels with development entitlement.	No
(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.	The environmental assessment submitted with the proposed amendment does not identify any significant natural resources on site. It does reference several isolated wetlands on the parcel which have been degraded due to agricultural operations. The parcel is adjacent to the JWCWMA, and proposes separations of at least 1-mile from the closest portion. Also a drainage proposal is on offer that may contribute to rehydrating wetlands adjacent to the M-O Overflow basin west of the proposed project.	No
(V) Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.	Agricultural activities exist adjacent to this site. The applicant proposes to have separations of at least 50 feet and up to 250 feet from any proposed development area. The minimum separation of 50 feet is more than twice the largest specified landscape buffer in the ULDC.	No
(VI) Fails to maximize use of existing public facilities and services.	Information regarding the proposed amendment was distributed to the County service departments for review. There are adequate public facilities and services available to support the amendment.	No
(VII) Fails to maximize use of future public facilities and services.	Information regarding the proposed amendment was distributed to the County service departments for review. There are adequate public facilities and services available to support the amendment.	No

Primary Indicators that an amendment <i>does not discourage</i> urban sprawl	Staff Assessment	Sprawl Indicated?
(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.	Adequate services can be provided to this site, according to the service providers. The subject site is partly surrounded by existing residential communities which receive services. Additionally, the project would ameliorate an existing sprawl pattern in the area.	No
(IX) Fails to provide a clear separation between rural and urban uses.	The amendment will provide a clear separation between rural and urban uses as the applicant is proposing to cluster the development on one-third of the overall land area, and provide considerable separation between parcels in the Rural and Exurban Tiers as well as lands in environmental conservation.	No
(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.	This amendment does not discourage or inhibit infill development or the redevelopment of existing neighborhoods and communities as the site is located within the Rural Tier which provides a different lifestyle than that of the Urban/Suburban Tier where infill and redevelopment are a priority.	No
(XI) Fails to encourage functional mix of uses.	The proposed development pattern enables a functional mix of uses by requiring the development area to be clustered on no more than one-third of the overall project. It is providing commercial retail and office/employment uses in three nodal locations, plus additional civic use and recreational uses, with density gradients clustered around them. These are connected by extensive pedestrian/trail systems throughout the development and connect to existing developed areas outside the amendment site.	No
(XII) Results in poor accessibility among linked or related land uses.	The amendment proposes to connect to the existing road network, and does not eliminate any existing connections. The amendment also proposes to include an extensive trail network that is available to the public, therefore improving access and linkages and incorporating modes in an area that do not have dedicated non-vehicular paths.	No
(XIII) Results in the loss of significant amounts of functional open space.	The proposed amendment will not result in the loss of functional open space. It will do the opposite. Additional functional open space would be created by this project through the establishment of new recreational areas, trails, and gathering areas.	No
Overall Assessment: As demonstrated above, the proposed amendment <i>does not meet</i> any indicators of urban sprawl, and would not contribute to urban sprawl in the County.		

If urban sprawl indicators are noted in evaluating Section 163.3177(6)(a)9.a Florida Statutes, the proposed amendment is then reviewed under the following, Section 163.3177(6)(a)9.b, Florida Statutes, which establishes that the plan amendment shall be determined to discourage the

proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of eight additional criteria. Despite not having any indicators of sprawl, an analysis was conducted as follows:

Indicators that an amendment discourages urban sprawl	Staff Assessment	Sprawl Discouraged ?
(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.	With the exception of the 46 acre park expansion site, the applicant has proposed minimum separation of at least 1-mile from the development area to the JWCWMA. Additionally, the project includes the potential for 640 acres of land to be dedicated for regional water management solutions, addressing long standing drainage concerns in the CWC area. This may include the potential to provide additional water to re-hydrate deteriorated wetlands west of the amendment site, enhancing and improving natural resources and ecosystems.	Yes
(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.	As noted elsewhere in the report, the applicant proposes to dedicate land for parks, a school, and emergency response services, and pay impact fees. Regarding water and wastewater services, the applicant proposes to connect to existing infrastructure in the vicinity of the development. There will be impacts to the road network, and the developer is proposing to fund several improvements to the network and make additional money available for the County and ITID to use to address other deficiencies in the area.	Yes
(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.	The amendment includes at least 66% of the residential units (1,055 units of 1,582 overall units) within 1/4 mile of either a commercial, civic or recreation node. As a result, the community form is reasonably compact, provides a mix of densities (1-7 DU/ac.), a range of housing types (townhouses, zero lot lines, & single family), and pedestrian, bicycle and equestrian trails, with provisions for future bus stops if transit service is provided. Furthermore, the applicant will provide a trolley service to the nearby Westlake town center, 2.2 miles away.	Yes
(IV) Promotes conservation of water and energy.	Including some limited commercial uses in the project enables energy conservation to be achieved in that opportunities for shorter trips for existing residents outside of the development are created. More efficient water conservation (in the context of regional flood control) is provided by the site to benefit the larger area in times of inundation.	Yes

Indicators that an amendment <i>discourages urban sprawl</i>	Staff Assessment	Sprawl Discouraged ?
(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.	Although the site is currently in agriculture and proposes to put less than one-third of the land into development (or would support development in the form of buffering, drainage, etc.), over 2,900 acres would be retained expressly in agriculture. Furthermore, should the proposed regional drainage solution not be realized, that land would also continue in agriculture, resulting in 3,552 acres remaining for agriculture.	Yes
(VI) Preserves open space and natural lands and provides for public open space and recreation needs.	At present, no publically accessible open space exists on the site. The amendment includes over 9 miles of equestrian trails, 7 miles of pedestrian trails, and an additional 46 acres of park sites that will serve as new public open space and accommodate recreation needs appropriate to the area.	Yes
(VII) Creates a balance of land uses based upon the demands of the residential population to the nonresidential needs of an area.	The amendment proposes to include commercial uses that mainly serve the needs of the projected residents of the amendment, and relies upon the City of Westlake to the east to serve as the regional "hub" for employment. However, the project would also enable residents of both the Rural and Exurban Tiers outside of the project to meet some of their commercial needs closer to home.	Yes
(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.	The project, while not an innovative development pattern such as a transit-oriented development or a new town, provides a remedial development pattern adjacent to an area comprised wholly of low-density residential development. It provides greater opportunities for convenience, amenities, and services that are not currently found in the existing neighborhoods to the east and south of the amendment site.	Yes
Overall Assessment: As demonstrated above, <i>the proposed amendment discourages urban sprawl</i> , and therefore, does not contribute to urban sprawl in the County.		

Exhibit 2-D

Indian Trails Grove Conceptual Plan Revision

In reviewing the proposed changes to the Indian Trails Grove Conceptual Plan, staff noted the existing criteria in Policy 4.5-e are prescriptive in their design, but perhaps are not sufficiently exact in requiring compact development as internal drainage features are allowed to count towards open-space requirements. Also noted in the current proposal is the elimination of any reference to townhouse and multi-family unit types, and that only single-family detached residential units are indicated (single family and zero lot line residential uses).

The applicant failed to account for the existing policies regarding the WCR designation and overlay could be modified so as not to reallocate the approved units from Indian Trails Grove in the Rural Tier, to the Ag Reserve Tier, but rather, could reconfigure the 2016 conceptual plan and 2019 development order. This could keep all 3,897 units on site, but would necessitate a reconfiguration of the approved conceptual plan, as well as potentially minor amendments to the conditions of approval and associated policies involving the WCR land use designation and WCRO. In doing so, the applicant could reduce the development footprint sufficiently to accommodate the proposed 532-acre increase to the Water Resources area that comprises the integrated open space. Staff acknowledges the development pattern proposed in the initial approval is one that the applicant prefers, and it is consistent with the Comprehensive Plan. However, it is the developer's custom and practice to produce such a development pattern, but it is not the only development pattern that could be implemented at that location.

The WCRO's density ranges and allocations in the existing policies are intended to provide some measure of flexibility in design at Indian Trails Grove, while also providing a degree of certainty to the adjacent residents in the Exurban and Rural Tiers. The establishment of minimum and maximum density ranges was done to preclude the development from being urban sprawl, but also to ensure that existing adjacent development was not encroached upon by development of the scale typically seen in more urbanized coastal areas, but localized in a very small area of the overall site. Accordingly, the applicant could opt to concentrate more units in the higher density ranges on the minimum land areas allowed, shrinking the development footprint, but staying within the density maximums. Also, a cursory review of the approved conceptual plan indicates that the proposed development's drainage is arranged such that both the interior and exterior open space effectively prevents any units from having other units directly adjacent to the rear lot lines. If the development were clustered and rendered in a more compact development form within the net density limitations, with the site drainage configured differently, then the development area could be reduced considerably. For example, the existing approved zoning development order's master plan (2019) indicates that the "internal lakes," which count as open space but not towards the net density, comprise nearly 260 acres of the overall site, and serve only the development itself. Such an opportunity that could provide a greater regional benefit and not appreciably effect the Ag Reserve is squandered in this amendment. Further, a more compact development area, even with the same number of units, will warrant a smaller area for drainage requirements. Before leaving the topic of drainage, the information submitted with the 2019 rezoning for the WCR-PUD indicated that over 630 acres, which is nearly one square mile in land area, is proposed for "external lakes" that serve the development area. These "external lakes" are separate and distinct from any of the 1,708 acres required for the ITID impoundment and Water Resources/Agriculture areas in the 2016 approval. This additional component of density clustering would further the provisions of Future Land Use Element Sub-Objective 1.1.1, which encourages increased

community resiliency to protect property, infrastructure, and other resources from the impacts of climate change. Specifically, Policy 1.1.1-f, encourages the County to consider land use and mitigation strategies regarding compact residential development among other things. If implemented here, it could promote a more resilient development form, as well as providing a larger regional public benefit, without compromising the Ag Reserve Tier Objectives and Policies. However, the applicant's justification statement included an analysis of the climate change sub-objective, in which it indicated that:

"...allowing additional density to be relocated out of the Rural Tier into the WHO will contribute to the reduction of Urban Sprawl. Urban Sprawl is one of the primary contributing factors to climate change, sea level rise, changes in rainfall patterns, and extreme weather events because it spreads housing out further away from employment opportunities and other services creating longer drive times for residents. Keeping development within close proximity of other development and out of rural areas will help minimize urban sprawl and lessen the factors that contribute to climate change such as greenhouse gases. "

The applicant's analysis appears to contradict their 2016 application where they (and the County) argued the Indian Trails Grove project was not urban sprawl.

Returning to potential changes to the existing approval, the applicant could elect to include units within the commercial areas in the WCRO, as they are required by policy to be developed as a Traditional Marketplace Development (TMD), which allow for mixed-use development (residential and non-residential development) on the same parcel. While staff is not proposing that they incorporate units in what is known as vertical integration, that is, placing residential uses above non-residential uses in the same building, there are opportunities for more compact development that is horizontally integrated and provides opportunities for more efficient use of the land.

Staff estimates that a creative redesign of the existing conceptual plan and tweaking of the existing policies would be the best opportunity to achieve the applicant's offer of making more land available for water resources purposes. It would maintain the existing development potential within the Rural Tier, at the levels of development anticipated and planned, as approved in 2016, but in a smaller, more compact development pattern at the same density. All of this would be done without introducing additional development into the Ag Reserve Tier, and the otherwise unplanned policy changes it would warrant that are contrary to existing Plan directives, goals, objectives, and policies.

Exhibit 3-A

Applicant's Text Amendment Justification Statement

ELEMENTS & POLICIES TO BE REVISED

- Revise Introduction Element to amend definition of Western Communities Residential
- Revise Future Land Use Element Objectives and Policies related to Agricultural Reserve Tier, Western Communities Residential Overlay (WCRO), and Western Communities Residential (WCR)
- Revise Map Series to identify new Overlay within Agricultural Reserve Tier

PURPOSE

Amend Sub-Objective 1.5.1 (Planned Developments) and create new Sub-Objective 1.5.2 (West Hyder Overlay (WHO)) of the Future Land Use Element to establish a new overlay specific to the Hyder West property located west of State Road 7 and south of Rio POCO Planned Unit Development within the Agricultural Reserve (AGR) Tier. The WHO overlay would:

- (1) Allow specific existing approved AGR PUDs preserve areas (inclusive of acreage and units) to be re-allocated and satisfied within the Western Communities Residential Overlay (WCRO);
- (2) Allow new 60/40 AGR PUD development area within the WHO Overlay, inclusive of public and private civic uses; and,
- (3) Allow the required preserve area (inclusive of acreage and units) for any new 60/40 AGR PUD approved within the WHO Overlay to be allocated and satisfied within the Western Communities Residential Overlay (WCRO).

Amend Objective 1.11 (Western Communities Residential Overlay (WCRO)) and Objective 4.5 (Western Communities Residential) of the Future Land Use Element to:

- (1) Allow 1,600 acres identified on the Indian Trails Grove Conceptual Plan for water resource/agricultural purposes, and proposed to be conveyed to Palm Beach County, to be utilized as a water resources/agriculture regional benefits bank that can be utilized to meet the required preservation area (inclusive of acreage and units) for specific AGR PUD currently approved within the new WHO Overlay.
- (2) Allow 1,600 acres identified on the Indian Trails Grove Conceptual Plan for water resource/agricultural purposes, and proposed to be conveyed to Palm Beach County, to be utilized as a water resources/agriculture regional benefits bank that can be utilized to meet the required preservation area (inclusive of acreage and units) for new 60/40 AGR PUD development area approved within the proposed WHO Overlay.
- (3) Establish the transfer rate of units from the 1,600 acre water resource/agriculture regional benefits exchange bank at .8 du/ac.
- (4) Amend specific Objectives and Policies of the WCRO Overlay (Objective 1.11) and Western Communities Residential (Objective 4.5) consistent with these concepts, the revised Conceptual Plan for Indian Trails Grove and other requested amendments.

Amend other Objective and Policies of the Comprehensive Plan, as needed, to implement the above.

JUSTIFICATION

The re-allocation of existing AGR PUD required preserve area (both acreage and units) from the West Hyder Overlay (WHO) to the Western Communities Residential Overlay (WCRO), and the approval of the new 60/40 PUD within the WHO Overlay and allowing the required preserve (both acreage and units) for new AGR PUD within the WHO Overlay to be satisfied within the Western Communities Residential Overlay (WCRO) will result in the dedication of 1,600 acres of the Indian Trails Grove PUD land to Palm Beach County. The potential regional environmental benefits of the 1,600 acres being in public ownership include (either alone or in combinations with connections to nearby properties and canals): water storage; flow way connections between the L-8 Canal and M0 Canal; fresh water flows to the Loxahatchee River and Grassy Waters Preserve; decreased harmful discharge to the Lake Worth Lagoon; and flood control. Overall, the proposed text amendments would increase the amount of public civic and preservation lands in Palm Beach County as indicated by the table below, as well as add 1,600 acres of preserve land under the ownership and direct control of Palm Beach County.

	Existing		Proposed	
	Approved Acres	County Controlled Acres	Proposed Acres	County Controlled Acres
Indian Trail Improvement District Impoundment Area	640	0	640	0
Indian Trails Grove Agriculture/Water Resources/O.S.	1,068	0	1,600	1,600
Indian Trails Grove Additional Agriculture/Water Resources/O.S.	0	0	448	0
Hyder West PUD	581	0	28	28
Hyder West Preserve	100	0	100	100
Total Lands	2,389	0	2,816	1,728
Difference (Approved to Proposed)			+427	+1,728

*Acreages are approximate.

Additionally, overall, the proposed text amendments would result in a decrease in the number of units approved by 8 units (a reduction of 1,285 units at Indian Trails Grove and the addition of 1,277 units within the WHO Overlay).

TEXT CHANGES

The proposed text changes generally include:

- The creation of new West Hyder Overlay (WHO) within the AGR Tier that would allow specific existing AGR PUD preserve areas (inclusive of acreage and units) approved within the WHO Overlay to be re-allocated and satisfied within the Western Communities Reserve Overlay (WCRO), allow 60/40 AGR PUD development areas, inclusive of public and private civic uses, and preserve areas within the WHO Overlay; and, allow the required preserve area (inclusive of acreage and units) for any new 60/40 AGR PUD development areas approved within the WHO Overlay to be allocated and satisfied within the Western Communities Residential Overlay (WCRO).
- Amend objectives and policies related to the Western Communities Residential Overlay (WCRO) and Western Communities Residential (WCR) to allow 1,600 acres of the Indian Trails Grove Planned Unit Development to be utilized as a water resource/agriculture regional benefits bank to meet the required preserve acreage and density for PUDs approved within the WHO Overlay.
- Amend Sub Objective 1.5.1, Objective 1.11 and/or Sub-Objective 4.5 of the Future Land Use Element to identify the specific acreage/units/project name and control number of the Planned Unit Developments that are authorized to utilize the 1,600 acre water resources/agriculture regional benefits bank within the WCRO Overlay as required 60/40 PUD preservation area .
- Establish the transfer rate of units for the 1,600 acre water resource/agriculture regional benefits bank at .8 du/ac.
- Amend Objectives and Policies of the WCRO Overlay (Objective 1.11) and Western Communities Residential (Objective 4.5) consistent with these concepts, the revised Conceptual Plan for Indian Trails Grove and other requested amendments.
- Reduce the total number of approved units within Objective 1.11 WCRO Overlay, Policy 1.11-c from 3,897 to 2,612 (a reduction of 1,285 units).
- Restrict the maximum number of total residential units that can be built within the proposed WHO Overlay 60/40 PUD development areas at 1,277, of which 277 will be on-site workforce housing units.

ULDC CHANGES

Proposed ULDC amendments will be modified to match proposed Comprehensive Plan text as needed.

Exhibit 3-B

Applicant's FLUA Amendment Justification Statement

On behalf of the owner/developer/applicant, GL Homes, Urban Design Studio, and JMorton Planning & Landscape Architecture as co-Agents have prepared and hereby respectfully submit this request for a Comprehensive Plan Text Amendment and Site-Specific Future Land Use Amendment as further described below. These applications are being processed concurrently with numerous Zoning Development Order Amendment and Rezoning applications. Indian Trails Grove will host the newly created Western Communities Residential (WCR) Exchange Parcel that will support the preserve areas for several AGR-PUDs to meet the 60/40 AGR-PUD requirements. This Exchange Parcel will allow land within the newly created West Hyder Overlay (WHO) at the southwest corner of the Agricultural Reserve to be entitled as a new AGR-PUD. This Exchange Parcel will be implemented through the new policy language in the Plan proposed via this amendment, amendments to the Indian Trails Grove Future Land Use Ordinance also proposed via this amendment, and amendments to the associated Zoning Resolutions for this project and others via concurrent Development Order Amendment applications.

If approved, the proposed FLUA Map Amendment and the proposed Comprehensive Plan Text Amendment will:

- 1) Decrease the residential and non-residential land use approvals previously granted on the Indian Trails Grove property while ensuring the decrease remains in full compliance with the WCR development requirements;
- 2) Authorize the use of lands designated as the WCR Exchange Parcel on the Indian Trails Grove Conceptual Plan as the WCR Exchange Parcel for specific AGR-PUDs; and
- 3) Authorize the reallocation of units from the Indian Trails Grove Conceptual Plan to specific AGR-PUD Development Areas.

Collectively, these changes apply to both the Rural and Agricultural Reserve Tiers of the Comprehensive Plan.

Future land use plans evolve over time. The Applicant opines that the proposed FLUA Map Amendment and Text Amendments result in better land use planning for both the Ag Reserve Tier and the Rural Tier, and thus are a benefit to Palm Beach County in totality by:

- 1) Ensuring the revised Indian Trails Grove Conceptual Plan complies with the requirements of Policy 4.5-f of the FLUE, even though the proposed amendment is a reduction in density and intensity;
- 2) Resulting in MORE large tracts of contiguous land being preserved in Palm Beach County, which PBC may also elect to convert into unique development options otherwise not available in the Tier, such as excavation for regional water management or agriculture uses with the WCRO;
- 3) Authorizing a new residential development in an area of the Agricultural Reserve Tier already developed with residential neighborhoods of similar density; and,
- 4) Allowing for the allocation of land to provide additional civic uses and opportunities for Workforce Housing within the Agricultural Reserve.
- 5) Promote regional water management benefits and agriculture opportunities outside of the Agricultural Reserve Tier.

The proposed Text Amendment modification language is contained in Attachment Q of this application.

Consideration of this application, initially submitted February 9, 2022, was postponed to the May 3, 2023 Transmittal Public Hearing. Modifications to this application, and related applications and plans of development have been made.

COMPREHENSIVE PLAN TEXT AMENDMENT REQUEST

On behalf of the owner/developer/applicant, GL Homes and JMorton Planning & Landscape Architecture as co-Agents have prepared and hereby respectfully submit this request for a Comprehensive Plan Text Amendment. The re-allocation of existing AGR-PUD required preserve areas (both acreage and units) from the West Hyder Overlay (WHO) to the Western Communities Residential Overlay (WCRO), and the approval of a new 60/40 PUD within the WHO Overlay and allowing the required preserve (both acreage and units) for the new AGR PUD within the WHO Overlay to be satisfied within the Western Communities Residential Overlay (WCRO) will result in the dedication of 1,600 acres of the Indian Trails Grove PUD land to Palm Beach County. This proposed amendment would create more publicly controlled land for agricultural uses and water resource purposes, which the later provides the potential of regional benefits such as supporting the restoration effort for the Loxahatchee River Watershed by creating a flow way on the 1,600 acres to move water from the SFWMD L-8 canal to the MO canal, reducing harmful discharges into the Lake Worth Lagoon, providing an alternative route for water discharges into the Grassy Waters Preserve, which is the City of West Palm Beach's drinking water supply, and/or storing discharges from Lake Okeechobee in the SFWMD L-8 canal that would otherwise discharge directly into the Lake Worth Lagoon. Overall, the proposed text amendments would increase the amount of public civic and preservation lands in Palm Beach County as indicated in the table below, as well as add 1,600 acres of preserve land under the ownership and direct control of Palm Beach County.

	Existing		Proposed	
	Approved Acres	County Controlled Acres	Proposed Acres	County Controlled Acres
Indian Trail Improvement District Impoundment Area	640	0	640	0
Indian Trails Grove Agriculture/Water Resources/O.S.	1,068	0	1,600	1,600
Indian Trails Grove Additional Agriculture/Water Resources/O.S.	0	0	448	0
Hyder West PUD	581	0	28	28
Hyder West Preserve	100	0	100	100
Total Lands	2,389	0	2,816	1,728
Difference (Approved to Proposed)			+427	+1,728

*Acreages are approximate.

Additionally, overall, the proposed text amendments would result in a decrease in the number of units approved by 8 units (a reduction of 1,285 units at Indian Trails Grove and the addition of 1,277 units within the WHO Overlay).

SITE-SPECIFIC FUTURE LAND USE ATLAS AMENDMENT REQUEST

On behalf of the owner/developer/applicant, Palm Beach West Associates I, LLLP, GL Homes and Urban Design Studio as co-Agents have prepared and hereby respectfully submit this request for a Site-Specific Future Land Use Amendment to the previously adopted Indian Trails Grove (LGA 2016-017) to modify the Conceptual Plan to reflect a revised plan of development. The subject site is located approximately two (2) miles west of the intersection of Seminole Pratt Whitney Road and Orange Boulevard, in the Limited Urban Service Area (LUSA). The site has a Western Communities Residential (WCR) Future Land Use designation and is located within the Western Communities Residential Overlay (WCRO). The subject site is not located in any neighborhood planned area, or Redevelopment or Countywide Community Revitalization Team (CCRT) area.

The property that is the subject of the Site-Specific Amendment includes the following Property Control Numbers (PCN's):

Indian Trails Grove - PCN List	
00-40-42-17-00-000-7000	00-40-42-27-00-000-9000
00-40-42-18-00-000-7000	00-40-42-31-00-000-9000
00-40-42-19-00-000-9000	00-40-42-30-00-000-9000
00-40-42-20-00-000-9000	00-40-42-34-00-000-1010
00-40-42-21-00-000-9000	00-40-43-03-00-000-3020
00-40-42-22-00-000-1010	00-40-43-04-00-000-9010

In 2015, the Applicant filed a Site-Specific Future Land Use Amendment for the subject site concurrent with Comprehensive Plan Text Amendments to create a new FLU designation and Overlay to allow for a planned development supporting predominately residential development along with supporting commercial and public services on the site. In creating the new Western Communities Residential (WCR) designation and description, Policy 4.5-a required that the Site-Specific amendment ordinance include a Conceptual Plan, and Policy 4.5-b required that all development orders within the WCR be consistent with the Conceptual Plan.

Following adoption of these amendments via Ordinance 2016-041 on September 22, 2016, the applicant sought, and was granted approval for Indian Trails Grove PUD (ITG PUD) based on a design that was consistent with the Conceptual Plan adopted in Ordinance 2016-041. The current approved plan of development includes approximately 4,871.57 acres and six (6) Development Pods (Pods A thru F) consisting of 3,897 dwelling units, each having their own access, Recreation Pods, School Bus Shelters, Trolley Stops, Focal Points, Pedestrian Gathering Areas and other amenities, and interconnected via Equestrian and Pedestrian Trails. The ITG PUD also includes 7 Civic Pods (5 public and 2 private) and 3 Commercial Pods totaling approximately 55.89 acres.

With this request, the applicant is proposing to modify the plan of development. The Applicant is proposing to reduce the amount of land area within the Conceptual Plan to address the 2019 taking of 5.467 acres by Florida Power and Light along the south perimeter of the site, reducing the overall acreage from 4,871.57 to 4,866.10 acres. The FPL holding will no longer be included in the Conceptual Plan boundaries.

The most significant change is a proposal to convey 1,600 acres of land previously approved as all of Pod F, a small portion of Pod E and Open Space Pod 2, to Palm Beach County for use for water resources, and/or continued agriculture use, including potential use for water storage/filtration, flow-way connections, reduced flooding, and/or other regional water management strategies. This dedication will reduce the number of dwelling units and amount of non-residential development. The number of units will be decreased from 3,897 units to 2,612 units, a reduction of 1,285 units; non-residential development will be reduced from 300,000 square feet (SF) of commercial intensity to 200,000 SF; and office intensity reduced from 50,000 SF to 33,500 SF. The previously approved Place of Worship consisting of 42,689 SF has been removed and 45,000 SF Government Services added. All civic sites are proposed for public use. The amount of land dedicated to Open Space will increase with this amendment, from 3,251 acres to 3,735 acres. The land dedicated to Commercial will decrease proportionate to the intensity decrease, however will still exceed the minimum acreage required by FLUE Policy 4.5-f that states "Neighborhood-serving commercial nodes shall comprise no less than 2% of the overall developable land area (developable land area being defined as the area available for development less the required Exterior Open Space). The Net PUD acreage is 4,799.078 acres (4,866.102 gross acres less 67.024 acres of ROW dedications). A total of 3,438.795 acres of Exterior Open Space is provided, leaving 1,360.512 acres of developable land area. Based on providing a minimum of 2% for commercial, the minimum commercial area required is 27.21 acres. Proposed is 29 acres +/-.

This Site-Specific Amendment will implement the changes proposed by the afore-referenced Comprehensive Plan Text Amendments for changes to various objectives and policies for the AGR and Rural Tier, the WCR and WCRO. Even with the above referenced changes, the overall development concept for the site will remain. A compact form of development continues to be proposed with the development area clustered on the eastern and southern portions of the site. Commercial and civic uses are integrated into the community. Open space surrounds the development area. The equestrian and pedestrian trail systems within these open space corridors will continue to connect the Pods within the development, and also provide external connections. Alternative transportation options include the commitment for a trolley to provide service from homes in Indian Trails Grove to on-site non-residential uses. In addition, the trolley will take Indian Trails Grove residents to commercial areas within the Minto West project, in part reducing vehicular trips on external roads.

The aforementioned concurrent zoning applications associated with new and existing AGR PUDs will utilize these 1,600 acres to exchange the required AGR preserve lands from the proposed West Hyder Overlay (WHO) to the WRCO. With the proposed dedication of the 1,600 acres in this manner, the applicant is proposing to amend the development program accordingly to reduce the amount of 'usable/developable area' shown on the Conceptual Plan, thereby resulting in a reduction in the amount of proposed dwelling units and non-residential development.

The Applicant has also filed a concurrent Development Order Amendment application to the Indian Trails Grove PUD on January 19, 2022 with the Zoning Division to similarly modify the

Planned Unit Development (PUD) Preliminary Master Plan and conditions of approval contained in Resolution No. 2019-0389 to reflect the revised plan of development.

This application is not requesting a Future Land Use Atlas change to the current WCR designation. Based on the revised plan of development, the Applicant is requesting to:

- modify the overall acreage of the FLUA Conceptual Plan;
 - modify the FLUA Conceptual Plan; and
 - amend several conditions of approval contained in Ordinance No. 2016-041 as stated below:
1. Development of the site is limited to a maximum gross density of 0.8 dwelling units/acre (~~3,897~~ 2,612 units maximum); no additional density bonuses are permitted;
 3. Commercial development on the site is limited to a maximum ~~300,000~~ 200,000 square feet and office development is limited to a maximum of ~~50,000~~ 33,500 square feet;
 4. Prior to the issuance of the ~~2,598th~~ 1,741th residential building permit, a minimum of ~~233,000~~ 155,511 square feet of commercial uses shall receive a certificate of occupancy/certificate of completion;
 6. Prior to the recordation of the first plat for the development, the developer shall record a conservation easement for the ~~1,068~~ 448 acres of land identified as Water Resources/Agriculture on the Conceptual Plan, in favor of Palm Beach County, subject to the approval of the County Attorney;
 9. The Zoning development order shall include the provision of at least 10% of the residential units, a total of ~~390~~ 261 units, shall be provided as workforce housing, subject to the following requirements:
 - a. The property owner shall provide these units on site and between 60-120% of the Average Median Income ranges for the County, in three ranges (60-80%, 81-100% and 101-120%);
 - b. Prior to the issuance of the first residential building permit, a master covenant for all ~~390~~ 261 workforce housing units shall be recorded;
 - c. Prior to the issuance of the certificate of occupancy for each designated workforce housing unit a deed restriction for each unit shall be recorded containing all relevant information, implementing the workforce housing conditions, specified in this ordinance and any subsequent zoning approval;
 - d. Upon the recordation of sale for each workforce housing unit a copy of the deed restriction shall be provided to the Planning Director and the Department of Economic Sustainability (DES) (or its successor);

- e. The deed for each workforce housing unit sold shall include restrictions requiring:
 - i. that all identified units be sold or resold only to qualified households in the applicable targeted income range at an attainable housing cost for each of the targeted income ranges;
 - ii. that these restrictions remain in effect for 15 years recurring from the date of the certificate of occupancy for each unit; and
 - iii. that in the event a unit is resold before the 15-year period concludes, a new 15-year period shall take effect on the date of the resale;
- f. Prior to final site plan approval for each subdivision plan per pod, the total number of workforce housing units provided shall be identified within that pod;
- g. A release of obligation to construct workforce housing units consistent with the ULDC provisions shall be included in the zoning development order;
- h. Beginning in October 2020, an annual report shall be submitted to DES and the Planning Director denoting compliance with the workforce housing requirements adopted with the amendment and any future development order. Should no units receive a certificate of occupancy prior to October 2020, the reporting requirement shall begin one year after the issuance of the first certificate of occupancy, and continue each year thereafter;
- i. Prior to the issuance of the ~~663rd~~ 444th building permit, ~~39~~ 26 workforce housing units (all located in Parcel A) shall be issued a certificate of occupancy;
- j. Prior to the issuance of the ~~1,797th~~ 1,202nd building permit, ~~495~~ 157 workforce housing units shall be issued a certificate of occupancy;
- k. Prior to the issuance of the ~~2,499th~~ 1,671th building permit, ~~292~~ 196 workforce housing units shall be issued a certificate of occupancy;
- l. Prior to the issuance of the ~~3,358th~~ 2,246th building permit, all ~~390~~ 261 workforce housing units shall be issued a certificate of occupancy;

Condition numbering 10 – 18 omitted from original Ordinance.

- 21. To facilitate road improvements in the area, the developer shall pay the County \$1.25 million prior to the issuance of the first building permit; additional payments of \$1.25 million shall be made to the County prior to the issuances of the ~~974th~~ 653rd, ~~1,948th~~ 1,306th, and ~~2,922nd~~ 1,959th building permits; these payments shall be subject to the cost adjustment clause in the proportionate fair share agreement to account for changes in road development costs over time;
- 22. The land depicted on the conceptual plan as the ~~42~~ 43-acre park expansion shall be conveyed to Palm Beach County; the timing of the conveyance and any other conditions shall be established in the zoning development order issued by the BCC;
- 23. The land depicted on the conceptual plan as the 5-acre fire/police/utility location shall be conveyed to Palm Beach County; the timing of the conveyance and any other conditions shall be established in the zoning development order issued by the BCC. ~~as an alternative to placing Fire/Rescue Services on the 5-acre site, the County may request, and the~~

~~developer shall provide a 2.5-acre site to the County for a future Fire/Rescue Station at the non-residential node at the northwest corner of 190th Street North and Indian Trails Blvd.; in the event the County accepts another site for Fire/Rescue purposes outside of the Indian Trail Groves within a two-mile radius of the 5-acre location identified on the conceptual plan, the developer is relieved of the fire station dedication option within the non-residential node at 190th Street N. and Indian Trails Blvd.;~~

24. The land depicted on the conceptual plan as the ~~25-acre proposed middle school, 22.6-acre proposed park, and 15.5-acre proposed elementary school~~ 40-acre school site shall be conveyed to the Palm Beach County School District; the timing of the conveyance and any other conditions shall be established in the zoning development order issued by the BCC; in the event the School District does not utilize the sites for related schools and recreational facilities, ownership of any remaining unbuilt sites shall be conveyed to Palm Beach County at the County's sole discretion;

Additionally, the Applicant will agree to the addition of a new condition of approval to convey the 1,600 acres labeled on the Conceptual Master Plan as "WCR Exchange Parcel / Palm Beach County Conveyance (1,600 acres)" to Palm Beach County. The proposed language is:

26. Prior to the issuance of the first residential building permit, the property owner will convey the 1,600 acres labeled on the Conceptual Plan as "WCR Exchange Parcel / Palm Beach County Conveyance (1,600 acres)" to Palm Beach County.

BACKGROUND/PROJECT HISTORY

The subject property is located west of 180th Avenue North, south and east of the J.W. Corbett Wildlife Management Area and north and west of the "M" Canal. The 4,866.10-acre subject site is in active agricultural operation/production with accessory agriculture structures located in the southeast corner of the northern portion of the site.

The subject property is within the boundaries of the Cypress Grove Community Development District (CGCDC), which is a special district created in 1993 by the Governor and Cabinet, sitting as the Florida Land and Water Adjudicatory Commission. The CGCDC has the authority to provide public infrastructure and services and to operate district facilities. While the subject property is within the CGCDC, the owner/applicant is committing (subject to Indian Trail Improvement District (ITID) agreement and acceptance), that each single-family residential unit (upon closing to a third party within the development), will become an active unit of the ITID, and that the proposed commercial/office uses, once developed, will become an active member of the ITID; subject to the terms and conditions of such an agreement to be negotiated with the ITID. The ITID is also a special district created by the Florida Legislature in 1957.

To the north and northwest of the subject property is the J.W. Corbett Wildlife Management Area, which is a 60,348-acre wildlife management area managed by the Florida Fish and Wildlife Conservation Commission (FWCC). In 1947 the Florida Game and Fish Commission (GFC) (predecessor to the FWCC) purchased approximately 52,000 acres from the Southern States Land and Timber Company and named it after James Wiley Corbett, a former commissioner. In 1993 another 2,331 acres were added to the wildlife management area with funds from the Conservation and Recreation Lands program and leased to the then GFC. The additional lands added in 1993 are parcels due west of the subject property and were sold by Indian Trail Groves, Ltd. which was an entity controlled by Irving Cowan who was also the managing member of Indian

Trail Groves, L.P., the entity that sold a portion of the subject property to the current owner / applicant.

Abutting the property to the northeast, east and southeast are residential, single-family lots within what is commonly referred to as The Acreage. According to the Historical Society of Palm Beach County, The Acreage was established in the early 1960's by Samuel Nathan Friedland's Royal Palm Beach Colony, Ltd. that began selling 1.25-acre lots for \$5,000 per lot. Based on an analysis of aerials from 1953 and 1968 obtained from the University of Florida's George A. Smather's Libraries, it appears that the drainage canals on the subject property were dug at the same time as the residential development. The subject property and the areas that became "The Acreage" were primarily wetlands in 1953. By 1968 roadways and drainage canals were in place so that "The Acreage" could be developed for residential and the subject property could be utilized for agriculture. While the lots being sold were 1.25 acres in size, the lot configuration included the roadway easements and associated swale drainage area necessary to provide legal access to each of the lots.

The site had been in agricultural production since the early 1960s as a citrus farm. In the early 2000s, the citrus trees became diseased due to greening and eventually died. The Applicant purchased the property in 2005 as the citrus production was completed and greening devastated the property.

Instead of allowing the land to sit idle, the applicant took steps to convert the site into a row crop farm. This transformation entailed knocking down dead trees, root raking the property, burning the material, and then de-rocking the site. The property was filled with a cap rock, which had large veins running great distances throughout the property. (The ability for a row crop farmer to grow crops would be impaired if the rocks had remained because phosphorus levels would be too high and the plants would lack the required nutrients to thrive.) Once these activities were completed, the site had to be leveled. It took approximately five years to complete the majority of the conversion. Today, the property is leased to farmer(s) who grow sugar cane, peppers, beans, squash, Chinese vegetables, and other crops.

In September of 2016, the applicant brought forward a development plan to PBC that would result in the creation of a new Future Land Use designation and associated overlay, known today as Western Communities Residential and the Western Communities Residential Overlay respectively. The BCC granted approval of the request via Ordinance No. 2016-014, which adopted the following:

1. Designation of the subject property as a Limited Urban Service Area (LUSA); and
2. Amended the FLUA designation of the subject property from AP, in part, and RR-10, in part, to Western Communities Residential (WCR), in whole.

The previously approved FLUA application also included the following revisions to the text of the PBC Comprehensive Plan:

- a. Added new objective and policies to the Future Land Use Element (FLUE) to create the Western Communities Residential Overlay;
- b. Revised the Managed Growth Tier System Map LU 1.1 to identify the boundaries of the Western Communities Residential Overlay (WCRO);
- c. Revised the Service Areas Map LU 2.1 to show the subject property's removal from the

- rural service area and inclusion within the limited urban service area;
- d. Revised the Special Planning Areas Map LU 3.1 to identify the location of the Western Communities Residential Overlay;
- e. Revised the Thoroughfare Right of Way Identification Map TE 14.1 to show the extension of 60th Street North as an 80' right of way west from Seminole Pratt Whitney Road to 190th Street;
- f. Revised the Thoroughfare Right of Way Identification Map TE 14.1 to show the extension of 190th Street as an 80' right of way north from 60th Street North to Orange Blvd;
- g. Revised the Functional Classification of Roads Map TE 3.1 to show the extension of 60th Street North as an undefined right of way Seminole Pratt Whitney Road to 190th Street;
- h. Revised the Functional Classification of Roads Map TE 3.1 to show the extension of 190th Street as an undefined right of way from 60th Street North to Orange Blvd; and
- i. Created Future Land Use Atlas (FLUA) designation titled Western Communities Residential Development (WCR) along with the establishment of the subject property as a LUSA.

In addition to the Comprehensive Plan revisions noted above, the Unified Land Development Code (ULDC) was also amended via Ordinance No. 2017-011 to include the Purpose and Intent, Applicability, Development Review Procedures, and Planned Unit Development (PUD) Exceptions of the WCR PUD.

In 2017, the Applicant submitted a privately initiated Comprehensive Plan Text Amendment application, Indian Trails Grove WCR AGR (LGA 2018-008), to allow lands within the WCRO to be used as Preserve Areas for AGR-PUDs, and to allow the WCR development rights to be allocated to, and clustered in, AGR-PUD Development Areas. This amendment did not receive Staff support, and was withdrawn prior to the Planning Commission meeting on December 8, 2017. The amendment was not publicly debated nor did the Board of County Commission (BCC) analyze or deliberate the request.

There are changed conditions and benefits from the 2017 request that merit further consideration with the current proposal. Unlike the 2017 request, the approval of this application will result in the conveyance of 1,600 acres of land to Palm Beach County. This proposed amendment would create more publicly controlled land for water resource purposes, by providing the potential for regional benefits such as supporting the restoration effort for the Loxahatchee River Watershed by creating a flow way on the 1,600 acres to move water from the SFWMD L-8 canal to the MO canal, reducing harmful discharges into the Lake Worth Lagoon, providing an alternative route for water discharges into Grassy Waters Preserve, which is the City of West Palm Beach's drinking water supply, and/or storing discharges from Lake Okeechobee in the SFWMD L-8 canal that would otherwise discharge directly into the Lake Worth Lagoon.

At their December 15, 2021 Zoning Hearing, the BCC discussed this changed condition whereby 1,600 acres of land within the WCRO would be conveyed to Palm Beach County in public ownership and utilized as the County deems most appropriate for water resources, in exchange for the relocation of residential development potential from the WCRO to the AGR Tier. A majority of the members of the BCC supported exploring this opportunity in more detail. The Applicant responded to their direction by submitting this privately initiated Comprehensive Plan Text Amendment application. "Phase 1" was again considered by the BCC at their February 2, 2022

Comprehensive Plan Public Meeting. A majority of the members of the BCC voted to move into “Phase 2” and analyze the public benefit and impact on water resources that could result from this initiative.

The initial 4,871.57-acre PUD rezoning and PMP were approved in 2019.

In February of 2019, as part of the rezoning application, the Zoning Commission approved a Type 2 Variance via Resolution ZR-2019-009 allowing the applicant to eliminate the landscape requirements of a Type 2 Incompatibility Buffer along 1,658 linear feet of the northern perimeter between Pod D and PBC District Park F to accommodate an existing lake.

In March of 2019, the applicant was further granted approval by the Board of County Commission (BCC) to rezone the subject properties from Agricultural Production (AP) in part and Agricultural Residential (AR) in part to the Western Communities Residential Planned Unit Development (WCR-PUD) with 3,897 residential dwelling units, 300,000 SF of commercial use, 50,000 SF of office use, and a 42,689 SF Place of Worship. The BCC also granted a Type 2 Waiver via Resolution No. R-2019-0390 to allow for an increase in the number of local streets that terminate in a cul-de-sac or dead-end condition over the 40% permitted by ULDC Article 3.E.1.c.2.a.5.b.

The development order has not yet been implemented. FPL acquired 5.467 acres through a Stipulated Final Judgement in the fall of 2019, as recorded in ORB 30909, Page 650.

A. FUTURE LAND USE AMENDMENT CONSISTENCY & COMPATIBILITY

G.1 - Justification

Per Policy 2.1-f of the FLUE of the PBC Plan, before approval of a future land use amendment, the applicant shall provide an adequate justification for the proposed future land use, and for residential density increases, demonstrate that the current land use is inappropriate.

- The applicant is not requesting to amend the current FLUA designation of WCR or for a residential density increase. The request is to modify the Conceptual Plan to reflect a revised plan of development and reduce acreage, and modify conditions of approval included in the governing Ordinance.

The proposed FLUA amendment meets the required standard as follows:

1) *The proposed use is suitable and appropriate for the subject site:*

Applicant’s Description: The proposed uses and plan of development have been previously found to be suitable and appropriate for the subject site, and compatible with surrounding uses. The proposed modifications to the development program do not significantly change the prior finding for the site, which is that the use and design of the overall project as provided on the Conceptual Plan minimizes the environmental impacts to water, air, storm-water management, wildlife, vegetation, wetlands and the natural functioning of the environment by utilizing the majority of the lands as open space. A total of 3,735.957 acres of open space is reflected on the Conceptual Plan, which equates to 77.85% of the overall site. The extensive lake system will have a positive effect on the natural environment by providing additional habitat and sanctuary for various species of wildlife.

The project has been designed to maintain the environmental integrity within the area including the encouragement to restore and protect the viable, native ecosystems and endangered and threatened wildlife within the surrounding area by limiting the impacts of growth on those systems; directing incompatible growth away from them; and by utilizing environmentally sound land use planning and development, and by recognizing the carrying capacity and/or limits of stress upon these fragile areas.

The project continues to be designed in a manner that creates an appropriate transition and separation between the proposed development and the J.W. Corbett Wildlife Management Area thereby protecting it from any potential impact from the project. And although there are no on-site natural features that warrant preservation, the project provides a minimum of 77.85% of the site as Required Open Space, with more than 50 percent of the site being retained in Exterior Open Space. This includes areas for water resources and agricultural production, and other perimeter open space uses such as lakes, greenway buffers and trails. This Exterior Open Space is in addition to the Interior Open Space areas located within the developable portion of the project. As a result of both the Exterior Open Space and Interior Open Space, only 1/3 of the overall site is eligible for use as a vertical development area.

By strategically locating more than 50 percent of the open space on the perimeter of the site, the adjoining State-owned Moss property and Corbett WMA are protected from further encroachment of residential development. The amended Conceptual Plan contributes to the better storage and/or distribution of storm-water in the general area. The project promotes the conservation of water and energy by concentrating the developable portion of the site to less than one-half of the overall, the master plan promotes conservation of water and energy through site design. The proposed conveyance of 1,600 acres to PBC for water resources and/or agricultural uses, along with 448.630 acres of retained area for agricultural or water resources, and dedication of 640.00 acres for the Indian Trails Improvement District (ITID) along the western limits of the site, the resulting development pattern reduces the travel distance to the on-site centers and civic areas for shopping, work, and recreation, which reduces energy consumption. The clustering of units onto a smaller portion of the site, as opposed to a development pattern of 1 unit per 1.25 acres over the entirety of the site, results in a more compact development pattern. The development plan continues to be designed to concentrate development on a smaller footprint of the site (less than 50 percent) through the clustering of units, density range, allocation of non-residential uses throughout the development plan, and the transition of uses from the core to the perimeter. Through these measures, a more balanced development pattern is created than that which exists exterior to the site. The result promotes a more compact form of development that promotes the conservation of water and energy.

This request to modify the Conceptual Plan to reduce the land area, density and intensity, and reconfigure the development does not adversely affect its suitability and compatibility. The proposed modifications to the Conceptual Plan provide for additional land conservation, and reduced density and intensity across the project, thus further reducing and adverse impacts.

The proposed text amendment to allow the creation of the West Hyder Overlay (WHO) allows for the reallocation of density from the rural tier where public infrastructure and other services are more limited to lands situated immediately to the north of the Urban/Suburban Tier. As evidenced by previous BCC discussion and proposed bond funded initiatives, housing and water quality/supply are at the epicenter of County priorities. With these proposed changes, additional housing opportunities will be available which will help to address general needed housing supply as well as provide for workforce housing opportunities within an area of the County where public

infrastructure is more readily available. Additionally, the transfer of density out of the ITG will allow for the preservation of significant land that is anticipated to contribute to water storage/quality needs of the County residents and agriculture use. Therefore, approval of this one application would contribute to addressing top priorities of the Board of County Commissioners. The lands proposed for development within the WHO are immediately contiguous to existing residential developments to the north, east and south.

2) *The basis for the requested change for this particular site is based upon the following criteria:*

- ***New information or change in circumstances which affect the subject site.***

Applicant's Description: This amendment is a result of a change in circumstances. This request is part of a "bundle" of related development order applications submitted concurrently involving the Indian Trails Grove site and the property known as Hyder West, located west of SR 7 and south of Atlantic Avenue in the Agricultural Reserve Tier. A total of 1,600 acres of land within this site will be designated for water resources or agricultural purposes, and be utilized to replace AGR preserve area acres on the Hyder West property. Of the 1,600 acres that will be conveyed to PBC, the cumulative changes will authorize 1,565.965 acres to be utilized as required preserve area for AGR PUDs (existing or proposed).

The regional benefits of this plan of development will be to create 1,600 acres owned and controlled by Palm Beach County that is contiguous to the L-8, MO and M Canals, providing potential to send fresh water flows to the Loxahatchee River, Grassy Waters and the Lake Worth Lagoon, and for potential water storage. This land could create a potential flow way connecting the L-8 canal to the MO Canal. This land is also contiguous to the west to 640 acres within the PUD that has been previously committed to Indian Trail Improvement District (ITID) to increase stormwater storage for the Acreage that is adjacent to their existing +550-acre drainage impoundment area, and to the east to an additional 448.63 acres of open space designated for water resources or agriculture.

Accommodating a larger contiguous mosaic of lands for water resources and/or agriculture provides more flexibility in addressing both water management challenges, and/or supporting agricultural production in Palm Beach County. Reducing density/intensity in an area where infrastructure is limited in exchange for increasing density in the AGR where infrastructure exists is prudent long-range planning.

Future land use plans evolve over time. The Applicant opines that the proposed Text Amendments result in better land use planning for both the Ag Reserve Tier and the Rural Tier, and thus are a benefit to Palm Beach County in totality. Via the 60/40 and 80/20 development options authorized in the Comprehensive Plan, over 7,100 acres have been preserved; meaning residential development approvals have resulted in three times as much land being preserved than was acquired by the County through the bond (and at no taxpayer expense). Development, therefore, has been the primary mechanism by which more land has been preserved in the Agricultural Reserve Area. The use of the WHO property for agriculture is not an efficient use of the property as it is bounded by the Urban/Suburban Tier to the south, Rio POCO to the north and State Road 7 to the east. As discussed above keeping environmentally sensitive lands and agriculture lands aggregated into larger tracts of land ensures efficiency.

- ***Inappropriateness of the adopted FLU designation.***

Applicant's Description: This application does not request a change to the WCR future land use designation as the designation is not inappropriate for the site.

G.2 Residential Density Increases

Per Future Land Use Policy 2.4-b the proposed FLUA amendment meets the required factors as follows:

- The applicant is not requesting to amend the current FLUA designation of WCR or for a residential density increase. The request is to modify the Conceptual Plan and reduce the number of dwelling units from 3,897 to 2,612.
- The proposed text changes will allow for an increase of residential units within the Ag Reserve Tier not originally contemplated by the Ag Reserve Master Plan. While the proposed text changes will allow for the increase of residential units within the Ag Reserve Tier, the approval of this application will reduce the number of residential units intended to be developed in totality throughout the County.

- ***Demonstrate a need for the amendment.***

Applicant's Description: This Future Land Use Atlas amendment application does not request a change to the WCR future land use designation, and the revised plan of development results in a decrease in the number of units. The revised plan of development that proposed to dedicate 1,600 acres to Palm Beach County for water resources or agricultural purposes, the resulting change to the design of the project necessitates an amendment to the Conceptual Plan. Pursuant to Policy 4.5-b, all development orders must be consistent with the Conceptual Plan. As the proposed plan of development is changing, this application seeks to modify the Conceptual Plan.

The proposed text amendment will allow for the increase of residential units within the Ag Reserve Tier and reduce the number of units being built within the Rural Tier. The need for additional density in areas of the County where services, jobs, and infrastructure are available is key to addressing the need for housing. Additionally, the proposed WHO will ensure an additional 277 units of workforce housing is available within an area of the County that has historically been developed with single family housing for those residents above the workforce housing income brackets.

- ***Demonstrate that the current FLUA designation is inappropriate.***

Applicant's Description: This Future Land Use Atlas amendment application does not request a change to the WCR future land use designation as the designation is not inappropriate for the site, and there is a proposed decrease in the number of units as a result of the revised plan of development. The proposed text amendments to create the WHO will allow development of a 60/40 residential PUD on the west side of State Road 7 on property bounded by residential development to the north, south and east. It is arguable that the use of agriculture on the property within the proposed WHO is inappropriate. Farming is most efficient when it is aggregated into large tracts of land not surrounded by residential uses. The original intent of the Agricultural Reserve Master Plan was to keep the farming uses in the central core of the Agricultural Reserve while providing a transition of density from the Urban/Suburban Tier boundaries to that central core. The proposed overlay will ensure that a transition area is accommodated while also protecting the environmentally sensitive lands further to the west of the WHO as well as in the WCRO.

- ***Explain why the Transfer of Development Rights, Workforce Housing, and/or Affordable Housing Programs cannot be utilized to increase density.***

Applicant's Description: The Owner/Applicant is not requesting any additional density than that permitted by the WCR designation. No utilization of the above density bonus programs is proposed although the Applicant is proposing to provide 277 workforce housing units within the WHO. In totality, the number of workforce housing units throughout the County will increase with this proposal.

	WHP Units based on Current Entitlement	Proposed	Change
Indian Trails Grove PUD	390	261	-129
Hyder West Preserve	0	277	+277
Total	390	511	+148

G.3 - Compatibility

Provide written data and analysis to demonstrate compatibility with the surrounding and adjacent land uses.

Applicant's Description: Compatibility is defined in the County's Unified Land Development code as: *"Land uses that are congruous, similar and in harmony with one another because they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar, contradictory, incongruous, or discordant activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise, vibration, smoke, hazardous odors, radiation, function and other land use conditions."*

Based on this definition and accepted growth management ideals, the proposed amendment to revise the proposed plan of development and change the Conceptual Plan does not cause the project to be incompatible with the surrounding uses and adjacent lands. It will not create or foster undesirable effects. The Conceptual Plan has been previously found to be compatible with surrounding uses. This request to modify the plan to reduce the land area, density and intensity, and reconfigure the development does not adversely affect its compatibility to those uses.

The project continues to be designed in a manner that creates an appropriate transition and separation between the proposed development and the J.W. Corbett Wildlife Management Area thereby protecting it from any potential impact from the project. And although there are no on-site natural features that warrant preservation, the project provides a minimum of 77.85% of the site as Required Open Space, with more than 50 percent of the site being retained in Exterior Open Space. This includes areas for water resources and agricultural production, and other perimeter open space uses such as lakes, greenway buffers and trails. This Exterior Open Space is in addition to the Interior Open Space areas located within the developable portion of the project. As a result of both the Exterior Open Space and Interior Open Space, only 1/3 of the overall site is eligible for use as a vertical development area.

By strategically locating more than 50 percent of the open space on the perimeter of the site, the adjoining State-owned Moss property and Corbett WMA are protected from further encroachment of residential development. The amended Conceptual Plan contributes to the better storage

and/or distribution of storm-water in the general area. The project promotes the conservation of water and energy by concentrating the developable portion of the site to less than one-half of the overall, the master plan promotes conservation of water and energy through site design. The proposed conveyance of 1,600 acres to PBC for water resources and/or agricultural uses, along with 448.630 acres of retained area for agricultural or water resources, and dedication of 640.00 acres for the Indian Trails Improvement District (ITID) along the western limits of the site, the resulting development pattern reduces the travel distance to the on-site centers and civic areas for shopping, work, and recreation, which reduces energy consumption. The clustering of units onto a smaller portion of the site, as opposed to a development pattern of 1 unit per 1.25 acres over the entirety of the site, results in a more compact development pattern. The development plan continues to be designed to concentrate development on a smaller footprint of the site (again less than 50 percent) through the clustering of units, density range, allocation of non-residential uses throughout the development plan, and the transition of uses from the core to the perimeter. Through these measures, a more balanced development pattern is created than that which exists exterior to the site.

As previously mentioned, the proposed WHO is located immediately to the north of the Urban/Suburban Tier and immediately to the south of the Rio Poco community. Development of residential uses within this proposed Overlay is more compatible with the existing surrounding residential uses than the site's existing agriculture use, and will serve as a transition area from the Urban/Suburban Tier to the agriculture uses further to the north within the Ag Reserve Tier.

G.4 -Comprehensive Plan

The applicant has the option of including written data and analysis to demonstrate consistency with specific objectives and policies in the Comprehensive Plan, and Special Plans or Overlays identified in the Future Land Use Element.

Applicant's Description: The Future Land Use (FLU) designation for the site was established by application LGA 2016-017 (Ordinance 2016-041), changing the designation from AP, in part, and RR-10, in part, to Western Communities Residential (WCR) in whole. The WCR land use requires that a site-specific FLUA Conceptual Plan be adopted as part of the WCR Future Land Use, reflecting the proposed development program, which can only be revised through the FLUA amendment process. This application includes a Privately Initiated Comprehensive Plan Text Amendment to various Policies to establish a new option for preserve and density assignments in the Agricultural Reserve Tier for sites associated with land dedications in the Rural Tier, and is being processed concurrently with numerous other zoning applications.. The new set of Policies will allow land area in the Western Communities Residential Overlay (WCRO) and within the Western Communities Residential future land use (WCR) to be dedicated to the County, and that land area contribute towards the preserve area and density assignments for Agricultural Reserve Planned Developments (AGR-PUDs) in the Agricultural Reserve. The proposed modifications to the plan of development and the Conceptual Plan are to be in compliance with Policies 4.5-b and d of Objective 4.5.

This amendment is in compliance with **Objective 1.11, Western Communities Residential Overlay** and **Objective 4.5, Western Communities Residential**, as proposed to be amended via the aforementioned text amendment. The project was found to be consistent with the Comprehensive Plan when the FLU of WCR was adopted in 2016, and continues to be consistent with the following objectives and policies with the revised plan of development:

- **County Directions**

1. *Livable Communities.*
2. *Growth Management.*
4. *Land Use Compatibility.*
5. *Neighborhood Integrity*
10. *Level of Service Standards*
11. *Linear Open Space and Park Systems*
12. *Environmental Integrity*
13. *Design*
14. *A Strong Sense of Community*
15. *Agricultural and Equestrian Industries*

- **FLUE Policy 1.4-a:** The County shall protect and maintain the rural residential, equestrian and agricultural areas within the Rural Tier
- **FLUE Policy 1.4-g:** Non-residential development shall be designed in the form of a Traditional Marketplace, or the development shall comply with rural design standards in the ULDC to ensure protection of the character of the Tier and to minimize impacts on adjacent neighborhoods. Standards for Traditional Marketplace Development shall also reflect the scale and character of the Rural Tier.
- **FLUE Policy 1.4-h:** The County shall promote the development of central community places where feasible, considering the existing development pattern, by clustering and collocating neighborhood commercial uses, day care, places of worship, and public community-serving uses. Community-serving uses may include, but are not limited to, a mix of government satellite offices, meeting space, schools, parks and recreation facilities, and libraries. Buildings in these central community places should be sited to form a public common or green space for community use. Site planning, building orientation, architectural treatment, and landscaping of non-residential development should reflect the character of a rural community.
- **FLUE Policy 1.4-i:** Future development in the Rural Tier shall be consistent with native ecosystem preservation and natural system restoration, regional water resource management protection, and incorporation of greenway/linked open space initiatives.
- **FLUE Objective 2.1:** PBC shall designate on the FLUA sufficient land area in each land use designation to manage and direct future development to appropriate locations to achieve balanced growth.
- **FLUE Policy 2.1-g:** The County shall use the County Directions in the Introduction of the Future Land Use Element to guide decisions to update the Future Land Use Atlas, provide for a distribution of future land uses in the unincorporated area that will accommodate the future population of Palm Beach County, and provide an adequate amount of conveniently located facilities and services while maintaining the diversity of lifestyles in the County.

This proposed Comprehensive Plan Text Amendment is consistent with the intent, objectives and policies of the Comprehensive Plan as follows:

- **County Goals**

Goal 1. Strategic Planning. It is the goal of Palm Beach County to recognize the diverse communities within the County, to implement strategies to create and protect quality livable communities respecting the lifestyle choices for current residents, future generations, and visitors, and to promote the enhancement of areas in need of assistance.

Response: *The Indian Trails Grove property is ideally located to provide critical connections between various water bodies with the potential to contribute to enhancing water resources*

for all residents of Palm Beach County. The proposed text amendment will reduce the number of residential units within the Rural Tier and provide additional land for regional water resources. The creation of the WHO will allow for additional development in the Agricultural Reserve Tier, which is a Limited Urban Service Area (LUSA) where services are already available. The proposed WHO will also provide for the development of workforce housing within the Tier. The Agricultural Reserve Tier has historically been developed with single family homes that are not attainable to middle income and low-income residents. This Overlay and Future Land Use amendment will ensure that residents with variable income levels have the opportunity to live within the Agricultural Reserve Tier.

Goal 2. Land Planning. It is the goal of Palm Beach County to create and maintain livable communities, promote the quality of life, provide for a distribution of land uses of various types, and at a range of densities and intensities, and to balance the physical, social, cultural, environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and improves the quality of the natural and manmade environment, respects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities and services.

Response: *The proposed text and future land use atlas amendment will contribute to improvements of the environmental and economic needs of the County. As evidenced by previous BCC discussion and proposed bond funded initiatives, housing and water quality/supply are at the epicenter of County priorities. With these proposed changes, workforce housing units within the Agricultural Reserve Tier will be constructed. Additionally, the transfer of density from Indian Trails Grove will allow for the conveyance and preservation of significant land that is anticipated to contribute to water supply/quality needs of the County residents. Therefore, approval of this one application would contribute to addressing the two top priorities of the Board of County Commissioners and contribute to good planning practices.*

Goal 3. Service Areas and Provision of Services. It is the goal of Palm Beach County to create and maintain livable communities, promote the quality of life, provide for a distribution of land uses of various types, and at a range of densities and intensities, and to balance the physical, social, cultural, environmental and economic needs of the current and projected residents and visitor populations. This shall be accomplished in a manner that protects and improves the quality of the natural and manmade environment, respects and maintains a diversity of lifestyle choices, and provides for the timely, cost-effective provision of public facilities and services.

Response: *The proposed text and future land use amendments would allow for additional development on a parcel of land that is bounded by the Urban/Suburban Tier to the south and Rio POCO to the north, which was a neighborhood in existence prior to the creation of the Agricultural Reserve Tier. Development within the proposed WHO would serve as a transition between the Urban/Suburban Tier and the Agricultural Reserve Tier, and more specifically between two residential communities with larger lots to the north and smaller lots to the south. Although located on the west side of State Road 7 (as is Stonebridge Golf and Country Club to the north and Rio POCO to the south), development on this Property better utilizes existing public services and facilities than any proposed development within the Rural Tier, where water, sewer and roadway infrastructure is more limited.*

Goal 5. Natural and Historic Resource Protection. It is the goal of Palm Beach County to provide for the continual protection, preservation, and enhancement of the County's various

high quality environmental communities and historic resources for the benefit of its current and future residents and visitors.

Response: *As previously indicated and further expanded upon later in this justification statement, allowing additional density to be relocated out of the Rural Tier into the WHO will contribute to the preservation and enhancement of regional water resources for Palm Beach County.*

- **County Objectives**

Sub-Objective 1.1.1. Climate Change. Palm Beach County shall adopt, implement, and encourage strategies which increase community resiliency and protect property, infrastructure, and cultural and natural resources from the impacts of climate change, including sea level rise, changes in rainfall patterns, and extreme weather events.

Response:

The proposed text and site-specific amendments will allow for the implementation of strategies to combat climate change. Water supply, storage and quality has become a concern of expanding regional significance. Providing 1,600 acres of land to the County within Indian Trails Grove, in addition to the 640 acres previously allocated to ITID, will put 2,240 acres of land in public control that can be used to improve the conveyance of cleaner water via the adjacent canals, potentially afford the opportunity to address storage of water during periods of inundation, and promote improving water quality. The increase in open space and resulting reduction in the ITG PUD development area and reduction in the number of units will reduce impacts on, and need for new infrastructure. The WHO will allow for development to occur in a built area where infrastructure already exists, maximizing its efficiency and preserving and protecting natural resources elsewhere in the County where they have the potential to implement strategies to combat climate change.

Objective 1.4. Rural Tier. Palm Beach County shall plan for the impacts of growth outside of the Urban Service Area, recognizing the existence of both large undeveloped tracts as well as areas containing densities equal to or less than 1 dwelling unit per 5 acres established prior to the adoption of the 1989 Comprehensive Plan located in proximity to environmentally sensitive natural areas while protecting the Rural Tier lifestyle. The Rural Tier shall be afforded rural levels of service, except in special planning areas such as, but not limited to, the Western Communities Residential Overlay (WCRO).

Response: *The County initially created the WCRO within the Rural Tier as a method to provide a transition from the Rural Tier to the newly formed City of Westlake. The transition was necessary to accommodate the pressure for new housing opportunities within the vicinity of the City of Westlake. Since that time, it has become evident that water supply and water quality has become a resource of expanding regional significance. Approval of the proposed text and future land use atlas amendments will ensure the protection of 1,600 acres of land under County ownership and control within the Rural Tier, while relocating approved density to another area of the County where urban services are readily available and where jobs and shopping opportunities are located within close proximity.*

Objective 1.5. Agricultural Reserve Tier. Palm Beach County shall preserve the unique farmland and wetlands in order to preserve and enhance agricultural activity,

environmental and water resources, and open space within the Agricultural Reserve Tier. This shall be accomplished by limiting uses to agriculture and conservation with residential development restricted to low densities and non-residential development limited to uses serving the needs of farmworkers and residents of the Tier. The Agricultural Reserve Tier shall be preserved primarily for agricultural use, reflecting the unique farmlands and wetlands within it.

Response: The proposed text and future land use amendments would allow for additional development on a parcel of land that is bounded by the Urban/Suburban Tier to the south (Stonebridge Golf and Country Club) and Rio POCO (which was a neighborhood in existence prior to the creation of the Agricultural Reserve Tier) to the north, as well as, multiple 60/40 AGR PUD developments on the east side of State Road 7 (Boca Bridges, Seven Bridges, The Oaks, Saturnia Isles and Dakota). Development within the proposed WHO would serve as a transitional development between the Urban/Suburban Tier and the Agricultural Reserve Tier for those preservation lands located north of Rio POCO, Tierra Del Ray South and Tierra Del Ray North. Although located on the west side of State Road 7, development on this Property better utilizes existing public services and facilities, and provides a better transition of uses and development intensity rather than an isolated tract of land utilized for agriculture purposes abutting multiple existing residential communities contained within both the Urban/Suburban Tier and the Agricultural Reserve Tier.

Future land use plans evolve over time. The Applicant opines that the Text Amendments proposed result in better land use planning for both the Ag Reserve Tier and the Rural Tier, and thus are a benefit to Palm Beach County in totality. Via the 60/40 and 80/20 development options authorized in the Comprehensive Plan, over 7,100 acres have been preserved; meaning RESIDENTIAL development approvals have resulted in THREE TIMES as much land being preserved than was acquired by the County through the bond (and at no taxpayer expense). DEVELOPMENT, therefore, has been the primary mechanism by which MORE land has been preserved in the Agricultural Reserve Area.

Objective 1.11. Western Communities Residential Overlay. The Western Communities Residential Overlay (WCRO) enables the appropriate transition between rural/suburban development, preservation and conservation areas while allowing for residential development at a density that is compatible with the surrounding area. The WCRO achieves compatibility with the existing residential development pattern in the surrounding area and remediates the historic land use imbalance in the central western communities and provides other regional benefits.

Response: *The County initially created the WCRO within the Rural Tier as a method to provide a transition from the Rural Tier to the newly formed City of Westlake. The transition was necessary to accommodate the pressure for new housing opportunities within the vicinity of the City of Westlake. Since that time, it has become evident that water supply and water quality has become a resource of expanding regional significance. Approval of the proposed text and future land use atlas amendments will ensure the protection of 1,600 acres of land under County ownership and control within the Rural Tier while relocating approved density to another area of the County where urban services are readily available and where jobs and shopping opportunities are located within close proximity. Revising the Indian Trails Grove entitlement to move residential dwelling units farther away from the City of Westlake will*

ensure a better transition and use of land while preserving and conserving lands that are critical to the management of regional water resources within the County.

Objective 2.1. Balanced Growth. Palm Beach County shall designate on the Future Land Use Atlas sufficient land area in each land use designation to manage and direct future development to appropriate locations to achieve balanced growth. This shall be done to plan for population growth and its need for services, employment opportunities, and recreation and open space, while providing for the continuation of agriculture and the protection of the environment and natural resources through the long-range planning horizon.

Response: *With these proposed amendments, workforce housing units within the Agricultural Reserve Tier will be constructed. Additionally, the transfer of density from Indian Trails Grove to the AGR will allow for the conveyance and preservation of significant land that is anticipated to contribute to water supply/quality needs of the County residents. Therefore, approval of this one application would contribute to addressing the two top priorities of the Board of County Commissioners, and contribute to good planning practices as well as ensure that growth is kept to areas where services and public infrastructure is more readily available.*

Objective 3.1 Service Areas – General. Palm Beach County shall establish graduated service areas to distinguish the levels and types of services needed within a Tier, consistent with sustaining the characteristics of the Tier. These characteristics shall be based on the land development pattern of the community and services needed to protect the health, safety and welfare of residents and visitors; and, the need to provide cost effective services based on the existing or future land uses.

Response: *The Agricultural Reserve Tier is a Limited Urban Service Area (LUSA) where public infrastructure is more readily available. The proposed WHO will be on a parcel of land situated between the Urban/Suburban Tier and a residential subdivision that pre-existed the creation of the Ag Reserve. Allowing development of property where services are available provides a better transition of uses and development intensity rather than an isolated tract of land utilized for agriculture purposes abutting two residential communities, the Urban/Suburban Tier (Stonebridge Golf and Country Club) and existing 60/40 development areas east of State Road 7 (Boca Bridges, Seven Bridges, The Oaks, Saturnia Isles, and Dakota).*

- **County Policies**

Policy 2.1-a: The future land use designations, and corresponding density and intensity assignments, shall not exceed the natural or manmade constraints of an area, considering assessment of soil types, wetlands, flood plains, wellfield zones, aquifer recharge areas, committed residential development, the transportation network, and available facilities and services. Assignments shall not be made that underutilize the existing or planned capacities of urban services.

Response: *The proposed changes to the Comprehensive Plan will create a new Overlay within the Agricultural Reserve Tier, and amend Objectives and Policies of the Agricultural Reserve, WCRO Overlay, and WCR land use. There is no change in the future land use designation for the lands within the Agricultural Reserve Tier, WCRO Overlay or WCR designated lands. The permitted density and intensity, therefore, do not exceed the natural or manmade constraints of the area. Approval of these changes will result in the conveyance of 1,600 acres from the Indian Trails Grove Planned Unit Development to Palm Beach County*

that could provide water resource/agriculture regional benefits to the residents of Palm Beach County. The regional benefits as a water resource include (either alone or in combination with connections to nearby properties and canals), water storage, water filtration, and/or flow ways that will be beneficial in assisting with saltwater intrusion to the Loxahatchee River, decreased harmful discharges to the Lake Worth Lagoon and Grassy Waters Preserve, and water storage for flood mitigation.

G.5. - Florida Statutes

The following is optional data and analysis to demonstrate consistency with Chapter 163.3177, F.S.

Applicant's Description: The Indian Trails Grove amendment (LGA 2016-017) was found to be consistent with the Florida Statutes when adopted in 2016, and continues to meet the criteria with the revised plan of development.

Florida law requires that Comprehensive Plans and Plan Amendments discourage the proliferation of urban sprawl. § 163.3177(6)(a)9., F.S. By statutory definition, urban sprawl means “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner and failing to provide a clear separation between urban and rural uses.” § 163.3164(51), F.S. Florida law further provides that a plan amendment that incorporates at least four of eight statutory criteria “shall be determined to discourage the proliferation of urban sprawl.” § 163.3177(6)(a)9.b., F.S.

A sprawl analysis of proposed development in the Central Western Communities must begin with consideration of the planning context of that portion of Palm Beach County. The site is at the western edge of the Acreage, a residential community consisting of approximately 15,000 single-family lots. There are limited commercial opportunities in the area and many of the non-arterial roadways are dirt roads which turn into dead ends. The community was developed in a grid like pattern and is comprised entirely of single-family homes on a minimum of 1¼-acre lots. The site is bordered on the north and west sides by State-owned land that will never be developed.

Public facilities are a major concern. The vast majority of the homes are served by wells and septic tanks, and there are virtually no water bodies in the area to address drainage. As a result, the area is prone to flooding during heavy storms. In the early 1990s, the area was exempted from transportation concurrency, which meant that all homes built in the area no longer had to meet the County's traffic performance standards. This exemption resulted in many homes being built, notwithstanding the amount of traffic generated by new residents. With limited job opportunities in the area due to the paucity of nonresidential development, most workers must leave the area in the morning and return home at night.

As the Central Western Communities grew, Palm Beach County began studying the area to determine how best the remaining large undeveloped parcels--including the +5,000-acre site of Indian Trails Grove--would fit into the community and remediate the land use imbalance caused by the overwhelming predominance of single-family residences in The Acreage. The objective was to ameliorate the existing pattern of development by

providing more commercial opportunities, varied housing types, and a job base in conjunction with any residential development. The County first studied the area with the Midlands Study, which was completed in 1989. This was followed up by the Acreage Neighborhood Plan in 1995, the Loxahatchee Groves Neighborhood Plan in 1996, the Managed Growth Tier in 1999, and the Central Western Communities Sector Plan from 1999-2007, including the Central Western Communities Sector Plan Remedial Amendment prepared by Palm Beach County to address compliance issues with that Sector Plan, but which was withdrawn before going into effect. This prior planning work found ways to remediate the existing sprawl pattern while taking steps to ensure new development would be compatible with it.

In 2016, the Applicant took great care in designing the Indian Trails Grove community utilizing principles contained in the Central Western Communities Sector Plan Remedial Amendment, which were intended to remediate the existing sprawl pattern and complement the development pattern of the Minto West project, now known as the City of Westlake. These design standards also intended to make Indian Trails Grove compatible with the surrounding density of only 0.8 units per acre. The design principles required setting aside land that would not be used for development. With the applicant preserving over two-thirds of the site in open space, the area remaining for vertical development will be more compact with various commercial nodes, office, and light industrial uses provided to service the proposed residential units. Land was allocated for use as civic sites, both public and private, schools, parks, a fire station, religious institutions, and such services as day care. This amendment eliminates any private civic sites. Through the extensive trail systems and interconnectivity, the design of the community will encourage walkability. Over 40 percent of the community is within a one-half mile radius of a commercial node and over two-thirds of the residents will be within a one-quarter mile radius of an amenity (commercial, recreation, or civic site). A 640-acre parcel was dedicated to the Indian Trail Improvement District (ITID) to alleviate the historic drainage problems in The Acreage, which in turn will allow streets and home sites within the upper basin of The Acreage to drain quicker.

The proposed West Hyder Overlay is also consistent with *Chapter 163.3177, F.S.* as the Overlay will apply to a geographic area that is more suburban in character than agricultural. There are existing residential developments on three sides of the site. Stonebridge Golf and Country Club to the south is comprised of a golf course and single-family lots developed in a traditional suburban golf course layout. The community of Rio POCO is to the north and is comprised of approximately 1.25-acre single family lots. To the east of the Overlay is State Road 7, currently developed with 6 travel lanes and a major thoroughfare road heading north and south. East of State Road 7 and the Overlay is Seven Bridges and Boca Bridges, comprised of single-family lots approximately .25 acres in size. North and south of these communities are other 60/40 AGR PUD development areas (The Oaks, Saturnia Isles and Dakota). All of these communities have sidewalks, recreation areas and vehicular and pedestrian connections to State Road 7.

The Indian Trails Grove and West Hyder Overlay Comprehensive Plan Text and Future Land Use Amendments discourage the proliferation of urban sprawl because it satisfies all thirteen (13) of the following criteria, as set forth in *Chapter 163.3177(6)(a)9.a., F.S.*

- I. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

Applicant's Description: The proposed modifications to the WCR conceptual plan of development continues to be designed with a mix of uses, including community serving commercial and civic uses that will not only service residents of Indian Trails Grove, but also residents in The Acreage. The proposed text amendment will allow for the development of additional dwelling units within the Ag Reserve Tier, where urban services are available. It will also provide for civic, government services, and educational uses, workforce housing and parks and therefore will not promote a single-use development.

- II. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

Applicant's Description: All of the surrounding lands of the WCRO and WHO continue to be either developed, under development or will not be developed as they are owned by government and are designated conservation areas.

- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*

Applicant's Description: The proposed modifications to the Comprehensive Plan text and ITG plan of development do not further isolate the site nor create a strip or ribbon pattern of development. It continues to be a planned development with open space and buffering on the perimeter, commercial and civic nodes at strategic locations, and residential pods connected internally and externally by trail corridors. The West Hyder Overlay (WHO) is located immediately to the north of the Urban/Suburban Tier boundary, and to the south and west of other pre-existing residential developments. The proposed overlay would contribute to an orderly development pattern that will utilize the existing services and public infrastructure.

- IV. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

Applicant's Description: The proposed modifications to the Comprehensive Plan text and ITG plan of development continues to protect and enhance environmentally sensitive areas. The proposed change in the program to dedicate 1,600 acres to Palm Beach County for water resources or agriculture furthers this protection.

- V. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*

Applicant's Description: The proposed modifications to the Comprehensive Plan text and ITG plan of development continues to protect and enhance environmentally sensitive areas. The proposed change in the program to dedicate 1,600 acres to Palm Beach County for water resources or agriculture furthers this protection.

VI. Fails to maximize use of existing public facilities and services.

Applicant's Description: The proposed modifications to the Comprehensive Plan text and ITG plan of development will result in a decrease in demand for public facilities and services within the Rural Tier where minimal existing public services and facilities exist. The proposed text changes will ensure that the additional dwelling units within the Ag Reserve Tier will maximize the utilization of the existing public facilities and services.

VII. Fails to maximize use of future public facilities and services.

Applicant's Description: The proposed modifications to the Comprehensive Plan text and ITG plan of development will result in a decrease in demand for public facilities and services within the Rural Tier. In conjunction with the 2016 FLU adoption and 2019 Development Order, conditions of approval to construct new public facilities and services were imposed. As a result, with the decrease in density and intensity, it is anticipated that the level of new public facilities will also be decreased, however still their use will be maximized. The proposed text changes will ensure that the additional dwelling units within the Ag Reserve Tier will maximize the utilization of the existing public facilities and services.

VIII. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Applicant's Description: The proposed modifications to the Comprehensive Plan text and ITG plan of development do not significantly alter or increase the cost of providing public services within the Ag Reserve Tier. The cost of providing public services to the Rural Tier will be reduced as there will be less density and intensity in an area of the County previously developed with residential uses accessing unpaved roads, septic tanks and wells.

IX. Fails to provide a clear separation between rural and urban uses.

Applicant's Description: The proposed modifications to the Comprehensive Plan text and ITG plan of development does not result in the failure to continue to provide a clear separation. The Rural Tier will continue to build out with ITG serving as a transition between the City of Westlake and the more rural residential and conservation uses as previously approved. The proposed West Hyder Overlay (WHO) will allow for development to be located between two existing suburban residential projects and contribute to an orderly development pattern.

X. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Applicant's Description: The proposed modifications to the ITG plan of development does not discourage or inhibit infill development or redevelopment on the surrounding properties. The proposed Comprehensive Plan text amendment will encourage infill development as the West Hyder Overlay is located north of the Urban/Suburban Tier, immediately south of other existing residential developments thus contribute to an orderly development pattern.

XI. Fails to encourage a functional mix of uses.

Applicant's Description: The proposed modifications to the Comprehensive Plan text and plan of development does not result in a failure to continue to provide a functional mix of uses.

XII. Results in poor accessibility among linked or related land uses.

Applicant's Description: The proposed modifications to the Comprehensive Plan text and plan of development does not results in poor accessibility within or externally to land uses.

XIII. Results in the loss of significant amounts of functional open space.

Applicant's Description: The proposed modifications to the Comprehensive Plan text and plan of development does not result in the loss of functional open space. In fact, it significantly increases the amount of consolidated open space.

The proposed text amendment to create the West Hyder Overlay, and the Indian Trails Grove conceptual plan amendment continues to discourage the proliferation of urban sprawl because it satisfies at least four (4) of the eight (8) following criteria, as set forth in *Chapter 163.3177(6)(a)9.b., F.S.*

I. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Applicant's Description: The proposed modifications to the text and plan of development continues to locate areas for economic growth and land development in a logical and orderly manner, and protects and enhances natural resources and ecosystems. The dedication of 1,600 acres for water resources or agriculture will be a benefit to the geographic area. The WHO will allow for development to occur where services and public infrastructure are currently available and can support the proposed development.

II. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Applicant's Description: The proposed modifications to the text and plan of development continue to promote the efficient and cost-effective provision of public infrastructure and services. The development area continues to be consolidated, and dedication for education and public services continue to be incorporated in the plan of development.

III. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

Applicant's Description: The proposed modifications to the text and ITG plan of development continue to promote a walkable and connected community through continuous paved pedestrian/bicycle pathways and paved sidewalks. The development area continues to be compact, with more than two-thirds of the residential units being located within one quarter-mile radius of commercial, civic, or recreation uses, with one-quarter mile to one-half mile being generally accepted as "walkable clusters". Development of the WHO property between two existing residential communities will ensure infrastructure connectivity and provision of public infrastructure along a major right-of-way. Additionally, the Applicant is proposing to connect the

new residential community with the residential community to the south via pedestrian and vehicular connections.

IV. Promotes conservation of water and energy.

Applicant's Description: The proposed modifications to the text and ITG plan of development will allow and continue to promote conservation of water and energy through the clustering of the development area on less than 50% of the WCRO site, and the expansion of land dedicated for water resources or agricultural.

V. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Applicant's Description: The proposed modifications to the text and ITG plan of development continue to preserve lands for agricultural areas and will increase the opportunity through the dedication of 1,600 acres to Palm Beach County for water resources or agricultural uses. The clustering of development on less than 50 percent of the WCRO site also serves to preserve existing farmland in an area where farmland can be aggregated into an efficient area for farming.

VI. Preserves open space and natural lands and provides for public open space and recreation needs.

Applicant's Description: The proposed modifications to the text and ITG plan of development continue to preserve open space and natural lands and provides for public open space and recreation needs within the WCRO. The land use atlas map amendment provides for additional open space for water resources or agriculture and continues to provide open space and recreation for the public and residents. The proposed WHO will provide for additional civic area to be dedicated to Palm Beach County for public infrastructure purposes as needed.

VII. Creates a balance of land uses based upon the demands of the residential population to the nonresidential needs of an area.

Applicant's Description: The proposed modifications to the text and ITG plan of development continue to provide a balance of land uses based on the demands of the existing residential population in The Acreage and the proposed residents in Indian Trails Grove. There is a reduction in non-residential intensity corresponding with the reduction in dwelling units. The proposed WHO will accommodate additional residential units in an area of the County already served by roads, utilities and other public infrastructure. The County is experiencing a housing crisis because there is not enough market rate or workforce housing stock in this area to supply the increasing demand. These changes will accommodate that demand in an appropriate area of County that can support the increase of residential units.

VIII. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Applicant's Description: The proposed modifications to the text and ITG plan of development continue to provide for a consolidated pattern of development that incorporates commercial and community services, public services and an integrated network of streets, trails and trolley routes. Reducing the density in the Rural Tier lessens the impacts of low density residential in an area underserved by roads and public infrastructure therefore lessening the Urban Sprawl previously approved with the WCRO and, in turn, committing significant land holding to a continuing and emerging public need for water resources. Locating residential development within the WHO will ensure development within an area already served by utilities, roads, schools, and other public infrastructure.

B. SURROUNDING USES

Adjacent Lands	Use	Future Land Use	Zoning
North	Conservation	Conservation (CON)	Conservation (CON)
	Residential	Rural Residential, 1 unit per 2.5 acres (RR-2.5)	Agricultural Residential (AR)
	Public Park	Rural Residential, 1 unit per 10 acres (RR-10)	Public Ownership (PO)
South	Agricultural Production	Rural Residential, 1 unit per 10 acres (RR-10)	Agricultural Production (AP)
	Residential	Rural Residential, 1 unit per 10 acres (RR-10) and Rural Residential, 1 unit per 5 acres (RR-5)	Agricultural Residential (AR)
East	Residential	Rural Residential, 1 unit per 2.5 acres (RR-2.5)	Agricultural Residential
	Public Middle/Elementary Schools	Rural Residential, 1 unit per 10 acres (RR-10)	Agricultural Residential (AR)
	Proposed Mixed Use	Agricultural Enclave (AGE)	Traditional Town Development (TDD)
West	Utilities	Agricultural Production (AP)	Agricultural Production (AP)
	Conservation	Agricultural Production (AP)	Agricultural Production (AP)

Below is a description of the uses on the adjacent properties (or those on the other side of abutting R-O-W's) to the north, south, east and west of the subject property.

North: There are 2 existing parcels that lie directly north and include approximately 25 acres that are utilized for canal and drainage purposes, and are owned by the Indian Trail Improvement District (ITID). The FLUA designation is RR-10 with an AP Zoning District. Beyond the canal lies the J.W. Corbett Wildlife Management Area including over 60,000 acres of conservation area. Some of the uses within the conservation area include; drainage, hunting, birding, hiking,

camping, and horseback riding. The aforementioned J.W. Corbett Wildlife Management Area also includes a rather large parcel directly north of the north central subject Pod, all including a FLUA designation of CON (Conservation). Also to the Northeast are 7 residential parcels along with a 62-acre Park owned by Palm Beach County (District Park F, aka County Pines Recreational Complex at Samuel Friedland Park). In addition, there is an existing 60-acre undeveloped parcel owned by the School District of Palm Beach County. These properties either have a FLUA designation of RR-2.5 or RR-10 with either a PO Zoning District or an AR Zoning District.

South: There are 7 residential / agricultural parcels ranging from 5 acres to 20 acres in size with a FLUA designation of either RR-5 or RR-10 and are within the AR Zoning District. In addition, there is approximately 1,265 acres supporting agricultural operations with a FLUA designation of RR-10 and with an AP or AR Zoning District. There are two parcels comprising 16.28 acres that are utilized for drainage, and there are 2 additional parcels owned by Florida Power and Light which are utilized for utility purposes.

East: Across 180th Avenue North (a 100' ingress/egress easement) are a variety of residential parcels with a minimum lot size of 1.25 acres. All have a FLUA designation of RR-2.5 and are within the AR Zoning District. Directly to the east of the southeast section of the subject property are two parcels that equate to 58.82 acres, both owned by the School District of PBC. These parcels support the existing Frontier Elementary School and Osceola Creek Middle School. These parcels have a FLUA designation of RR-10 and are within the AR Zoning District. Residential single-family lots within what is commonly referred to as The Acreage are noted on the PMP as "Royal Palm Beach Acreage" – Unrecorded Plat.

West: There are 4 parcels totaling approximately 1,079 acres owned by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. These parcels have a FLUA designation of AP, are within the AP Zoning District and are part of the J.W. Corbett Wildlife Management Area. In addition, there is a parcel containing approximately 773 acres known as the Indian Trails Grove Impoundment Area that provides additional storage for flood control for the general area. The L-8 Canal is owned by the South Florida Water Management District. All have a FLUA designation of AP within the AP Zoning District.

On behalf of the applicant, GL Homes, UDS, and JMorton respectfully request approval of this amendment. The project managers at GL Homes are Kevin Ratterree and Gladys Digirolamo who can be reached at (954) 753-1730 or via email at kevin.ratterree@glhomes.com and gladys.digirolamo@glhomes.com. At Urban Design Studio, project managers are Collene Walter and Sandra Megrue who can be reached at (561) 366-1100 or via email at cwalter@udsflorida.com and smegrue@udsflorida.com. At JMorton Planning & Landscape Architecture, project managers are Jennifer Morton and Lauren McClellan who can be reached at (561) 500-5060 or via e-mail at jmorton@jmortonla.com and lmcclellan@jmortonla.com. Please contact the agent with any questions or for additional information in support of the requested applications.

Exhibit 3-C
Applicant's Disclosure of Ownership Interest

PALM BEACH COUNTY - ZONING DIVISION

FORM # 08

DISCLOSURE OF OWNERSHIP INTERESTS - APPLICANT

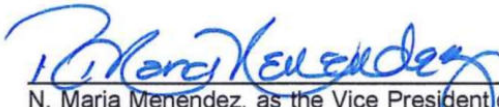
TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE
DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, this day personally appeared N. Maria Menendez, hereinafter referred to as "Affiant," as the Vice President of Palm Beach West I Corporation, a Florida corporation, the general partner of Palm Beach West Associates I, LLLP, a Florida limited liability limited partnership, who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Vice President of Palm Beach West I Corporation, a Florida corporation, the general partner of Palm Beach West Associates I, LLLP, a Florida limited liability limited partnership (the "Applicant"). Applicant seeks Comprehensive Plan amendment or Development Order approval for the real property legally described on the attached Exhibit "A" (the "Property").
2. Affiant's address is 1600 Sawgrass Corporate Parkway, Suite 400, Sunrise, Florida 33323.
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Applicant. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy and will be relied upon by Palm Beach County in its review of Applicant's application for Comprehensive Plan amendment or Development Order approval. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of the Applicant.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Applicant that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and, to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

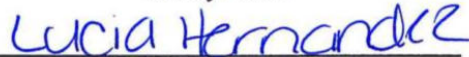


N. Maria Menendez, as the Vice President of Palm Beach West I Corporation, a Florida corporation, the general partner of Palm Beach West Associates I, LLLP, a Florida limited liability limited partnership

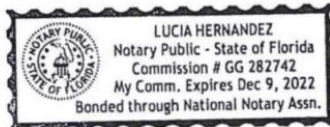
The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 27th day of December 2021, by N. Maria Menendez, as the Vice President of Palm Beach West I Corporation, a Florida corporation, the general partner of Palm Beach West Associates I, LLLP, a Florida limited liability limited partnership, [X] who is personally known to me or [] who has produced _____ as identification and who did take an oath.



Notary Public



(Print Notary Name)



NOTARY PUBLIC

State of Florida at Large

My Commission Expires: 12/09/22

Indian Trails Grove (Overall)

LEGAL DESCRIPTION:

PARCEL 1:

A PARCEL OF LAND LYING IN SECTIONS 19, 20, 21, 22, 27, 30, 31, THE SOUTH HALF OF SECTIONS 17 AND 18, AND THE NORTH HALF OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 40 EAST, AND SECTIONS 25 AND 26, TOWNSHIP 42 SOUTH, RANGE 39 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF SECTIONS 19, 20, 21, 22, 27 AND 30; TOGETHER WITH THE SOUTH ONE-HALF (S 1/2) OF SECTIONS 17 AND 18; ALL THAT PART OF SECTION 31 LYING NORTH AND EAST OF THE 660 FOOT FLORIDA POWER & LIGHT COMPANY RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 2431, AT PAGE 1704 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND THE NORTH ONE-HALF (N 1/2) OF SECTION 34, ALL IN TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.

LESS AND NOT INCLUDING THE FOLLOWING DESCRIBED PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 4004, AT PAGE 136 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

THE NORTH 135 FEET OF THE SOUTH 1/2 OF SECTIONS 17 AND 18, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.

ALSO LESS AND NOT INCLUDING THE FOLLOWING DESCRIBED PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 9363, AT PAGE 813 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

PARK

THE PARCELS OF LAND LYING IN THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22, LESS THE EAST 425 FEET THEREOF; ALSO LESS THE NORTH 50 FEET THEREOF;

TOGETHER WITH

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22, LESS THE WEST 195 FEET THEREOF; ALSO LESS THE NORTH 50 FEET THEREOF.

ALSO LESS AND NOT INCLUDING THE FOLLOWING DESCRIBED PARCEL:

SCHOOL SITE (OFFICIAL RECORDS BOOK 11559, PAGE 1999)

THE EAST 978.88 FEET OF THE SOUTH 1335.00 FEET OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.

ALSO LESS AND NOT INCLUDING THE FOLLOWING PARCEL:

MIDDLE SCHOOL SITE (OFFICIAL RECORDS BOOK 13335, PAGE 1490)

A PARCEL OF LAND LYING IN THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER (1/4); THENCE NORTH 00° 05' 37" WEST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 1335.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST SECTION LINE, NORTH 89° 58' 53" WEST, A DISTANCE OF 1372.00 FEET; THENCE NORTH 00° 05' 37" WEST, A DISTANCE OF 901.00 FEET; THENCE NORTH 89° 26' 02" EAST, A DISTANCE OF 1372.04 FEET TO THE EAST LINE OF SAID SECTION 34; THENCE SOUTH 00° 05' 37" EAST, A DISTANCE OF 915.00 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING NORTH 89° 58' 53" WEST.

AND LESS AND NOT INCLUDING THE FOLLOWING PARCEL:

HIGH SCHOOL SITE (OFFICIAL RECORDS BOOK 14689, PAGE 1639)

A PARCEL OF LAND LYING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 00° 02' 47" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4), A DISTANCE OF 1481.20 FEET; THENCE NORTH 89° 53' 55" WEST, A DISTANCE OF 1763.98 FEET; THENCE NORTH 00° 00' 18" EAST, A DISTANCE OF 1481.20 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4); THENCE SOUTH 89° 53' 55" EAST, A DISTANCE OF 1765.05 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND NOT INCLUDING THE FOLLOWING DESCRIBED PARCEL:

PALM BEACH COUNTY PARCEL

THE PARCELS OF LAND LYING IN THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 50.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22, LESS THE EAST 425.00 FEET THEREOF.

TOGETHER WITH

THE NORTH 50.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22, LESS THE WEST 195.00 FEET THEREOF.

PARCEL 2:

SECTION 4, TOWNSHIP 43 SOUTH, RANGE 40 EAST; AND ALL THAT PART OF SECTION 3, TOWNSHIP 43 SOUTH, RANGE 40 EAST, LYING NORTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON

THE WEST LINE OF SAID SECTION 3, SAID POINT BEING 2,632.90 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION; THENCE RUNNING IN A NORTHEASTERLY DIRECTION A DISTANCE OF 3,610.56 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID SECTION, 2,530.47 FEET EAST OF THE NORTHWEST CORNER THEREOF.

EXCEPTING THEREFROM, THAT PORTION OF SAID SECTION 4 CONVEYED TO THE CITY OF WEST PALM BEACH AS DESCRIBED IN THE DEED FROM INDIAN TRAIL RANCH, INC., DATED JULY 26, 1956 AND RECORDED SEPTEMBER 25, 1956 IN DEED BOOK 1156, PAGE 58, WHICH DEED WAS CORRECTED IN PART BY THE CORRECTIVE QUIT CLAIM DEED DATED OCTOBER 7, 1963 AND FILED OCTOBER 8, 1963 IN OFFICIAL RECORDS BOOK 924, PAGE 965, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO EXCEPTING THEREFROM, PARCEL 8, A PARCEL OF LAND VESTED IN FLORIDA POWER & LIGHT COMPANY BY THE STIPULATED FINAL JUDGMENT AS TO PARCEL 8, RECORDED IN OFFICIAL RECORDS BOOK 30909, PAGE 650, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL 8 LYING WITHIN THE SOUTH 50.00 FEET OF SAID SECTION 4.

ALSO EXCEPTING THEREFROM THE NORTH 100 FEET OF SECTION 4 AND THE NORTH 100 FEET OF THAT PORTION OF SECTION 3 LYING WEST OF THE RIGHT OF WAY LINE OF THE M CANAL, ALL IN TOWNSHIP 43 SOUTH, RANGE 40 EAST, SAID PALM BEACH COUNTY.

CONTAINING A TOTAL OF 4,866.102 ACRES MORE OR LESS.

Exhibit 4-A

Indian Trails Grove Public Facilities Analysis and Table

A. Traffic Information		
Please see Attachment H for the Land Use Plan Amendment Application Traffic Statement prepared by Simmons & White and PBC Traffic Letter (<i>Pending</i>).		
	Current	Proposed
Max Trip Generator	Single Family Residential – ITE 210: 10 trips/DU; Multifamily DU – ITE 220: 7.32 trips/DU; Church – ITE 560: 6.95 trips/1,000 S.F.; Office – ITE 710: Ln(T) = 0.97Ln(X)+2.5; Commercial – ITE 820: Ln(T) = 0.68Ln(X)+5.57	Single Family Residential – ITE 210: 10 trips/DU; Church – ITE 560: 6.95 trips/1,000 S.F.; Office – ITE 710: Ln(T) = 0.97Ln(X)+2.5; Commercial – ITE 820: Ln(T) = 0.68Ln(X)+5.57
Maximum Trip Generation	45,950 Daily Trips	31,960 Daily Trips
Net Daily Trips:	-13,990 Daily Trips	
Net PH Trips:	AM Net Trips: -960 (2,107 proposed – 3,067 current) PM Net Trips: -1,126 (2,664 proposed – 3,790 current)	
Significantly impacted roadway segments that fail Long Range	The proposed application results in a reduction in vehicle trips and therefore no Long Range analysis is required.	The proposed application results in a reduction in vehicle trips and therefore no Long Range analysis is required.
Significantly impacted roadway segments for Test 2	The proposed application results in a reduction in vehicle trips and therefore no Test 2 analysis is required.	The proposed application results in a reduction in vehicle trips and therefore no Test 2 analysis is required.
Traffic Consultant	Simmons & White, Inc. – Bryan G. Kelley, P.E. & Kyle Duncan, Vice President	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	Palm Tran Route 40 runs along Southern Boulevard approximately 4.7 miles south of the subject property, with bus stops 3246 and 3747 located at Seminole Pratt Whitney Road and Southern Boulevard.	
Nearest Palm Tran Stop	The nearest stops are at the intersection of Southern Boulevard and Seminole Pratt Whitney Road (3246 & 3747) which is 7+ miles from the subject property. Bus stops	

	have been approved to be provided as part of the development of the Indian Trails Grove PUD.
Nearest Tri Rail Connection	Route 40 has a direct link to the Downtown West Palm Beach Tri-Rail Station.
C. Potable Water & Wastewater Information	
Please see Attachment I for the Level of Service letter from the PBC Water Utilities Department dated January 18, 2022.	
Potable Water & Wastewater Providers	Palm Beach County Water Utilities Department (WUD) has confirmed that it has capacity for the proposed 2,612 dwelling units and 233,500 square feet of proposed development.
Nearest Water & Wastewater Facility, type/size	The nearest potable water mains and sewer mains are located in (1) Hamlin Boulevard at PBC Park "F" (12" water main and 8" force main) approximately 1200 feet from the ITG PUD northern limits; (2) 180 th Avenue North (12' water main and 4" force main) approximately 1000 feet from the ITG PUD southern limits.
D. Drainage Information	
<p>As provided for in the Drainage Statement (Attachment J), the property is currently permitted under SFWMD Permit No. 50-02564-S. Legal positive outfall will be provided through the existing 200' easement per O.R.B. 1428, Pg. 581 which is under the maintenance obligation of the Cypress Grove CDD and all storm water will ultimately discharge into the L-8 Canal, which is adjacent to the west side of the subject property.</p> <p>The residential and commercial components of the property will be designed to meet the following criteria:</p> <ol style="list-style-type: none"> 1. All discharge to the L-8 Canal will be through a control structure. 2. Minimum finished floor elevation for any structure shall be set above the 100-year, 3-day, zero discharge storm event. 3. A continuous berm shall be constructed around the drainage system with a top elevation set at or above the 25-year, 3-day storm event. <p>The exterior Open Space consists of a 640 acre impoundment, 1,600 acre exchange bank and 448.63 acres of agriculture/water resources. The impoundment will be interconnected with the existing Indian Trail Improvement District (ITID) impoundment off-site and shall be operated by ITID. No storm water from the Indian Trails Grove WCR-PUD will discharge into the impoundment. Additionally, the water resources/agriculture will meet the requirements of SFWMD and Cypress Grove CDD. All discharge from these areas will be through the Cypress Grove CDD canals to the L-8 Canal.</p>	
E. Fire Rescue	
Nearest Station	Palm Beach County Fire-Rescue Station #22, 5060 Seminole Pratt Whitney Road.
Distance to Site	Approximately 2.41 miles, however Fire Station #22 is not capable of serving the ITG PUD, so civic area has been dedicated for a new fire station, as needed by PBC.
Response Time	TBD

Effect on Resp. Time	Please see letter from the Fire-Rescue Department in Attachment K. Response times are unable to be calculated as Fire Station #22 is not capable of servicing the ITG PUD. A 5 acre Civic dedication is proposed by ITG to provide for a Fire-Rescue Station.
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F. Environmental

Significant habitats or species	Per the CPA Environmental Assessment Report prepared by WGI and included as Attachment L, the subject property is an active agricultural operation producing a variety of crops (bell peppers, cabbage, etc.). The majority of the site has been altered for farming practices including rows and furrows and a network of drainage ditches. Little to no vegetation besides the specific crop is present within these areas. In addition, there are numerous wetland areas that have been left in place throughout the property. These herbaceous wetlands are disturbed by exotic and nuisance species. There is one area in the southernmost parcel that has been impacted as a shallow borrow pit. Finally, there is an operations center located in the southeast corner of the site where a barn and offices are located and farm equipment is stored. Due to the current condition and use of the subject property, there are no significant environmental concerns. The lack of quality habitat makes it improbable for any listed animal or plant species to occur on the site. However due to the proximity of the JW Corbett Wildlife Management Area usage by transient species for foraging or other uses may occur on the subject property.
Flood Zone*	A majority of the property is located in Flood Zone "B" with a small portion (along the southwest side) being located in Flood Zone AO – Depth 1.0'. Please see Attachment M for Floodplain Statement prepared by GLH Engineering.
Wellfield Zone*	The subject property is located outside of the wellfield protection zones. Please see Attachment M for Wellfield Protection Zone Statement prepared by GL Homes.

** If the site is located within an A or V flood zone and/or within a Wellfield Protection zone, requests for greater intensity may be viewed unfavorable.*

G. Historic Resources

Please see Attachment N for Historic Resource Evaluation Letter from the County Historic Preservation Officer/Archeologist dated January 10, 2022. Per the 2015 letter of findings, the Archaeological and Historical Conservancy's (2006) report found no resources, but deeply buried resources could not be accounted for. As such, a Certificate to Dig (CTD) will be required for any excavation of soils to a depth greater than two feet. In addition, the present review of the County's map of known archaeological sites has identified a known archaeological resource (8P815987) located on or within 300 feet of the above referenced properties.

H. Parks and Recreation - Residential Only (Including CLF)

Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	Okeeheelee Park, 7715 Forest Hill Boulevard, West Palm Beach, FL	0.00339	6242	21.16 acres
Beach	Phil Foster Park, 900 E. Blue Heron Boulevard, Riviera Beach, FL 33404	0.00035	6242	2.18 acres

District	Samuel Friedland Park, 18500 Hamlin Boulevard, Loxahatchee, FL 33470	0.00138	6242	8.61 acres
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I. Libraries - Residential Only (Including CLF)

Library Name	Acreage Branch		
Address	15801 Orange Boulevard		
City, State, Zip	Loxahatchee, FL 33470		
Distance	Approximately 2.2 miles		
Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person	6242	12,484 holdings
Periodicals	5 subscriptions per 1,000 persons	6242	32 subscriptions
Info Technology	\$1.00 per person	6242	\$6,242.00
Professional staff	1 FTE per 7,500 persons	6242	0.83 FTE
All other staff	3.35 FTE per professional librarian	6242	2.8 FTE
Library facilities	0.34 sf per person	6242	2,122 s.f.

J. Public Schools - Residential Only (Not Including CLF)

Please see Attachment O for the Level of Service request letter to the School District of PBC.

	Elementary	Middle	High
Name	Frontier	Osceola Creek	Seminole Ridge Community
Address	6701 180 th Avenue North	6775 180 th Avenue North	4601 Seminole Pratt Whitney Road
City, State, Zip	Loxahatchee, FL 33470	Loxahatchee, FL 33470	Loxahatchee, FL 33470
Distance	Adjacent	Adjacent	4.4 miles

Exhibit 4-B Indian Trails Grove Traffic Division Letter



**Department of Engineering
and Public Works**
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

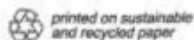
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**Palm Beach County
Board of County
Commissioners**

Robert S. Weinroth, Mayor
Gregg K. Weiss, Vice Mayor
Maria G. Marino
Dave Kerner
Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator
Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*



February 15, 2022

Bryan G. Kelley, P.E.
Simmons & White
2581 Metrocentre Boulevard, Suite 3
West Palm Beach, FL 33407

**RE: Indian Trails Grove
FLUA Amendment Policy 3.5-d Review
Round 2022-22-B2**

Dear Mr. Kelley:

Palm Beach County Traffic Division has reviewed the Land Use Plan Amendment Application Traffic Statement for the proposed Future Land Use Amendment for the above referenced project, revised January 31, 2022, pursuant to Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan. The project is summarized as follows:

Location:	Approximately 2 miles west of the intersection of Seminole Pratt Whitney Road and Orange Boulevard	
PCN:	00-40-42-17-00-000-7000 (<i>others on file</i>)	
Acres:	4,866.102 acres	3,266.102 acres
	Current FLU	Proposed FLU
FLU:	Western Communities Residential	Western Communities Residential
Zoning:	Western Communities Residential – Planned Unit Development	Western Communities Residential – Planned Unit Development
Density/Intensity:	0.80 DU/acre	0.80 DU/acre
Maximum Potential:	Single Family Detached = 3,632 DUs Condo/TH = 265 DUs Church Synagogue = 42,689 SF General Office = 50,000 SF General Commercial = 300,000 SF	Single Family Detached = 2,612 DUs Church Synagogue = 42,689 SF General Office = 33,500 SF General Commercial = 200,000 SF
Proposed Potential:	None	None
Conditions:	3,897 DUs of residential uses,	Due to 1,600 acres



Bryan G. Kelley, P.E.
February 15, 2022
Page 2

	350,000 SF of non-residential uses and private civic site (42,689 SF Place of Worship) <i>Per ORD 2016-041</i>	developable land area to be dedicated to PBC, the residential and non-residential uses are to be reduced to 2,612 DUs and 233,500 SF; and private civic site to remain
Net Daily Trips:	-13,898 (maximum – current)	
Net PH Trips:	-960 (-276/-684) AM, -1,126 (-697/-430) PM (maximum)	
<i>* Maximum indicates typical FAR and maximum trip generator. Proposed indicates the specific uses and intensities/densities anticipated in the zoning application.</i>		

Based on the review it has been determined that the proposed modification to the development plan will result in reduction in daily and peak hour trips compared to that of the previously approved land use amendment, as approved through Ordinance No. 2016-041. Since the project is within the Western Communities Residential Overlay, it is therefore exempt from Policy 3.5-d.

Please contact me at 561-684-4030 or email to DSimeus@pbcgov.org with any questions.

Sincerely,

Dominique Simeus, P.E.
Professional Engineer
Traffic Division

DS:gg
cc:

Quazi Bari, P.E., PTOE – Manager – Growth Management, Traffic Division
Lisa Amara – Director, Zoning Division
Bryan Davis – Principal Planner, Planning Division
Stephanie Gregory – Principal Planner, Planning Division
Khurshid Mohyuddin – Principal Planner, Planning Division
Kathleen Chang – Senior Planner, Planning Division
Jorge Perez – Senior Planner, Planning Division

File: General - TPS – Unincorporated - Traffic Study Review
N:\TRAFFIC\Development Review\Comp Plan\22-B2\Indian Trails Grove.docx

Exhibit 4-C

Indian Trails Grove Water and Wastewater Letter



**Water Utilities Department
Engineering**

8100 Forest Hill Blvd.
West Palm Beach, FL 33413
(561) 493-6000
Fax: (561) 493-6085
www.pbcwater.com

**Palm Beach County
Board of County
Commissioners**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

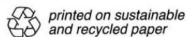
Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"



printed on sustainable
and recycled paper

January 18, 2022

Urban Design Kilday Studios
610 Clematis Street Suite CU02
West Palm Beach, Fl. 33401

RE: Indian Trails Grove
PCN 00-40-42-17-00-000-7000, 00-40-42-18-00-000-7000, 00-40-42-19-00-000-9000, 00-40-42-20-00-000-9000, 00-40-42-21-00-000-9000, 00-40-42-22-00-000-1010, 00-40-42-27-00-000-9000, 00-40-42-30-00-000-9000, 00-40-42-31-00-000-9000, 00-40-42-34-00-000-1010, 00-40-43-03-00-000-3020 and 00-40-43-04-00-000-9010

Service Availability Letter

Dear Ms. Megrue,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. PBCWUD has the capacity to provide the level of service required for the proposed future land use of 2612 dwelling units and 233,500 square feet commercial.

A 12" potable water main and 8" wastewater forcemain are located within Hamlin Blvd approximately 1200 feet from the subject property at the northern limits of the property. A 12" potable water main and 4" wastewater forcemain are located within 180th Avenue N approximately 1000 feet from the subject property at the southern limits of the property. Potable water and sanitary sewer extensions will be required to provide a looped system from the north connection on Hamlin Blvd. to the southern connection on 180th Avenue.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD.

If you have any questions, please give me a call at (561)493-6116.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jackie Michels".

Jackie Michels, P.E.,
Plan Review Manager

Exhibit 4-D

Indian Trails Grove School District Correspondence



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

PLANNING AND INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK RD. N., STE 200
RIVIERA BEACH, FL 33404

PHONE: 561-434-8020 / FAX: 561-357-1193
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

KRISTIN K. GARRISON
DIRECTOR

JOSEPH M. SANCHES, MBA
CHIEF OPERATING OFFICER

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	01/26/2023		
	SCAD No.	23012501F/FLU and 23012501D/D. O.		
	FLU /Rezoning/D.O. No.	2022-155 – Palm Beach County		
	PCN No. / Address	00-40-42-27-00-000-9000/18033 70th RD N and more (see file)		
	Development Name	Indian Trails Grove		
	Owner / Agent Name	Palm Beach West Associates I, LLLP / Sandra J. Megrue		
	SAC No.	420H		
Impact Review	Proposed Unit No. & Type	Maximum 2,612 Residential Units 2,612 Single-Family Units		
		Frontier Elementary School	Osceola Creek Middle School	Seminole Ridge High School
	New Students Generated	413	212	298
	Capacity Available	-329	-19	-344
	Utilization Percentage	139%	102%	115%
School District Staff's Recommendation	<p>Based on the findings and evaluation of the proposed development, there will be a negative impact on the public-school system. Given the recent increases in school impact fees, effective January 1, 2023, much of these impacts will be mitigated. The impact fees, however, will not fully cover impacts to the school system. Therefore, if the proposed development is approved by Palm Beach County government and if the Developer voluntarily agrees, School District staff recommends the following condition to mitigate such impacts.</p> <p>1) To mitigate impacts at the District Elementary and Middle School level, the property owner shall convey to the Palm Beach County School District a 40-acre site to accommodate K-8 new students generated from the subject project;</p> <p>2) In order to address the school capacity deficiency created by this proposed project at the District High School level, the property owner shall contribute \$3,515,506.00 to the School District of Palm Beach County prior to issuance of first building permit. This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied).</p> <p>Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on September 13, 2022.</p>			
Validation Period	<p>1) This determination is valid from 02/09/2023 to 02/08/2024 or the expiration date of the site-specific development order approved during the validation period.</p> <p>2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 02/08/2024 or this determination will expire automatically on 02/08/2024.</p>			
Notice	<p>1) This letter replaces the previous one under case# 22010601F and 22010601D.</p> <p>2) School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.</p>			

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

CC: Kevin Fischer, Planning Director, Palm Beach County
Vismay Dorta, Site Plan Technician, Palm Beach County
Joyell Shaw, PIR Manager, School District of Palm Beach County

February 9, 2023

Date

joyce.cai@palmbeachschools.org

Email Address

The School District of Palm Beach County, Florida
A Top High-Performing A Rated School District
An Equal Education Opportunity Provider and Employer

Exhibit 5-A

Public Facilities Data & Analysis for West Hyder Overlay

A. Traffic Information		
	Current	Proposed
Max Trip Generator	Nursery (Garden Center): T = 108.1x; Nursery (Wholesale): T = 576.923x	Maximum: Single Family: T = 10x; Proposed: Multifamily: T = 7.32x, 55+ SF: T = 4.27x, Church: T = 6.95x, Office: Ln(T) = 0.97Ln(x)+2.5; Elementary School: T = 1.89x
Maximum Trip Generation	The trip generation for the maximum potential	The trip generation for the maximum potential AND the proposed potential
Net Daily Trips:	5,659 Increase (maximum minus current) 3,360 Decrease (proposed minus current)	
Net PH Trips:	973 AM, 652 PM (proposed development including school) 809 AM, 352 PM (proposed development including school minus existing maximum potential)	
Significantly impacted roadway segments that fail Long Range	None	None
Significantly impacted roadway segments for Test 2	None	Atlantic Ave from SR 7 to Lyons Rd, Sr 7 from Atlantic Ave to Clint Moore Road, SR 7 from Clint Moore Rd to Yamato Rd, SR 7 from Yamato Rd to Glades Rd, Clint Moore Rd from SR 7 to Lyons Rd
Traffic Consultant	Simmons & White	
B. Mass Transit Information		
Nearest Palm Tran Route (s)	Route 81 – Delray Beach via Atlantic Avenue	
Nearest Palm Tran Stop	Stop # 6409 - Oriole Plaza, Northeast corner of Hagen Ranch Road & Atlantic Avenue Approximately 5 miles to the northeast of Property	
Nearest Tri Rail Connection	Via Route 81 - Delray Beach TriRail Station, East side of Congress Avenue, approximately ¼ mile south of Atlantic Avenue Approximately 9 miles to the northeast of the Property	
C. Potable Water & Wastewater Information		

Potable Water & Wastewater Providers	Palm Beach County Water Utilities Department. Sufficient capacity is available for the proposed development. Connection to sewer will require a lift station and force main extension.
Nearest Water & Wastewater Facility, type/size	The nearest point of connection is a 42" potable water main and a 10" sanitary sewer forcemain located within SR 7 adjacent to the subject property. Offsite improvements may be required.

D. Drainage Information

Summarize Drainage Statement here and refer to Application Attachment J which must provide:

1. *Identify the drainage provider for the site and attach a drainage statement with an engineer's seal prepared within 90 days of submittal. Drainage providers include drainage districts, improvement districts, water control districts, the South Florida Water Management District, and the Florida Department of Transportation (for properties fronting on I-95 or the Florida Turnpike).*
2. *Indicate in which drainage basin the subject property is located (e.g. C-18 basin; C-51 basin; and the Hillsboro Canal basin).*
3. *Identify the drainage facility that would service the subject property and the point of legal positive outfall to that facility. Facilities include swales, ditches, canals, and storm sewers.*
4. *Describe the level of protection standard established for the site as identified in the Stormwater Management Sub-Element in the Comprehensive Plan. Identify what measures will be taken to assure that the volume, rate, timing, and pollutant load of runoff based on the proposed FLUA designation of the property do not exceed those which occurred based on the property's current FLUA designation. LOS information is available in Stormwater Management Sub-Element in the Comprehensive Plan.*

E. Fire Rescue

Nearest Station	Station # 54 – 18501 State Road 7
Distance to Site	Approximately 2 miles
Response Time	This property is served currently by Palm Beach County Fire-Rescue station #54, which is located at 18501 S. State Road 7. The maximum distance traveled to subject property is approximately 3.50 miles from the station. The estimated response time to the subject property is 9 minutes 30 seconds. For fiscal year 2021, the average response time (call received to on scene) for this station's zone is 7 minutes 22 seconds.
Effect on Resp. Time	This land use change will generate approximately 184 additional calls/year to this station, with a response time of 9 minutes and 30 seconds, which is much greater than our standard of 7 minutes and 30 seconds. This change will have a significant impact on Fire Rescue.

F. Environmental

Significant habitats or species	There are no significant habitats or species on the Property. The site has previously cleared and utilized for agricultural row crops.
Flood Zone*	The Property is located in Zone X, which is not a flood zone.

Wellfield Zone*	The Property is not located within a Wellfield Protect Zone.			
G. Historic Resources				
There are no significant historic resources on the Property or within 500 feet of the Property. See Attachment N.				
H. Parks and Recreation - Residential Only (Including CLF)				
Park Type	Name & Location	Level of Svc. (ac. per person)	Population Change	Change in Demand
Regional	West Delray Regional Park 10875 Atlantic Avenue Delray Beach, Florida 33436	0.00339	+1,250	+4.24 ac
Beach	South Inlet Park 1100 S. Ocean Boulevard Boca Raton, Florida 33432	0.00035	+1,250	+0.44 ac
District	Loggers' Run Park 11185 Palmetto Park Road Boca Raton, Florida 33428	0.00138	+1,250	+1.73 ac
I. Libraries - Residential Only (Including CLF)				
Library Name	West Boca Branch Library			
Address	18685 State Road 7			
City, State, Zip	Boca Raton, Florida 33498			
Distance	Approximately 2 miles			
Component	Level of Service	Population Change		Change in Demand
Collection	2 holdings per person	+1,250		+2,500 holdings
All staff	0.6 FTE per 1,000 persons	+1,250		+0.75 FTE
Library facilities	0.6 square feet per person	+1,250		+750 SF
J. Public Schools - Residential Only (Not Including CLF)				
	Elementary	Middle	High	
Name	Sunrise Park	Eagles Landing	Olympic Heights Community	
Address	19400 Coral Ridge Dr.	19500 Coral Ridge Dr.	20101 Lyons Road	

City, State, Zip	Boca Raton, FL 33498	Boca Raton, FL 33498	Boca Raton, FL 33434
Distance	Approximately 4 miles	Approximately 4 miles	Approximately 5 miles

Exhibit 5-B

Potable Water and Wastewater Letter for West Hyder Overlay



**Water Utilities Department
Engineering**

8100 Forest Hill Blvd.
West Palm Beach, FL 33413
(561) 493-6000
Fax: (561) 493-6085
www.pbcwater.com



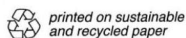
**Palm Beach County
Board of County
Commissioners**

Robert S. Weinroth, Mayor
Gregg K. Weiss, Vice Mayor
Maria G. Marino
Dave Kerner
Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"



printed on sustainable
and recycled paper

April 5, 2022

Morton
3910 RCA Boulevard
Palm Beach Gardens, FL 33410

RE: West Hyder Overlay
PCN 00-41-46-25-00-000-1050, 00-42-43-27-05-069-0011, 00-41-46-25-00-000-1040, 00-42-43-27-05-069-0012, 00-42-46-25-00-000-5020, 00-42-43-27-05-069-0092, 00-41-46-25-00-000-5030, 00-42-43-27-05-069-0132, 00-41-46-25-00-000-5040 & 00-41-46-35-00-000-1010
Service Availability Letter

Ms. Velasco,

This is to confirm that the referenced property is located within Palm Beach County Utility Department (PBCWUD) utility service area. Based on a review of current PBCWUD infrastructure and existing customers within the general vicinity of the referenced property, PBCWUD currently has the capacity to provide the level of service required for the development of a 60/40 AGR-PUD on the Property. The proposed density will be 1du/ac for a total of 1,250 units developed on this property.

The nearest point of connection is a 42" potable water main and a 10" sanitary sewer forcemain located within SR 7 adjacent to the subject property. Offsite improvements may be required.

Please note that this letter does not constitute a final commitment for service until the final design has been approved by PBCWUD. In addition, the addition of new developments/customers prior to service initiation to the property may affect the available capacity. PBCWUD does not make any representations as to the availability of capacity as of the future service initiation date.

If you have any questions, please give me a call at (561)493-6116.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jackie Michels".

Jackie Michels, P.E.,
Project Manager

Exhibit 5-C

School District Letter West Hyder Overlay



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

PLANNING AND INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK RD. N., STE 200
RIVIERA BEACH, FL 33404

PHONE: 561-434-8020 / FAX: 561-357-1193
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

KRISTIN K. GARRISON
DIRECTOR

JOSEPH M. SANCHES, MBA
CHIEF OPERATING OFFICER

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	06/30/2022		
	SCAD No.	22063001D – D. O.		
	FLU /Rezoning/D.O. No.	2022-142 – Palm Beach County		
	PCN No. / Address	00-41-46-25-00-000-1040; 1050 / 16533 S. State Road 7		
	Development Name	Hyder West Civic AGR- PUD		
	Owner / Agent Name	GL Homes of Palm Beach Associates, Ltd/Ryan Vandenburg		
	SAC No.	295C		
	Proposed D. O.	277 Multi-Family Units		
Impact Review		Sunrise Park Elementary School	Eagles Landing Middle School	Olympic Heights High School
	New Students Generated	30	14	19
	Capacity Available	-353	-566	-485
	Utilization Percentage	136%	144%	122%
School District Staff's Recommendation	<p>Based on the findings and evaluation of the proposed development, there will be a negative impact on the public school system. Therefore, if the proposed development is approved by the Palm Beach County government, School District staff recommends the following condition to mitigate such impacts.</p> <p>In order to address the school capacity deficiency generated by this proposed development at the District elementary, middle and high school level, the property owner shall contribute a total of \$564,278.00 to the School District of Palm Beach County prior to the issuance of first building permit.</p> <p>This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied).</p> <p>Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.</p>			
Validation Period	<p>1) This determination is valid from 07/12/2022 to 07/11/2023 or the expiration date of the site-specific development order approved during the validation period.</p> <p>2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 07/11/2023 or this determination will expire automatically on 07/11/2023.</p>			
Notice	<p>1) The SCAD letter under case# 22032501D is replaced by this letter.</p> <p>2) School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.</p>			

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

July 12, 2022

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Vismary Dorta, Site Plan Technician, Palm Beach County
Joyell Shaw, PIR Manager, School District of Palm Beach County

The School District of Palm Beach County, Florida
A Top High-Performing A Rated School District
An Equal Education Opportunity Provider and Employer

Exhibit 6-A Developer's Commitments, July 5, 2022

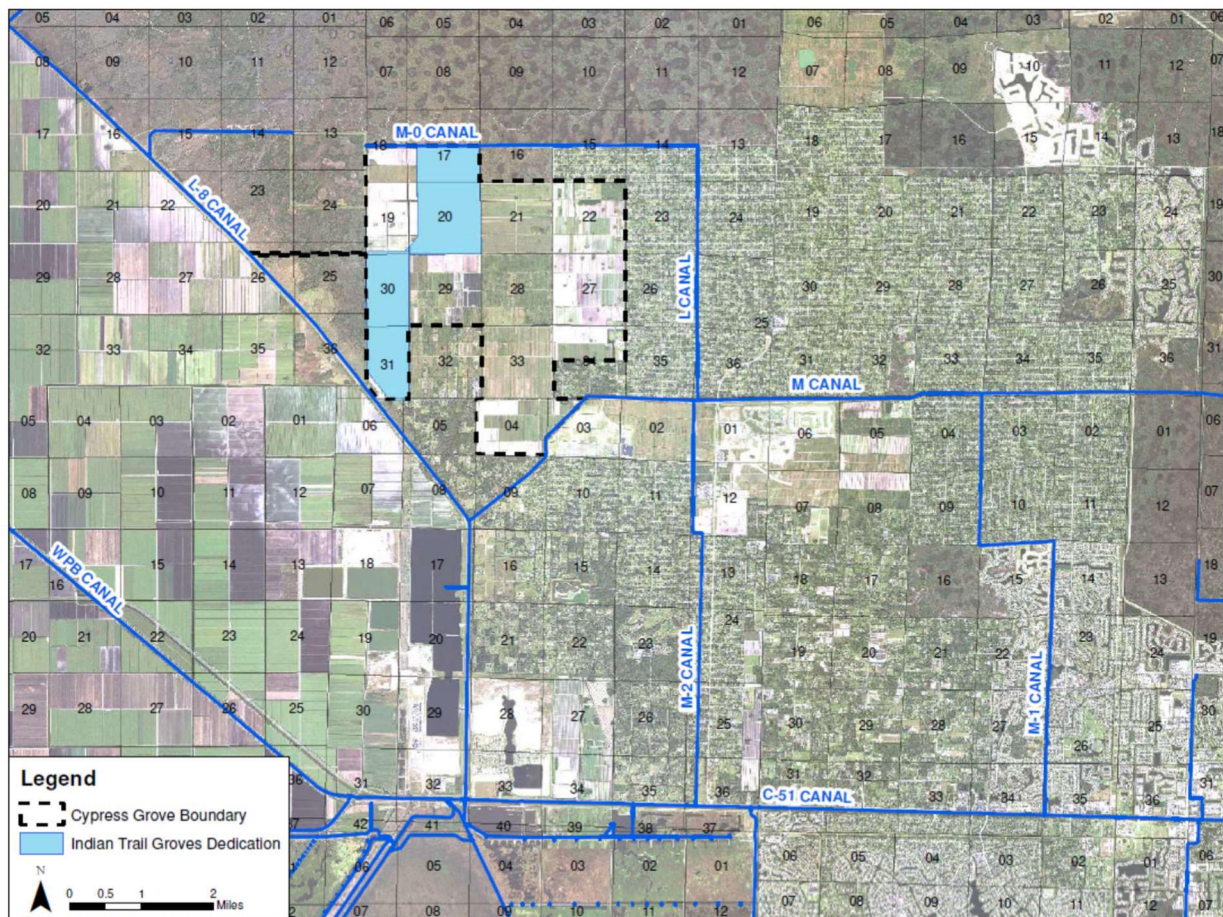
GL Homes Indian Trail Groves Water Resource Project:

GL Homes is proposing:

- Dedication of 1,600 acres to Palm Beach County
- Design, Permit and Construction of a water resources project to benefit the region

Land Proposal

The proposed 1,600-acre Indian Trail Groves dedication is located within the Cypress Groves Community Development District (CGCDD). It is shown as the blue area in Figure 1.



LOCATION MAP

Figure 1

The northern portion (Sections 17 and 20) is the location for the proposed water resources project (discussed below). The southern portion (Sections 30 and 31) is currently in agricultural production and is proposed to remain in agriculture for the following reasons:

- The south parcel has over 3 feet of elevation change from north to south, which makes the design of a water resources reservoir, and treatment facility difficult, because the design would require breaking the property into smaller reservoir cells to maximize storage potential.
- The adjacent properties to the southeast in the Santa Rosa Groves area are already prone to flooding and any above ground reservoir would potentially exacerbate their existing drainage problems.

The lease payments from the dedicated property will help offset the anticipated operations and maintenance costs of the proposed water resources project and keep current agricultural land in continued agricultural production.

Water Resources Project Proposal

The proposed water resource project includes the construction of an approximate 750-acre above ground reservoir that would provide approximately 3,000 acre-feet of storage and water quality treatment. The project will also include construction of new pump stations and gravity outfalls to increase the County's flexibility in managing water resources in the area. The location of the proposed reservoir is shown as the yellow area on Figure 2. It will have a normal high water depth of 4 feet and the perimeter berm top elevation will provide 2 feet of freeboard above the high water depth. The perimeter berm is proposed to have a 20-foot wide top width, an approximate top elevation of 25.5 ft. NAVD88 and 3:1 side slopes.

1. Proposed Water Routing

Excess stormwater runoff will be pumped from the SFWMD L-8 Canal into the CGCDD main inflow/outflow canal using a new 30,000 GPM pump constructed by GL Homes in existing Pump Station PS1. Proposed pump station PS3 will move water into the Sections 17 and 20 reservoir using two new 15,000 GPM pumps. Water retention in the reservoir will provide water quality treatment and removal of nutrients. In general, the source water from the L-8 Canal is approximately 120-150 parts per billion (ppb) Total Phosphorus (TP) and the reservoir will reduce that to approximately 45-60 ppb TP. The water in the reservoir can then be moved in a variety of different directions (Figure 2), which will benefit the water resources of the region:

- Route 1 – treated water can gravity discharge into the Indian Trails Improvement District's (ITID) M-O canal by a new gravity control structure, S3, constructed by GL Homes. Treated water would then travel east

through the ITID canal system and discharge into the M-Canal via a new 30,000 gpm pump station, PS4, that G.L. Homes would construct on ITID's L-Canal. The M-Canal is used to recharge the Grassy Waters Preserve.

- Route 2 – as in Route 1, treated water can gravity discharge into the Indian Trails Improvement District's (ITID) M-O canal by a new gravity control structure, S3, constructed by GL Homes. Treated water would then travel west into the ITID M-1 Impoundment, where it could then be pumped into the Moss Property North or the L-8 Canal.
- Route 3 – Treated water can gravity discharge back into the CGCDD internal canal system using the proposed gravity outfall S4, constructed by GL Homes and be discharged back into the L-8 Canal using pump station PS2. The water returning to the L-8 Canal would have better quality due to the retention in the reservoir.

2. Moss Property South Improvements

The proposed water resources project includes a 4,500 GPM pump, Pump Station PS5, which will move water out of the CGCDD primary inflow and outflow canal and discharge it onto the South Moss Property (See Figure 2). The new pump station will provide water to extend the hydroperiods on the South Moss Property, which is a desired environmental benefit.

3. Proposed new water control structures constructed by GL Homes

- Pump Station PS1 - a new 30,000 GPM pump which will bring the total pump station capacity of Pump Station 1 to 44,376 GPM. It will move water from the L-8 Canal into the CGCDD internal canal system.
- Pump Station PS3 – two new 15,000 GPM pumps. It will move water from the CGCDD internal canal system into the Sections 17 and 20 Reservoir.
- Pump Station PS4 – two new 15,000 GPM pumps. It will move water from the ITID L- Canal into the M-Canal.
- Pump Station PS5 – a new 4,500 GPM pump to move water out of the CGCDD inflow/outflow canal and discharge it on the Moss Property.
- Gravity outfall S3 - discharge from the Sections 17 and 20 Reservoir into the ITID M-O Canal.
- Gravity outfall S4 - discharge from the Sections 17 and 20 Reservoir into the CGCDD internal canal system.

Water Resources Project Benefits

- Improves Lake Worth Lagoon by capturing fresh water discharges that would have otherwise damaged the lagoon ecosystem.

- Stores and cleans water that goes to Grassy Waters Preserve, the City of West Palm Beach Water Treatment Plant and the Loxahatchee River.
- Provides a critical regional connection of the L-8 to the M-O Canal. This partially completes Flowway 2 of the Loxahatchee River Watershed Restoration Plan proposed by Palm Beach County.
- Improves the South Moss Property by increasing the hydroperiod of the property.
- Provides Indian Trail Improvement District with better flood protection by removing the reservoir property from ITID's contributing area.
- Improves the water quality of the discharges going to the Lake Worth Lagoon – if discharged back into the L-8 Canal after treatment and storage.

FD&O:

- ITG Civic:
 - Required Public and/or Private Civic (2% of gross 4866.102 acres) = 97.322 acres.

Provided (Public):

Civic Pod 2 (School) – 40.025 gross/37.943 net

Civic Pod 4 (Public – Fire/Police) – 5.570 gross/4.247 net

Civic Pod 4 (Park) – 43.448 gross/38.201 net

Provided (Private):

Civic Pod 1 (church) – 10.722 gross/8.255 net

TOTAL PUBLIC & PRIVATE – 99.765 gross/88.646 net

- Developer agrees to not seek impact fee credits for any public civic dedication (schools, fire-rescue, law enforcement, library, public buildings, and parks and recreation).

- Hyder West PUD:

- Required Public Civic (2% of gross 477.05 acres) = 9.541 acres.

Provided (Public – gross): 0.000 gross/0.000 net¹

¹ Public civic requirement to be provided off-site on Hyder West Civic PUD.

- Developer agrees to not seek impact fee credits for any public civic dedication (schools, fire-rescue, law enforcement, library, public buildings, and parks and recreation).

- Hyder West Civic PUD:
 - Required Public Civic (2% of gross 104.88 acres) = 2.098 acres.
 - Provided (Public – gross): 28.630 gross/24.999 net
 - Developer agrees to not seek impact fee credits for any public civic dedication (schools, fire-rescue, law enforcement, library, public buildings, and parks and recreation).

Engineering – Traffic:

- ITG: Traffic report submitted with rezone application includes the allocation of the \$5M phased in the same proportion (25%) based on the reduced number of units. The BCC has the authority to decide the allocation of the \$5M.

Parks & Recreation:

- Hyder West: Developer agrees to design, permit, construct and convey to PBC a 100 acre passive public park and equestrian riding trail. The passive park design will include parking areas for both cars and equestrian trailers, pedestrian trail and equestrian trail. Equestrian access will be provided within Hyder West Civic PUD to connect Sunshine Meadows to the 100 acre passive public park equestrian element.

Housing and Economic Development:

- Hyder West Civic PUD: Agree to increase WFH from 250 units total to 277 units total (152 For Sale and 125 MF Rentals). 152 For Sale (38 Low, 38 Mod 1, 38 Mod 2, 38 Middle); 125 Rentals (32 Low, 31, Mod 1, 31 Mod 2, 31 Middle). WFH unit delivery within Hyder West Civic PUD: (1) agree to CO 100th WFH unit prior to issuance of the 100th CO in Hyder West PUD; (2) agree to CO 200th WFH unit prior to issuance of the 200th CO in Hyder West PUD; and (3), agree to CO all 277 WFH units prior to issuance of the 277th CO in Hyder West PUD.
- ITG: no change from developers request: 261 on-site, off-site or exchange

Environmental Management:

- ITG: Phase I Environmental assessment will be done and all necessary soil remediation will be completed prior to conveyance to PBC.
- Hyder West: All exotic/prohibitive non-native plants species will be removed in accordance with the Hyder Ag. Reserve Exotic Vegetation Management Plan (as to be amended if the PUDs are approved).



Exhibit 6-B Developer's Additional Information on Water Resources Project 2023

February 2023

GL Homes Indian Trails Grove Water Resource Project

GL Homes is proposing:

- Dedication of 1,600 acres to Palm Beach County
- Design, Permit and Construction of a water resources project to benefit the region

Land Proposal

The proposed 1,600-acre Indian Trails Grove (ITG) dedication is located within the Cypress Groves Community Development District (CGCDD). It is shown as the blue area in Figure 1.

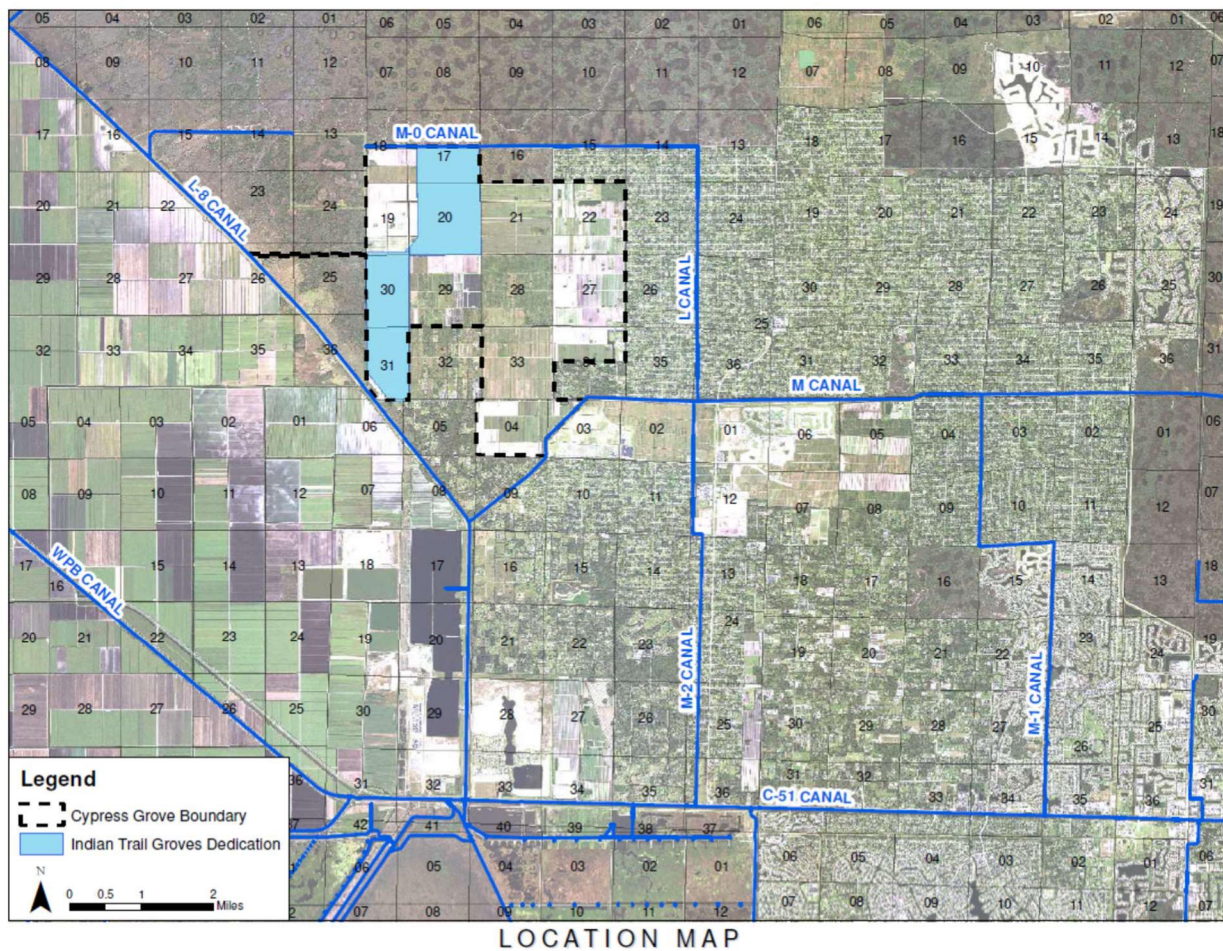


Figure 1

The northern portion of the dedication (Sections 17 and 20) is the location for the proposed water resources project (discussed below). The southern portion (Sections 30 and 31) is currently in agricultural production and is proposed to remain in agriculture for the following reasons:

- The southern portion has over 3 feet of elevation change from north to south, which makes the design and construction of a water resources reservoir and treatment facility difficult, because the design would require breaking the property into smaller reservoir cells to maximize storage potential.
- The adjacent properties to the southeast in the Santa Rosa Groves area are already prone to flooding and any above ground reservoir would potentially exacerbate their existing drainage problems.

The lease payments from the dedicated southern portion will help offset the anticipated operations and maintenance costs of the proposed water resource project and keep current agricultural land in continued agricultural production.

ITG Water Resource Project Proposal

The proposed water resource project includes the construction of an approximate 740-acre above ground reservoir that would provide approximately 3,000 acre-feet of storage and water quality treatment. The project will also include construction of new pump stations and gravity outfalls to increase the County's flexibility in managing water resources in the area. The location of the proposed reservoir is shown on Figure 2. It will have a normal high water depth of approximately 4 feet.

1. Proposed Water Routing

Excess stormwater runoff will be pumped from the SFWMD L-8 Canal into the CGCDD main inflow/outflow canal using two new 15,000 GPM pumps constructed by GL Homes in existing Pump Station PS1. Proposed pump station PS2 will move water into the Sections 17 and 20 reservoir using two new 15,000 GPM pumps. Water retention in the reservoir will provide water quality treatment and removal of nutrients. Generally, the source water from the L-8 Canal contains approximately 120-150 parts per billion (ppb) Total Phosphorus (TP) and the reservoir will reduce that to approximately 45-60 ppb TP. The water in the reservoir can then be moved in a variety of different directions (Figure 2), which will benefit the water resources of the region:

- Route 1 – treated water can gravity discharge into the Indian Trail Improvement District's (ITID) M-O Canal by a new gravity control structure (S1), constructed by GL Homes. Treated water would then travel east through the ITID canal system and discharge into the M-Canal via two new 15,000 gpm pumps (PS3), that G.L. Homes would construct on ITID's L-Canal. The M-Canal is used to recharge the Grassy Waters Preserve, the City of West Palm Beach's water supply system and provide water to the Loxahatchee River.
- Route 2 – as in Route 1, treated water can gravity discharge into the ITID's M-O canal by a new gravity control structure (S1), constructed by GL Homes. Treated water would then travel west into the ITID M-1 Impoundment, where it could then be pumped into the Moss Property North or the L-8 Canal.
- Route 3 – Treated water can gravity discharge back into the CGCDD internal canal system using the proposed gravity outfall (S2), constructed by GL Homes and be

discharged back into the L-8 Canal using CGCDD south gravity outfall. The water returning to the L-8 Canal would have better quality due to the retention in the reservoir.

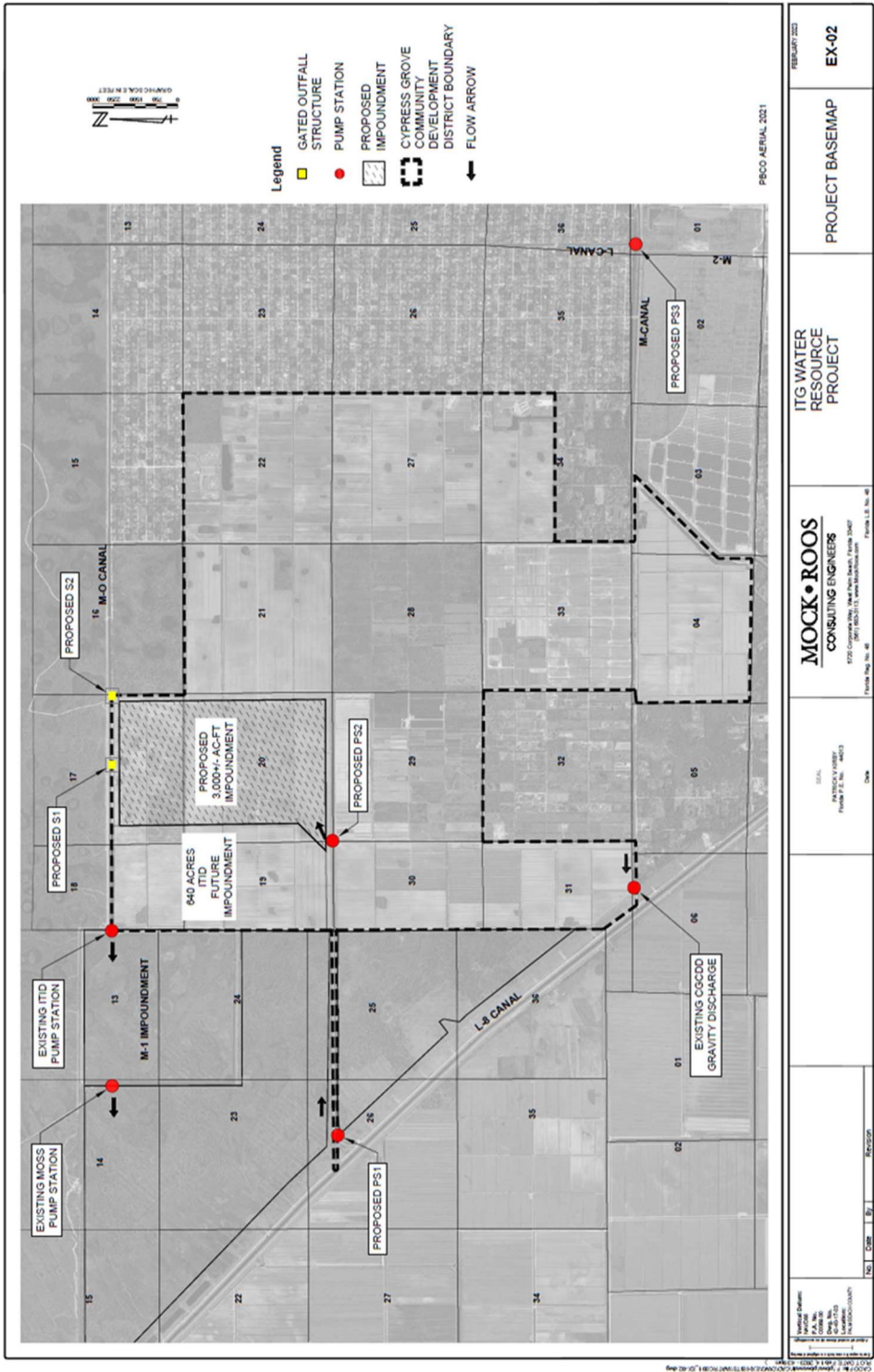


FIGURE 2

ITG Water Resources Project Benefits

The benefits the ITG Water Resource Project will bring to the region include:

- Improves Lake Worth Lagoon by capturing fresh water discharges that would have otherwise damaged the lagoon ecosystem.
- Stores and cleans water that goes to Grassy Waters Preserve, the City of West Palm Beach Water Treatment Plant and the Loxahatchee River.
- Provides a critical regional connection of the L-8 to the M-O Canal. This partially completes Flowway 2 of the Loxahatchee River Watershed Restoration Plan proposed by Palm Beach County.
- Improves the water quality of the discharges going to the Lake Worth Lagoon – if discharged back into the L-8 Canal after treatment and storage
- Provides Indian Trail Improvement District with better flood protection by removing the reservoir property from ITID's contributing area.
- Potential to benefit ITID by providing dry season water for fire suppression and wet season discharge to the M-Canal.

ITG Water Resource Project Status

Construction Documents – Design drawings are approximately 80% complete. Geotechnical report information is needed to design/specify the embankment construction and soil stabilization requirements. Availability of suitable electric service to the site is pending a response from FPL. Design decisions are needed by the ultimate owners/operators in order to further design details and develop technical specifications. The drawings currently include:

- ITG Water Resource Reservoir - an approximate 740-acre above ground reservoir in Township 42, Range 40, Sections 17 and 20 that will provide approximately 3,000 acre-feet of water storage and water quality treatment.
- Pump Station PS1 – two new 15,000 GPM electric pumps located at the existing CGCDD pump station. It will move water from the L-8 Canal into the CGCDD internal canal system.
- Pump Station PS2 – two new 15,000 GPM electric pumps. It will move water from the CGCDD internal canal system into the ITG Water Resource Reservoir.
- Pump Station PS3 – two new 15,000 GPM electric pumps. It will move water from the Indian Trail Improvement District (ITID) L- Canal into the M-Canal.
- Gravity outfall S1 will discharge from the ITG Reservoir into the ITID M-O Canal.
- Gravity outfall S2 will discharge from the ITG Reservoir into the CGCDD internal canal system.
- One gated control structure to allow the movement of water from the City of West Palm Beach M-Canal to the Indian Trail Improvement District L-Canal

Geotechnical – Geotechnical field work has been completed. Laboratory analysis is underway and the draft geotechnical engineering report is expected by the end of January. The report will include information on site permeability, embankment design recommendations, seepage analysis, stability and settlement analyses, erosion protection requirements, structure foundation recommendations, and a wave run-up evaluation (to confirm embankment height).

Electrical – Initial electrical requirements have been provided to FPL to determine whether the required service can be provided and what the cost will be. This item is pending a response from FPL.

Survey – A preliminary survey has been completed. Cross sections were obtained at the locations of the proposed structures and the inverts of the existing culverts conveying water through the CGCDD main canal.

Environmental – Preliminary drawings depicting the location of the proposed improvements were provided to EW Consultants, so they could consider any environmental issues.

Permitting – A pre-application meeting with the South Florida Water Management District was held on February 8, 2023 where the project design and operations were discussed.

Coordination – Multiple meetings have been held with ITID, WPB, CGCDD and PBC to discuss the project and to review and receive comments on the preliminary plans.

Memorandum of Understanding - A draft Memorandum of Understanding (MOU) was developed that includes the following draft concepts (currently under review by the Parties to the MOU):

- The Draft Memorandum of Understanding (“MOU”) includes Palm Beach County (“County”), the City of West Palm Beach (“City”), the Indian Trail Improvement District (“ITID”), and the Cypress Groves Community Development District (“CGCDD”) collectively referred to as the “Parties.”
- The County estimates the annual budget for Operations, Maintenance, Repair, Replacement and Rehabilitation (“OMRR&R”) of the project.
- The County assigns a pro-rata share of the estimated budget to each Party based on benefits received.
- Parties that receive benefits pay their estimated pro-rata amount to CGCDD (the account holder) by the beginning of each fiscal year. CGCDD will provide all accounting services.
- The Parties that have expenses for OMRR&R submit monthly invoices to CGCDD throughout the year for payment.
- CGCDD pays the Parties’ invoices monthly.
- The Parties meet quarterly to discuss costs and benefits for first 2 years.
- If one Party member defaults and the default cannot be cured within thirty (30) days and the defaulting Party is diligently pursuing a cure of the default, the Parties may agree to an extension of the cure period for an additional agreed upon time.
- In the event the MOU terminates, it is agreed that at a minimum the County and CGCDD shall execute a separate MOU to operate the facilities within the CGCDD.

Exhibit 7 Correspondence

Staff received 16 emails with the letter below.

From: jaestor@gmail.com
Sent: Wednesday, July 13, 2022 5:40 PM
To: [Bryan Davis](#); [Dave Kerner M.](#); [Gregg Weiss](#); [Mack Bernard](#); [Maria Marino G.](#); [Melissa McKinlay](#); [Maria Sachs](#); [Robert Weinroth S.](#)
Subject: Agricultural Reserve Tier south of Rio POCO

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Dear County Commissioner:

We are OPPOSED to 1,250 new units in the Agricultural Reserve Tier south of Rio POCO. This land was specifically zoned agriculture and we want to save our farm land. This land does not have TDR's and under current rules, developers can only trade land within the reserve to add homes. This is unprecedented. This has to stop! We understand that Thomas Produce's land is going to have a tiny fraction of the amount of homes and that will create tremendous congestion in the area. We cannot imagine 1,260 more.

Thanks in advance for your help

Regards,

Jairo De La Espriella

Home owner

16170 Rio Del Paz,

Delray Beach, FL 33446

From: [Kathy Sutton](#)
Sent: Tuesday, July 19, 2022 10:11 AM
To: [Bryan Davis](#); [Maria Sachs](#); [Robert Weinroth S.](#); [Gregg Weiss](#); [Maria Marino G.](#); [Dave Kerner M.](#); [Melissa McKinlay](#); [Mack Bernard](#)
Cc: [Jay Pearlman](#)
Subject: Proposed Future Land Use

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Dear County Commissioners:

My family moved here from Houston, Texas almost two years ago. My son trains tennis full time but we mainly moved to West Delray to get away from the traffic congestion and the flooding. One of our scariest times in Houston was during Hurricane Harvey. We were surrounded by water but ended up being very lucky that our property was not damaged. However, we could not get out for 5 days until the water finally receded. There were those that were less fortunate and they lost everything. It was devastating!!! We helped so many people that had their homes and lives destroyed. It was very sad. There are currently hundreds of individual lawsuits against the County and the US Army Corps of Engineers for over development and for not planning for flood control due to the developments. The amount of traffic congestion and the over development of housing created by those within the County affected everyone.

We live in Rio POCO and when it rains a lot in a short period of time, we have a few areas that flood, currently. For this reason, we are 100% OPPOSED to the 1,250 new units in the Agricultural Reserve Tier south of Rio POCO. It is my understanding that this land was specifically zoned agriculture and we want to save our farm land. This land does not have TDR's and under current rules, developers can only trade land within the reserve to add homes. This is unprecedented. This has to stop! We understand that Thomas Produce's land is going to have a tiny fraction of the amount of homes and that will also create tremendous congestion in the area. We cannot imagine an 1,250 additional homes. The traffic during rush hour on 441 has increased tremendously in the short period of time since we have lived in our home.

I wanted to make the Commissioners aware of our past experiences and the current situation in our area of Palm Beach County. Thank you for your consideration.

Stephanie Gregory

From: PBCGOV Form Service <form@surveygizmo.com>
Sent: Monday, May 2, 2022 5:22 PM
To: pbc-comment; David Kelly A.
Subject: Public Comment Form

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Public Comment Form

First Name: vanessa

Last Name: geraci

Address: 6062 Las Colinas Circle

City: Lake Worth

State: FL

Zip Code: 33463

Email: vanessger@gmail.com

Agenda Item # or Topic:

Hyder-West Property

Your Message:

Please stop GL Homes from doing the land swap to obtain the Hyder-West Property. This is where Sunshine Meadows Equestrian is located and this should not be destroyed by GL Homes. My children boarded their horses there and enjoyed the beautiful riding trails throughout the AG Reserve. Enough is enough GL Homes you already took over Lyons road!

GL Homes builds communities for the Boca Raton address for the purpose of sales. Boca sells, but GL is inundating and harming the Boca schools. Eagles Landing Middle School is severely over enrolled and GL just keeps building homes to tout they are in the "Boca School System" but the schools and the teachers are suffering.

Please: VOTE NO AND STOP GLHOMES FROM DESTROYING MORE OF THE AG RESERVE .

VOTE NO ON THE HYDER-WEST PROPERTY AND SAVE SUNSHINE MEADOWS.

Correspondence Provided at the August 31, 2022 Public Hearing

Correspondence Provided at Planning Commission Hearing



7040-25 Seminole Pratt Whitney Road, Box #60

Loxahatchee, FL 33470

P: (305) 975-4392

www.acreagelandowners.com

Established 1992

August 05, 2022

Re: Indian Trails Grove - Ag Reserve Exchange (LGA 2022-021)

To whom it may concern.

The Acreage Landowners Association would like to express our approval of the Ag Reserve Exchange project that would 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.

To allow the GL Homes project to continue where it is currently planned would be quite detrimental to our community. Our infrastructure that would eventually be used by the residents of the proposed area is not designed for this type of traffic and would cause severe congestion in several areas within The Acreage/Loxahatchee community. We feel that the residents of our community should not have to bear the additional expenses to maintain these roads as well as the traffic growth that will come with it.

We appreciate your possible consideration in this matter, and we are open to any questions or concerns you may have.

Regards,

Bob Morgan, President

Acreage Landowners Association

305-975-4392



ROBERT N. HARTSELL, P.A.
61 N.E. 1st Street, Suite C
Pompano Beach, Florida 33060
(954) 778-1052
www.Hartsell-Law.com

August 11, 2022

Palm Beach County Planning Commission
2300 N. Jog Road
West Palm Beach, FL 33411

Submitted via email:

kfischer@pbcgov.org; rbulkeley@pbcgov.org; eric@royalsinc.com; penny@pompei.com;
caracapp@gmail.com; sarahcpardue@gmail.com; nbrahs@gmail.com; rothcosys@comcast.net;
glenn.e.gromann@gmail.com; sbsiegel@teamsiegel.com; vinikoor@bellsouth.net;
restopekdc@gmail.com; marciavhayden@aol.com; safefarm@aol.com;
eferguson@thefergusonfirm.net; ajones-vann@wpb.org; dleiser@pbcgov.org; sastone@pbcgov.org

Re: August 12, 2022, Planning Commission Meeting Agenda Item: IV.A.1; and Request for Additional Time to Present Public Comments

Dear Planning Commission of Palm Beach County:

On behalf of our clients, 1000 Friends of Florida ("1000 Friends") and Sierra Club Loxahatchee Group ("Sierra Club"), please kindly accept these comments regarding the August 12, 2022, Planning Commission Meeting Agenda Item: IV.A.1, *Indian Trails Grove Agricultural Reserve Exchange*, and please include these comments in the public record.

1000 Friends is a statewide 501(c)(3) smart growth advocacy nonprofit organization with a substantial number of members that live and work in Palm Beach County. Similarly, Sierra Club is a national 501(c)(3) grassroots environmental organization with the Loxahatchee Group comprised of a substantial number of members that live and work in Palm Beach County.

The members of both non-profit environmental organizations advocate for preservation of agricultural resources that are a much-needed buffer for the environmental vitality of the communities without encroachment of increased high-density residential, commercial, mixed-uses, and industrial uses. All members of these organizations residing within Palm Beach County are afforded the protections of the Palm Beach County Comprehensive Plan and will be directly affected by any amendments passed altering the Agricultural Reserve Tier.

REQUEST FOR ADDITIONAL TIME TO PRESENT PUBLIC COMMENTS

As you may be aware, 1000 Friends and Sierra Club have been actively following and participating in Palm Beach County-wide planning for decades and engaged in planning the Agricultural Reserve (Ag Reserve) since its inception. 1000 Friends and Sierra Club have consistently provided planning expertise and local knowledge to the Commission on many occasions regarding the Ag Reserve, and will continue to do so.

Legal counsel for 1000 Friends and Sierra Club will be present at the August 12, 2022, Planning Commission meeting to offer legal expertise and advocacy for the preservation of the original intention of the Ag Reserve while balancing sustainable and smart land planning while the Commission issues a recommendation on this complex proposal. We respectfully request the opportunity to make comments during the meeting, and engage in discussion if requested with the Planning Commission, staff, and Applicant if desired, in excess of the general three-minute comment time period afforded to the general public. *See Hernandez-Canton v. Miami City Comm'n*, 971 So. 2d 829, 832 (Fla. 3rd DCA 2007) (holding that when the city commission was required to make 25 findings related to design review criteria, eight minutes allotted to objectors for comments was too short).

We respectfully ask for, at a minimum, five minutes for legal public comments due to the complexity of the proposal and legitimate concerns as expressed herein, and will ensure that comments are succinct and beneficial to the commission and community during this public process.

IMPORTANCE OF PROTECTING THE AG RESERVE TIER

The Agricultural Reserve Tier of Palm Beach County comprises 22,000 acres west of the suburban unincorporated communities of West Boca, West Delray, West Boynton, and east of the Arthur R. Marshall Loxahatchee National Wildlife Refuge ("Refuge"). The Refuge supports more than 100 jobs and garners nearly \$2 million in sales tax revenue for the County. More importantly, the Refuge spans 145,189 acres of the only remnant of northern Everglades and cypress swamp, thereby protecting the integrity of the entirety of the remaining Everglades ecosystem. The Refuge is currently adjacent to agricultural lands actively farmed; however, if modifications are made to the Comprehensive Plan that encourage expansion of development, increased densities and intensities, and industrial uses, *especially west of SR 7*, there are grave concerns that it will lead to a catastrophic impact to this federally protected natural reserve.

The purpose of the Agricultural Reserve is to preserve unique farmland and wetlands in order to *enhance* agricultural activity, environmental and water resources, and open space **within the Tier**, by *limiting* uses to agriculture, conservation, *low density* residential development, and non-residential uses which serve the needs of farmworkers and residents of the Agricultural Reserve Tier. *See* Objective 1.5.

The Ag Reserve Tier provides great benefits to Palm Beach County above and beyond the fruits of its agricultural labors. In preserving agricultural lands, environmental and water resources, and open space, the Ag Reserve Tier (1) buffers detrimental impacts from development on water quality, (2) improves flood control, (3) engages in highly beneficial carbon sequestration that reduces air pollution and mitigates climate change, and (4) provides wildlife habitat for native flora and fauna, as well as threatened and endangered species, and a safe haven for transient and migratory wildlife.

Developers, such as GL Homes, have consistently requested increased densities and intensities in the Ag Reserve, citing “changed circumstances,” a purported trend towards an “urbanized” tier, “reduction in available farming,” and the “housing crisis” as justifications for continuing to chip away at the preservation of this unique tier. It is important to note that many of these circumstances have been brought about by developers, such as GL Homes, purchasing open space and farmlands to construct multi-million-dollar homes that require infrastructure and services of a higher level than mere row crops.

There must be a line drawn in the sand to preserve the Agricultural Reserve from being overdeveloped and indistinguishable from the Urban and Suburban Tiers. The very purpose of the Tier has been to encourage agricultural use, environmental and water resource preservation, and retention of open space to act as a buffer to environmentally sensitive lands, such as the adjacent Arthur R. Marshall Loxahatchee National Wildlife Refuge.

It must be understood that while site specific land-use changes may seem minor to resolve immediate issues, these changes can result in a cumulative impact that will shape the future landscape of Florida as we know it today. Remaining steadfast in growth management guided by these principles set forth in the Comprehensive Plan governing the Ag Reserve is of the utmost importance. The Ag Reserve does not have an expiration, and this Commission must remain steadfast in protecting the original intent of the Comprehensive Plan and not trade preservation for empty promises.

IV.A.1 Indian Trails Grove Agricultural Reserve Exchange

The Indian Trails Grove (ITG) and Agricultural Reserve (AGR) “land swap” proposes to modify the Comprehensive Plan in order to allow density to be transferred into the Ag Reserve to allow development *west of SR 7 on preserves already committed and abutting conservation land adjacent to the Loxahatchee Refuge* by *transferring out the preserve acreage* to the Rural Tier, specifically the Western Communities Residential Overlay.

The application is premised on the promise of beneficial water resources to be utilized by the County to resolve outstanding regional water issues. However, when the proposal is broken down and analyzed by its detrimental impact to the Ag Reserve and the lack of actualized benefits, it must garner a recommendation for *denial*, as this Commission recommended when the conceptual proposal was before it on January 14, 2022.

County Staff recognize the potential benefit for water management, but nonetheless recommends *denial* as the proposal “represents a departure from the vision anticipated for the Ag Reserve as stated in the Comprehensive Plan objectives and policies...[and] is a significant policy departure for the County, with significant repercussions for the County’s Managed Growth Tier System.”¹

Additionally, County Staff cautioned that the propose exchange to increase residential development and reduce preserve acreage in the Ag Reserve would “alter the fundamental policy concepts to preserve agriculture ...and significantly compromise basic concepts of the Comprehensive Plan,” namely: preservation of agricultural – which is still very much viable in the AGR today² – prohibition of industrial uses and 60/40 PUDs west of SR 7, and policies to designate the Ag Reserve as a sending area, not a receiving area, for transfer of development rights.³

The devil is in the details, and when taken apart piece by piece, it is clear that this proposal (1) will benefit the Applicant far more than the County, (2) the promises are unsupported by actualized data to justify the unprecedented removal of preserves from the Ag Reserve and threat of future requests to transfer in density, and (3) there are other options available to engage in effective water management without sacrificing the Ag Reserve.

(1) The County is not the True Beneficiary of the Land Swap

The Applicant cites to the lack of infrastructure to support residential development in the ITG and claims that it is “prudent long-range planning” to reduce density/intensity in the ITG “where infrastructure is limited” and place the increased densities in the Ag Reserve “where infrastructure exists.”⁴ However, it was only in 2016 when the County approved the ITG allowing for the change in rural residential at a density of 1 unit per 10 acres that would allow 359 units to be compounded to the potential to develop 3,897 units and 350,000 sq. ft of non-residential uses.⁵ The approval was conditioned on the improvement and construction of public facilities, and infrastructure improvements to service the ITG community prior to the issuance of the first residential permit at the cost of the developer.⁶

However, no plans have been submitted for developing the ITG, and likely will not be submitted. Meanwhile the Applicant would benefit from increased residential densities in the Ag Reserve piggybacking on taxpayer’s absorption of the infrastructure costs, which would still result “in an increase in the demands upon the services providers, beyond those studied, contemplated, and anticipated within the Ag Reserve and South County as a whole.”⁷

¹ 22-B2 FLUA & Text Amendment Staff Report: ITG-AGR Exchange (LGA 2022-021) at pp. 2-3 (hereinafter “Staff Report”).

² *Id.* at p. 11 (Ag Reserve has 8,471 acres in agricultural uses, with more than 40 different vegetables and herbs, and yields 8.4% of ag revenue for the County despite representing 1/9% of County’s farmlands.)

³ *Id.* at p. 3.

⁴ *Id.* at p. E-78.

⁵ *Id.* at p. 14.

⁶ *Id.* at p. E-4; E-34.

⁷ *Id.* at p. E-49.

County Staff has correctly opined that the Applicant “will benefit from the existing infrastructure and the applicant’s obligation for improvements would be diminished, while increasing the impacts in the Ag Reserve and further deviating from the intent to preserve agricultural within the Ag Reserve.”⁸

In the overall planning scheme, the Applicant is only decreasing its overall density by a total of 35 units in the Ag Reserve and Rural Tier, and is only providing the County with an additional 424 preserve acres.⁹ The Applicant is also proposing workforce housing in a “Civic-PUD” on a 105-acre parcel, which does not meet the current 250-acre threshold for a 60/40 AGR-PUD, but would qualify for an 80/20 AGR-PUD, which is much less desirable to developers. Rather than comply with the land use regulations of the Ag Reserve, the Applicant is requesting an exemption to count proposed preserve allocations from the ITG to meet the required 60% preservation, and is also seeking an explicit exception to the prohibition on institutional uses west of SR-7.¹⁰

Finally, the Applicant continuously paints the picture of the Hyder Preserves as being an appropriate area for increased density rather than agricultural uses due to the contiguous preserve parcels being “bounded by the Urban/Suburban Tier to the south,” allowing it serve as a “transition area from the Urban/Suburban Tier to the agricultural uses further to the north within the Ag Reserve.”¹¹ However, the Applicant fails to acknowledge the environmentally sensitive nature of the contiguous preserve parcels abutting conservation lands buffering development and agricultural uses from the Loxahatchee Reserve; that the Hyder Preserves is one of the few remaining contiguous preserves of its size; was placed in conservation easements by GL Homes for PUDs; and was not opportune for development of the proposed size due to its location west of SR 7.

Clearly, the Applicant is receiving a wealth of benefits from the proposed land exchange, while the County is making clear concessions from the Comprehensive Plan to the detriment of the Ag Reserve. Case in point, County Staff has advised that the proposal is inconsistent with, and contrary to, nearly every policy governing the Ag Reserve and County Directions as it “attempts to provide exceptions to restrictions within the Tier, but these restrictions are fundamental to the purpose of the Tier itself, i.e. preservation of agricultural, environmentally sensitive lands, and open space... The [proposal] is intended to accommodate potential improvements outside of the Tier that do not directly benefit the Ag Reserve.”¹² As such, the County is clearly not the intended beneficiary of the land swap, and this Commission should recommend *denial*.

⁸ *Id.* at p. E-34.

⁹ *Id.* at pp. E-67-77.

¹⁰ *Id.* at p. E-24.

¹¹ *Id.* at p. E-84, 85, 78.

¹² *Id.* at p. E-22, *see also* E-34 – 42.

(2) Exchanging Preservation for Empty Promises

It is clear that developers are not environmental experts and are not the appropriate parties to come before the Commission and make proposals that the developer deems to be in the best interest of the County's resources. The Comprehensive Plan is set in place for specific reasons and was thoroughly reviewed and underwent analysis by staff and consultants to provide the most environmental protection for the County, and should remain as such. The promises made by the Applicant in exchange for the proposed land swap are unsupported by actualized data to justify the unprecedented removal of preserves from the Ag Reserve and threat of future requests to transfer in density.

While the promise of a resolution to Palm Beach County's water management issues is appealing, County Staff has recognized that it would be a "lengthy 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."¹³ The Applicant has proposed that the 1,600 acres to be deeded to the County, if approved, would be partitioned into a "developer-designed, permitted, and constructed project" of a 750-acre above ground reservoir, utilizing approximately 875 acres inclusive of a system of pumps and control structures, and the remaining 725 acres to remain agricultural.¹⁴ While the conceptual proposal may seem desirable to the County, the real value will be in its actualized benefits and potential for achievement.

County Staff has opined that there is insufficient data and information "to evaluate if any of the proclaimed benefit is achievable, and quantifying the extent of the benefit. **It is dependent upon approval by other entities, affects other interests, and proposes improvements that are offsite and not under ownership of the applicant.**"¹⁵ Furthermore, County Staff has advised that the proposal is so much more than a land use and zoning approval, as it would require coordination with existing plans and potential modifications of plans for water management, canal flow-ways, Everglades Restoration, etc., some of which have already received state funding, and would also require permits from other agencies that are not guaranteed to be granted in order "to achieve this proffered regional benefit."¹⁶

There are simply too many unknowns and what-ifs to trade committed preservation in the Ag Reserve for a pie-in-the-sky water management resolution proposal, especially when the land swap's purported benefits have "no corresponding link to the Ag Reserve" and "with no guarantee that the stated regional public benefit ...will have a deadline."¹⁷ As such, there is a stark lack of data to demonstrate that the promises will be achievable to justify the upheaval of the Ag Reserve, and this Commission should recommend *denial*.

¹³ *Id.* at p. 19.

¹⁴ *Id.* at pp. E52-53.

¹⁵ *Id.* at p. E-53.

¹⁶ *Id.*

¹⁷ *Id.*

(3) Alternatives Exist for Water Management without Land Swap

The ITG as it stands has resources for water management in the form of a *640-acre impoundment site* for the future use of the Indian Trails Improvement District and *1,068 acres* to be granted to the County through a conservation easement to be used for *water resources and/or agricultural uses*, the designation of such was intentionally left vague to allow the County to determine the best method to address water quantity, quality, and/or conveyance issues.¹⁸


It is undisputed that the ITG parcel has qualities to assist with water management due to its connectivity to the L-8 and M-O Canals. However, the negative implications to the Ag Reserve compels 1000 Friends and Sierra Club, similar to County Staff, to maintain a hard stance in opposition to the proposal. County Staff has presented proposed revisions to the ITG Conceptual Plan that can result in a win-win for the County and Developer alike, by redesigning the compact development on the ITG parcel to keep all 3,897 units on site with potentially minor amendments that will effectively “reduce the development footprint sufficiently to accommodate the proposed 532-acre increase to the Water Resources area that comprises the integrated open space.”¹⁹

County Staff’s recommendations could “provide a greater regional benefit” and not squander the Ag Reserve,²⁰ and if the Applicant’s intention is truly to provide a regional water management benefit to the County as a whole, such recommendations deserve further consideration and discussion before the die is cast resulting in irreparable damages to the Ag Reserve and future requests to relinquish preservation in this unique Tier. Such recommendations include, but are not limited to, including residential units within commercial areas of the ITG, similar to the Traditional Marketplace Development multi-family units approved in the Ag Reserve but never constructed, or mandated to be constructed.

County Staff has opined that there are opportunities for more compact development through a creative redesign that would achieve water resources purposes without introducing additional development in the Ag Reserve and creating policy changes “*contrary* to existing Plan directives, goals, objectives, and policies.”²¹ As there are viable alternatives to achieve the desired water management objectives without sacrificing the Ag Reserve, and this Commission should recommend *denial*.

Thank you for your time and consideration of these comments.

Respectfully,


Heidi Mehaffey, Esq.
Robert N. Hartsell, P.A.

CC: 1000 Friends of Florida
Sierra Club Loxahatchee Group

¹⁸ *Id.* at p. 17.

¹⁹ *Id.* at p. E-60.

²⁰ *Id.*

²¹ *Id.* at p. E-61.

Bryan Davis

From: bounce+barbmorgan721@gmail.com@b.atomicsites.net on behalf of Barbara Morgan <barbmorgan721@gmail.com>
Sent: Friday, August 12, 2022 12:03 AM
To: Bryan Davis
Subject: Indian Trails Grove Agricultural Reserve Exchange (Application LGA 2022-021)

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Dear Mr. Davis

RE: I support the Indian Trails Grove Agricultural Reserve Exchange (Application LGA 2022-021)

Please be advised that as a resident of The Acreage/Loxahatchee, I fully support the approval of the above referenced application. The proposed water project, increase in open space on the new plan of development and reduction in the residential units to be constructed will directly benefit our community.

Regards,

-- Ms. Barbara Morgan
barbmorgan721@gmail.com
13784 67th St N West Palm Beach, FL 33412

Bryan Davis

From: bounce+bobmorgan731@gmail.com@b.atomicsites.net on behalf of Bob Morgan
<bobmorgan731@gmail.com>
Sent: Thursday, August 11, 2022 10:52 PM
To: Bryan Davis
Subject: Indian Trails Grove Agricultural Reserve Exchange (Application LGA 2022-021)

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Dear Mr. Davis

RE: I support the Indian Trails Grove Agricultural Reserve Exchange (Application LGA 2022-021)

Please be advised that as a resident of The Acreage/Loxahatchee, I fully support the approval of the above referenced application. The proposed water project, increase in open space on the new plan of development and reduction in the residential units to be constructed will directly benefit our community.

Regards, Bob Morgan

-- Mr. Bob Morgan
bobmorgan731@gmail.com
13784 67th St N West Palm Beach, FL 33412

Bryan Davis

From: bounce+valriegobble@gmail.com@b.atomicsites.net on behalf of Valerie Reitz
<valriegobble@gmail.com>
Sent: Friday, August 12, 2022 12:19 AM
To: Bryan Davis
Subject: Indian Trails Grove Agricultural Reserve Exchange (Application LGA 2022-021)

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Dear Mr. Davis

RE: I support the Indian Trails Grove Agricultural Reserve Exchange (Application LGA 2022-021)

Please be advised that as a resident of The Acreage/Loxahatchee, I fully support the approval of the above referenced application. The proposed water project, increase in open space on the new plan of development and reduction in the residential units to be constructed will directly benefit our community.

Regards,

-- Mrs. Valerie Reitz
valriegobble@gmail.com
17149 murcott blvd, loxahatchee, FL 33470

Bryan Davis

From: bounce+andybb=comcast.net@b.atomicsites.net on behalf of Andrew Bernbaum
<andybb@comcast.net>
Sent: Friday, August 12, 2022 1:10 AM
To: Bryan Davis
Subject: Indian Trails Grove Agricultural Reserve Exchange (Application LGA 2022-021)

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Dear Mr. Davis

RE: I support the Indian Trails Grove Agricultural Reserve Exchange (Application LGA 2022-021)

Please be advised that as a resident of The Acreage/Loxahatchee, I fully support the approval of the above referenced application. The proposed water project, increase in open space on the new plan of development and reduction in the residential units to be constructed will directly benefit our community.

Regards,

-- Mr. Andrew Bernbaum
andybb@comcast.net
13127 82nd St. N West Palm Beach, FL 33412

Bryan Davis

From: bounce+betsytheodule=bellsouth.net@b.atomicsites.net on behalf of Betsy Theodule
<betsytheodule@bellsouth.net>
Sent: Friday, August 12, 2022 1:45 AM
To: Bryan Davis
Subject: Indian Trails Grove Agricultural Reserve Exchange (Application LGA 2022-021)

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Dear Mr. Davis

RE: I support the Indian Trails Grove Agricultural Reserve Exchange (Application LGA 2022-021)

Please be advised that as a resident of The Acreage/Loxahatchee, I fully support the approval of the above referenced application. The proposed water project, increase in open space on the new plan of development and reduction in the residential units to be constructed will directly benefit our community.

Regards,

-- Ms. Betsy Theodule
betsytheodule@bellsouth.net
17438 81st Ln N Loxahatchee , Florida 33470

Bryan Davis

From: bounce+awiseone77@gmail.com@b.atomicsites.net on behalf of Angela Wise
<awiseone77@gmail.com>
Sent: Friday, August 12, 2022 4:26 AM
To: Bryan Davis
Subject: Indian Trails Grove Agricultural Reserve Exchange (Application LGA 2022-021)

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Dear Mr. Davis

RE: I support the Indian Trails Grove Agricultural Reserve Exchange (Application LGA 2022-021)

Please be advised that as a resident of The Acreage/Loxahatchee, I fully support the approval of the above referenced application. The proposed water project, increase in open space on the new plan of development and reduction in the residential units to be constructed will directly benefit our community.

Regards,

-- Mrs. Angela Wise
awiseone77@gmail.com
18762 93rd Rd N Loxahatchee, FL 33470

Bryan Davis

From: bounce+emcoursen@gmail.com@b.atomicsites.net on behalf of Eileen Coursen
<emcoursen@gmail.com>
Sent: Friday, August 12, 2022 6:10 AM
To: Bryan Davis
Subject: Indian Trails Grove Agricultural Reserve Exchange (Application LGA 2022-021)

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Dear Mr. Davis

RE: I support the Indian Trails Grove Agricultural Reserve Exchange (Application LGA 2022-021)

Please be advised that as a resident of The Acreage/Loxahatchee, I fully support the approval of the above referenced application. The proposed water project, increase in open space on the new plan of development and reduction in the residential units to be constructed will directly benefit our community.

Regards,

-- Mrs. Eileen Coursen
emcoursen@gmail.com
16192 73rd CT N Loxahatchee , FL 33470

Bryan Davis

From: bounce+heatherbrawn@gmail.com@b.atomicsites.net on behalf of Heather Brawn
<heatherbrawn@gmail.com>
Sent: Friday, August 12, 2022 7:10 AM
To: Bryan Davis
Subject: Indian Trails Grove Agricultural Reserve Exchange (Application LGA 2022-021)

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Dear Mr. Davis

RE: I support the Indian Trails Grove Agricultural Reserve Exchange (Application LGA 2022-021)

Please be advised that as a resident of The Acreage/Loxahatchee, I fully support the approval of the above referenced application. The proposed water project, increase in open space on the new plan of development and reduction in the residential units to be constructed will directly benefit our community.

Regards,

-- Ms. Heather Brawn
heatherbrawn@gmail.com
16525 Temple Boulevard Loxahatchee, FL 33470

Stephanie Gregory

From: Lisa Lopatin <lisa.lopatin@gmail.com>
Sent: Monday, August 8, 2022 7:27 AM
To: Bryan Davis; Dave Kerner M.; Gregg Weiss; Mack Bernard; Maria Marino G.; Melissa McKinlay; Maria Sachs; Robert Weinroth S.
Subject: Opposition to new construction

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Dear County Commissioner:

We are OPPOSED to 1,250 new units in the Agricultural Reserve Tier south of Rio POCO. This land was specifically zoned agriculture and we want to save our farm land. This land does not have TDR's and under current rules, developers can only trade land within the reserve to add homes. This is unprecedented. This has to stop! We understand that Thomas Produce's land is going to have a tiny fraction of the amount of homes and that will create tremendous congestion in the area. We cannot imagine 1,260 more.

Regards,
Lisa and Justin Lopatin

--
Lisa Lopatin
847.691.1901

Stephanie Gregory

From: c Stiles <stiles.dr@gmail.com>
Sent: Friday, August 5, 2022 11:14 AM
To: Bryan Davis
Subject: Rezoned Agriculture Land

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Dear County Commissioner:

We are OPPOSED to 1,250 new units in the Agricultural Reserve Tier south of Rio Poco. This land was specifically zoned agriculture and we want to save our farm land. This land does not have TDR's and under current rules, developers can only trade land within the reserve to add homes. This is unprecedented. This has to stop! We understand that Thomas Produce's land is going to have a tiny fraction of the amount of homes and that will create tremendous congestion in the area. We cannot imagine 1,260 more.

Regards,

Dr. Christina Stiles



10343 Stonebridge Boulevard
Boca Raton, FL 33498

August 10, 2022

Mr. Bryan M. Davis, Principal Planner/Urban Designer
Palm Beach County Planning Division
2300 N. Jog Road, 2nd Floor
West Palm Beach, FL 33411

RE: Indian Trails Grove Agricultural Reserve Exchange (Application LGA 2022-021)

Dear Mr. Davis,

Please be advised that Stonebridge Property Owners Association, Inc., supports the approval of the above referenced application. Be further advised that our community voted overwhelmingly in favor of supporting this proposal by over 90%. As you are likely aware, Stonebridge Golf and Country Club shares a common border with the Hyder West property proposed for development. We would ask that you advise the Planning Commission and Board of County Commissioners of our support of this application.

Regards,

Marc L. Silverman

Marc L. Silverman
Vice President, Stonebridge Property Owners' Association, Inc.

Stephanie Gregory

From: Kathy Sutton <ksutton913@hotmail.com>
Sent: Monday, August 29, 2022 10:55 AM
To: Bryan Davis; Maria Sachs; Robert Weinroth S.; Gregg Weiss; Maria Marino G.; Dave Kerner M.; Melissa McKinlay; Mack Bernard
Subject: Agricultural Reserve Exchange
Attachments: INDIAN TRAILS GROVE-AG RESERVE EXCHANGE.pdf

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Dear Commissioners,
We live in Rio POCO off of State Road 7/441 and we are in complete agreement with the attached letter from the Alliance of Delray Residential Association, Inc.
Sincerely,
Joe & Kathy Sutton

Staff received 15 emails with the support statement below.

Stephanie Gregory

From: bounce+lm71@gmail.com@b.atomicsites.net on behalf of Lisa McAndrews <lm71@gmail.com>
Sent: Sunday, August 28, 2022 8:43 PM
To: BCC-All Commissioners
Cc: Bryan Davis
Subject: Indian Trails Grove Agricultural Reserve Exchange

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Honorable County Commissioners,

RE: Indian Trails Grove Agricultural Reserve Exchange

Dear Palm Beach County Commissioners,

As a Palm Beach County resident, I am in full support of the Palm Beach County land exchange with GL Homes. The proposed project will preserve open space, improve water storage and quality and address the need for additional workforce housing units in Palm Beach County. This new plan will also reduce the number of residential units to be constructed in The Acreage/Loxahatchee area, directly benefiting our communities.

I support this proposal and encourage our elected leaders to support this plan as well.

Sincerely,

-- Mrs. Lisa McAndrews
lm71@gmail.com
18143 41ST RD N LOXAHATCHEE, FL 334701816

August 12, 2022

Palm Beach County Planning, Zoning and Building, and Palm Beach County Board of Commissioners,

As residents directly affected by this development, we would like to show our full support for this density swap. Our unit, which was recently activated, is on the direct Southern boundary of this project, as well as a portion of their southwestern section which runs along our unit.

All maintenance of roadways within the district are paid by those in that unit. building in the western portion of this project will cause an undue, and unjust, impact that the additional traffic will create. The impact of the project can be lessened if the western section is not built. I believe most of the residents in this area of Loxahatchee/Acreage are in favor of not only the western section being switched, but that of the entire project, if that were possible. The proposed plans for additional water storage and its outflow are needed and welcomed by residents in our area.

The proposed area, for this development density "swap", has the infrastructure to support this project, unlike our area. As you are aware Santa Rosa Groves has had minimal infrastructure and the 81 landowners will now be paying ITID to create and improve this infrastructure within our unit. The road that connects the 2 GL properties cannot sustain the increase of traffic. It will be said that the road will not be used, but that has been disproven time and time again. Even if instructed to use Orange Blvd., as there is an impact fee being paid for such use, it is our experience and direct knowledge that this will not be the case. Vehicles are routed through all GPS to use 60th and up Carol St. to access Orange Blvd.

We thank you for taking us into consideration and appreciate your time on this matter.

Sincerely,
Elizabeth Accomando
6521 Carol Street Loxahatchee FL 33470
561-402-1451

Stephanie Gregory

From: Kevin Fischer
Sent: Tuesday, August 30, 2022 7:51 AM
To: Stephanie Gregory
Subject: FW: Agriculture Reserve

Follow Up Flag: Follow up
Flag Status: Flagged

From: Laurie & Steven D <sharp888@gmail.com>
Sent: Monday, August 29, 2022 7:00 PM
To: Robert Weinroth S. <RWeinroth@pbcgov.org>; Dave Kerner M. <DKerner@pbcgov.org>; Maria Marino G. <MMarino@pbcgov.org>; Gregg Weiss <GWeiss@pbcgov.org>; Maria Sachs <MSachs@pbcgov.org>; Melissa McKinlay <MMcKinlay@pbcgov.org>; Mack Bernard <MBernard@pbcgov.org>; Kevin Fischer <KFischer@pbcgov.org>; Ramsay Bulkeley <RBulkeley@pbcgov.org>; Robert P. Banks <20220608RBanks@pbcgov.org>
Subject: Agriculture Reserve

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Hi All:

I am a Palm Beach County resident and voter. I am writing to you today to ask for your help in saving the Agricultural Reserve for farming and preserved land. On Wednesday the Palm Beach County Board of County Commissioners voted to allow GL Homes to move forward on a proposal to swap land in exchange for a housing development being permitted on the Ag Reserve.

I hope you will all stand by the agreement that allowed for a 60/40 split on development. A development of the size that GL is looking to do will definitely put an end to Agriculture as it will give precedent to allow other developers (GL included for sure) to do the same. Farmers and housing are just not compatible in this manner.

Very importantly, we will lose the fresh produce that comes from this area and the economic benefits produced by the sale of our products to our northern neighbors on the east coast in the winter months.

I am writing to implore you to do the correct thing for our environment. Thank you for doing the right thing and protecting our environment.

Laurie Kurtz

Staff received 72 emails with the support statement below

Bryan Davis

From: Aaron Levy <aaronlevy89@gmail.com>
Sent: Tuesday, August 30, 2022 12:00 AM
To: Bryan Davis; BCC-All Commissioners
Subject: Support for the ITG / Ag Reserve Exchange

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Dear Palm Beach County Commissioners,

I am a Palm Beach County resident in support of the proposed land exchange between Palm Beach County and GL Homes.

I support the proposal for many reasons, including the 1,600 acres of agricultural and preservation land that would be given to Palm Beach County and the creation of water project that would help reduce flooding in northern Palm Beach County.

Also, I support the addition of new workforce housing in Palm Beach County so people can afford to live, work and play here.

Last, the project in west Boca Raton at Hyder West would have significant civic opportunities and the addition of a new park for our community to use and access.

Thank you for your support.

■

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*

August 15, 2022
Palm Beach County Board of County Commissioners
301 North Olive Avenue
West Palm Beach, Florida 33401

Re: Indian Trails Grove - Agricultural Reserve Exchange (LGA 2022-021)

Dear Commissioners:

On August 12, 2022, the Palm Beach County (PBC) Planning Commission denied the application for the Indian Trails Grove (ITG) - Agricultural Reserve (AGR) Exchange (LGA 2022-021). As for the Staff's report, *res ipsa loquitur*, recommending denial citing a litany of flaws in the justification for such an exchange.

The Alliance agrees with the Planning Commission and County Staff. 7 years ago, the AGR Roundtable discussions took place. As a result, changes were made to accommodate the farmers and to correct some perceived inequities involving landowners in the AGR, keeping in mind the intent of the Master Plan and always considering parcels west of State Road 7/441 to be of maximum importance for conservation and water preservation. The current proposal would severely impact the goal of protecting these precious lands.

Further, the deviations from the intent of the plan for the AGR Tier are great with this application to wit, decreasing the proportional requirement of preservation/development from 80/20 to 60/40 west of State Road 7/441. This further emphasizes the Applicant's digression from the intent and understanding of the specialists who designed the Master Plan to cause the least amount of impact on water resources, considering that the Everglades and South Florida Water Management District lands are steps away from the proposed severely increased density of development.

Recently, Staff recommended, and the Planning Commission advised, to provide for an Essential Housing Element to be instituted along Atlantic Avenue and Boynton Beach Boulevard. This would allow for multifamily housing and workforce housing units to be built within the AGR. Staff and the Planning Commission *did not* recommend the land west of State Road 7/441 for use to create essential, multifamily, or workforce housing.

The AGR boundaries were established considering climate/weather elements. Exchanging preserve lands from outside of the Tier in northern PBC where the climate is colder than the AGR in certain growing seasons is not an equitable exchange. Some tropical fruits that are grown in the AGR cannot be grown above the Tier. Chinese vegetables are grown in the Rural Tier but keep in mind that it snows in China.

The inequities resulting from this project are clear. The residents of the AGR and south PBC already pay taxes for flood protection and water supply. By relinquishing preserve lands within the AGR, the south County taxpayers would essentially be paying the bill for services that benefit others and this is clearly a non-equitable arrangement. Further, other landowners west of State Road 7/441 would request similar overlays leading to greater stress on environmentally sensitive lands and water resources.

The PBC Board of County Commissioners voted to retain an expert to examine the impact the increased density of development would have west of State Road 7/441 prior to the approval of any further development. It is the Alliance's position that this is a wise decision. The Alliance requests the time to evaluate and comment on the expert's report prior to action on any application considered by the Board of County Commissioners.

Thank you for your attention to this most serious matter.

Sincerely,

Lori Vinikoor

Dr. Lori Vinikoor, President

OFFICERS AND DIRECTORS OF THE ALLIANCE:

Lori Vinikoor, President
Annie Katz, Executive Vice President, Norma Arnold, Vice President, Allen Hamlin, Vice President
Ken Markowitz, Vice President, Carol Klausner, Secretary, Deborah Borenstein, Treasurer
Directors: Rob Cuskaden, Paul Finkelstein, Susan Zuckerman
Assistants to the President: Rose DeSanto, John Gentiles, Rhoda Greifer, Joel Vinikoor
Robert Schulbaum, Chairman of the Board
Legal Counsel: Joshua Gerstin



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Assistant Secretary

Jennifer Hager

District Staff

Burgess Hanson,
Executive Director

Mary Viator,
District Attorney &
District Secretary

Jay Foy,
District Engineer

August 15, 2022

Mr. Bryan M. Davis, Principal Planner/Urban Designer
Palm Beach County Planning Division
2300 N. Jog Road, 2nd Floor
West Palm Beach, FL 33411

via Email: bmdavis@pbcgov.org

RE: Indian Trails Grove Agricultural Reserve Exchange (Application LGA 2022-021)

Dear Mr. Davis,

On August 10, 2022, representatives of G.L. Homes (GL Homes") appeared before the Board of Supervisors for the Indian Trail Improvement District to present its revised proposal to reduce 1,285 units from its 4,866 developable acres at the Indian Trails Groves Property. Additionally, GL Homes proposes to donate 1,600 acres of its property in the Indian Trails Groves to Palm Beach County inclusive of the design, permitting, installation, and conveyance of a water project. We further understand the proposal of GL Homes relative to the Hyder West property in the Agricultural Reserve Area. After listening to GL Homes' proposal, the Board of Supervisors unanimously and enthusiastically endorsed the concept with certain conditions.

Such a dramatic and immediate reduction in density at the Indian Trails Groves Property will reduce demands for County and District public services, especially for expansion and new construction of roads in and surrounding the District's legislative boundaries. In addition, GL Homes continues to honor its prior commitment to provide 640-acres of property to the District for its use in resiliency efforts related to water and drainage management. The preservation of an additional 448 acres in the Indian Trail Groves property is consistent with the vision of the District and surrounding communities.

The Board of Supervisors understands that the Board of County Commission must consider many sensitive and complicated issues in assessing the community benefits of GL Homes' proposal. The District encourages the County to consider deed restrictions on the 1,600 acres of land being donated to Palm Beach County for the Indian Trails Grove Property to prevent the property from development including the prohibition of any private or public vertical structures (i.e.: residential dwelling units, storage

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Office: 561.793.0874 | Fax: 561.793.3716



buildings, pavilions, fire towers, public safety facilities, community centers, public works facilities, and general office space, etc.). The District asks that the deed restriction include language that prohibits the placement of any wells or well fields, water production and sewer treatment facilities on the Indian Trail Groves Property. The District has concerns about the placement of any water supply well draw-downs due to the impact upon the area's water table and ultimately on the 640-acre property given to the District and the nearby M-1 Impoundment and M-0 Canal.

The District looks forward to working closely with GL Homes and Palm Beach County as this proposal continues through the process.

Sincerely yours,

Michael Johnson, President

cc: Members of the Board of County Commissioners
Members of the Board of Supervisors
Jay Foy, P.E., District Engineer
Verdenia Baker, County Administrator
Patrick Rutter, Assistant County Administrator
David Rieks, P.E., County Engineer
Ramsey Bulkeley, Executive Director, County P, Z & B
Patricia Behn, County Planning Director
Paul Linton, P.E., County Water Resources Manager
Larry Portnoy, Vice President, G.L. Homes
Kevin Ratterree, Vice President, G.L. Homes
Mary McNicholas, Sluggett and Associates, Inc.

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County Administration
P.O. Box 1989
West Palm Beach, FL 33402-1989
(561) 355-2040
FAX: (561) 355-3982
www.pbcgov.com

**Palm Beach County
Board of County
Commissioners**

Robert S. Weinroth, Mayor
Gregg K. Weiss, Vice Mayor

Maria G. Marino
Dave Kerner
Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator
Verdenia C. DeBer

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Official Electronic Letterhead

INTEROFFICE MEMORANDUM

TO: Mayor, Vice Mayor and Commissioners
THRU: Patrick Rutter, Assistant County Administrator *pwr*
FROM: Paul Linton, Water Resources Manager *PL*
DATE: August 26, 2022
RE: Indian Trail Groves Proposal for Retention/Detention
Area Post-BCC Briefing Additional Details

Summary: The proposed water project to be constructed by GL Homes contains reasonable design elements that are expected with the proper design and construction to function sufficiently, the benefits from which will be more localized than regional without further integration/investment. However, there are critical unresolved items concerning ownership, assessments, operations and maintenance responsibilities, consistency of infrastructure components with related PBC efforts (e.g., diesel pumps), and the timing and potential for integration into a larger, more meaningful regional water resources project. These are further described in detail below.

The preserved land (agriculture production, water resource, fallow, or restored) that would be conveyed to Palm Beach County (PBC) is within the Cypress Grove Community Development District (CGCDD). GL Homes has controlling interest in CGCDD as the major landowner. If the transfer is approved, PBC would be a "landowner" within the CGCDD, and therefore responsible for the payment of annual assessments. The current documents do not provide any details or commitments on fee simple or easement rights of PBC. The following issues would need to be addressed:

- CGCDD assesses an annual fee that is currently about \$55 dollars per acre. At this rate, the 1,600 acres of preserved land have an annual cost of about \$88,000. This could be offset by leasing the 725 acres of agricultural production land, however, there are additional anticipated costs for operations and maintenance of the water infrastructure that would also require a revenue source that could exceed that generated by the agricultural leases. Additionally, PBC does not typically hold agricultural leases, and would incur further administrative costs related to being a "landlord" for the agricultural leases.
- PBC has concluded that for most non-drought years, more water will be sent through Cell 1 than would be if the land remained in agriculture. The final intent of this project within a regional water management system may be constrained by the CGCDD budget or ambiguity regarding "control" over water movement. Typically, water resource projects have sufficient ownership and control to be separate from drainage districts; although they do respond to and are sometimes constrained by the limitation of drainage districts. It is unlikely that the SFWMD would accept this project without sufficient real estate interest and cost control.

Page 1 of 2

- The ownership of the pump stations is not clear. No details on the Real Estate interest that will be conveyed to PBC have been provided. We need to have sufficient Real Estate interest to make the best use of lands in the short and long term. The limited real estate is already being stated as a constraint on the pump mix of the pump lifting water from the L-8 Canal into CGCDD.
- The initial communications from GL Homes was that that all of the pump stations would be "owned" by PBC and operated by CGCDD. This has changed with GL Homes engineer communicating to ITID the proposed pump station to lift water from ITID L-Canal to CWPB M-Canal will be an ITID pump station. Full understanding of ownership and responsibility must be clearly understood before final consideration by the PBC Board of County Commissioners.

The design of the proposed water feature relied on agricultural pumps (diesel driven) and structures (flashboard risers) with no input from PBC. The operations of the impoundment were described as filling and emptying twice per year. To have sufficient value to PBC, the impoundment should be designed and constructed provide the maximum practical treatment for an above ground impoundment with extended flow periods. The expectation is to provide water quality treatment that would reduce the normal range of nutrients in the L-8 Runoff (e.g., 120 to 150 ppb TP) to levels typical of ITID runoff during normal conditions (45 to 60 ppb TP). There is no nutrient limit for the releases and the impoundment is not expected to provide the nutrient reduction that a treatment train of an emergent vegetation marsh cell followed by submerged aquatic vegetation cell (i.e. this feature is not an SFWMD STAs). It is important that the design include the required grading and structures to provide dependable treatment with sustained flow. The following details need to be included in the project.

- The interior of the impoundment shall be graded to be very level from west to east to prevent preferential flow path due to depth variations. This includes complete filling of all of the drainage ditches align along the flow direction (South to North).
- The two discharge structures will be operable weirs (not flash boards). The weir crest will have an operation range from 0 to 4 feet above land surface. There should be enough weir crest length that the 68 cfs can be released with the weir crest set at 2.5 feet above ground surface (e.g. two six feet weirs).
- A separation levee will need to be constructed for conveyance to the proposed discharge structure located about 0.5 miles south of the north end of the Detention and Treatment Cell to make full use of the impoundment.
- Spreader and collection channels will be required to spread the water effectively across the impoundment. The sides slopes of these channels will need to have a very shallow slope (e.g., 10H:1 and 20H:1V) to remain stable underwater.
- Borrow canals will not be allowed in the interior of the impoundment along the west and east side.

PBC Staff has reviewed the capacity of the proposed pump stations and find them reasonable for the proposed purposes. It is PBC staff opinion that with the appropriate design, that the impoundment has sufficient area to provide treatment of sustained flow. While the capacity of the pumps are reasonable, PBC Staff is concerned that the proposed pump type (diesel versus electric), number of units, locations, and real estate interest are not optimized for PBC use/operation of the impoundment. For example, PBC has a mandate to reduce carbon emissions. Adding diesel pumps that would likely run considerably more that the water supply pumps would be a meaningful increase in carbon emissions. This could be reduce by using electrical pumps. While there is limited power in the CGCDD, FPL owns two square miles of land (Sections 28 and 33) and has already populated the southern section with solar panels, and these options should be explored.

Cc: Verdenia C. Baker, County Administrator
 Patrick W. Rutter, Assistant County Administrator
 Ramsay J. Bulkeley, Esq., PZ&B Executive Director
 Whitney Carroll, Director, PZ&B Deputy Director
 Deborah Drum, ERM Department Director
 Kevin Fischer, Planning Director
 Bryan Davis, Principal Planner, CNU-A, PBC Planning Division
 Darren Leiser, Assistant County Attorney

Page 2 of 2



ROBERT N. HARTSELL, P.A.
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August 29, 2022

Palm Beach County Commissioners
301 N. Olive Avenue
West Palm Beach, 33401

RWeinroth@pbcgov.org; DKerner@pbcgov.org; MMarino@pbcgov.org; GWeiss@pbcgov.org;
MSachs@pbcgov.org; MMcKinlay@pbcgov.org; MBernard@pbcgov.org; KFischer@pbcgov.org;
RBulkeley@pbcgov.org; dleiser@pbcgov.org; sastone@pbcgov.org; SGregor1@pbcgov.org

Re: *August 31, 2022, County Commission Transmittal Hearing;*
Agenda Item 3.A.1: Indian Trails Grove – Ag Reserve Exchange (LGA 2022-021)

Dear Mayor Weinroth and County Commissioners:

On behalf of our clients, 1000 Friends of Florida ("1000 Friends") and Sierra Club Loxahatchee Group ("Sierra Club"), please kindly accept these comments regarding the August 31, 2022, County Commission Transmittal Hearing Agenda Item: 3.A.1, *Indian Trails Grove Agricultural Reserve Exchange*, and please include these comments in the public record.

1000 Friends is a statewide 501(c)(3) smart growth advocacy nonprofit organization with a substantial number of members that live and work in Palm Beach County. Similarly, Sierra Club is a national 501(c)(3) grassroots environmental organization with the Loxahatchee Group comprised of a substantial number of members that live and work in Palm Beach County.

The members of both non-profit environmental organizations advocate for preservation of agricultural resources that are a much-needed buffer for the environmental vitality of the communities without encroachment of increased high-density residential, commercial, mixed-uses, and industrial uses. All members of these organizations residing within Palm Beach County are afforded the protections of the Palm Beach County Comprehensive Plan and will be directly affected by any amendments passed altering the Agricultural Reserve Tier.

REQUEST FOR ADDITIONAL TIME TO PRESENT PUBLIC COMMENTS

As you may be aware, 1000 Friends and Sierra Club have been actively following and participating in Palm Beach County-wide planning for decades and engaged in planning the Agricultural Reserve (Ag Reserve) since its inception. 1000 Friends and Sierra Club have consistently provided planning expertise and local knowledge to the Commission on many occasions regarding the Ag Reserve, and will continue to do so.

Legal counsel for 1000 Friends and Sierra Club will be present at the August 31, 2022, Transmittal Hearing meeting to present a legal analysis on this complex proposal and the balance between sustainable growth and preservation. Additionally, Sierra Club has retained a respected hydrologist and wetland scientist to explain the intricacies of wetland restoration and provide his professional opinion of the proffered 750-acre water project.

We respectfully request the opportunity to make comments during the meeting, and engage in discussion if requested with the Commission, staff, and Applicant if desired, in excess of the three-minute comment time period afforded to the general public. *See Hernandez-Canton v. Miami City Comm'n*, 971 So. 2d 829, 832 (Fla. 3rd DCA 2007) (holding that when the city commission was required to make 25 findings related to design review criteria, eight minutes allotted to developers and objectors (pubic citizens) for comments was too short).

We respectfully ask for, at a minimum, an allocated five minutes for each professional representative providing comments, due to the complexity of the proposal and legitimate concerns as expressed herein, and will ensure that comments are succinct and beneficial to the Commission and community during this public process.

Request for Party Status for August 31, 2022, Transmittal Hearing as it Pertains to AG / ITG Exchange

1000 Friends and Sierra Club are interested parties that utilize the Arthur R. Marshall Loxahatchee National Wildlife Refuge and could be reasonably affected by the approval of the GL Homes Ag / ITG preserve land swap to be voted on at the August 31, 2022, Transmittal Hearing. As such, we respectfully request interested party status at the hearing to present testimony and evidence, and engage in questions to the applicant above and beyond the three minutes allotted to the general public. *Palm Beach Cnty. Env't Coal. v. Fla. Dep't of Env't Prot.*, 14 So. 3d 1076 (Fla. 4th DCA 2009) (finding that an environmental group that used a national wildlife refuge for hiking and wildlife viewing had standing to challenge the Department of Environmental Protection's (DEP) proposed issuance of a permit to a utility for construction and operational testing of an underground injection well system at the energy center about 1000 feet away from the Arthur R. Marshall Loxahatchee National Wildlife Refuge; the group was concerned about impacts on water in refuge, and they presented evidence that they reasonably could have been affected by the proposed activities).

Do not be Swayed from the Importance of Preserving the Ag Reserve Tier

The Agricultural Reserve Tier of Palm Beach County comprises 22,000 acres west of the suburban unincorporated communities of West Boca, West Delray, West Boynton, and east of the Arthur R. Marshall Loxahatchee National Wildlife Refuge ("Refuge"). The Refuge supports more than 100 jobs and garners nearly \$2 million in sales tax revenue for the County. More importantly, the Refuge spans 145,189 acres of the only remnant of northern Everglades and cypress swamp, thereby protecting the integrity of the entirety of the remaining Everglades ecosystem. The Refuge is currently adjacent to agricultural lands actively farmed; however, if exceptions continue to be carved out of the Comprehensive Plan for expansion of high-density residential development and industrial uses, *especially west of SR 7*, there are grave concerns that it will lead to a catastrophic impact to this federally protected natural reserve.

The purpose of the Agricultural Reserve is to preserve unique farmland and wetlands in order to *enhance* agricultural activity, environmental and water resources, and open space **within the Tier**, by *limiting* uses to agriculture, conservation, *low density* residential development, and non-residential uses which serve the needs of farmworkers and residents of the Agricultural Reserve Tier. *See* Objective 1.5.

The Ag Reserve provides great benefits to Palm Beach County above and beyond the fruits of its agricultural labors. In preserving agricultural lands, environmental and water resources, and open space, the Tier (1) buffers detrimental impacts from development on water quality, (2) improves flood control, (3) engages in highly beneficial carbon sequestration that reduces air pollution and mitigates climate change, and (4) provides wildlife habitat for native flora and fauna, as well as threatened and endangered species, and a safe haven for transient and migratory wildlife.

Developers, such as GL Homes, have consistently requested increased densities and intensities in the Ag Reserve, citing "changed circumstances," a purported trend towards an "urbanized" tier, "reduction in available farming," and the "housing crisis" as justifications for continuing to chip away at the preservation of this unique tier under the very specific land use regulations. The carefully crafted proposals may seem to offer resolutions to the "evolving" issues, but this Commission has an obligation to its constituents not to be swayed from the importance of preserving the Ag Reserve. The Commission has made policy changes to accommodate the delicate balance — as recently as August 25, 2022 — but always within the framework of limited development, and environmental and agricultural preservation within the Ag Reserve Tier.

It is imperative to note that many of these circumstances have been brought about by developers chipping away at the affordable housing program for lower obligations or buy-outs,¹ advocating for less land restrictions, and purchasing farmlands to construct multi-million-dollar homes that require infrastructure and services of a higher level than mere row crops.

¹ Andrew Marra, *Post Investigation: Workforce Housing Crisis; Breaks for Developers*, PALM BEACH POST, August 28, 2022. ("Under pressure from politically powerful developers, commissioners repeatedly reduced the number of moderately priced homes those developers were required to build... The watering down of the program ensured higher profits for some of the region's largest developers, including GL Homes — that routinely sell million dollar homes.")

There must be a line drawn in the sand to preserve the Agricultural Reserve from being overdeveloped and indistinguishable from the Urban and Suburban Tiers. Site specific land-use changes may seem minor to resolve immediate issues; however, these changes can result in a cumulative impact that will shape the future landscape of Florida as we know it today. Remaining steadfast in growth management guided by these principles set forth in the Comprehensive Plan governing the Ag Reserve is of the utmost importance. The Ag Reserve does not have an expiration, and this Commission must remain steadfast and not be swayed from the importance of preserving the Ag Reserve and trade preservation for empty promises.

3.A.1 *Indian Trails Grove Agricultural Reserve Exchange*

The Indian Trails Grove (ITG) and Agricultural Reserve (AGR) “land swap” proposes to modify the Comprehensive Plan in order to allow density to be transferred into the Ag Reserve to allow development *west of SR 7 on preserves already committed and abutting conservation land adjacent to the Loxahatchee Refuge by transferring out the preserve acreage* to the Rural Tier, specifically the Western Communities Residential Overlay.

The application is premised on the promise of beneficial water resources to be utilized by the County to resolve outstanding regional water issues. However, when the proposal is broken down and analyzed by its detrimental impact to the Ag Reserve and the lack of actualized benefits, it must be *denied*.

The proposed exchange to increase residential development and reduce preserve acreage in the Ag Reserve would, as County Staff correctly observed, “alter the fundamental policy concepts to preserve agriculture ...and significantly compromise basic concepts of the Comprehensive Plan,”² namely: preservation of agricultural – which is still very much viable in the Ag Reserve today³ – prohibition of industrial uses and 60/40 PUDs west of SR 7, and policies to designate the Ag Reserve as a sending area for transfer of development rights, not a receiving area.⁴

The devil is in the details, and when taken apart piece by piece, it is clear that this proposal (1) will benefit GL Homes far more than the taxpayers, (2) the promises are unsupported by actualized data to justify the unprecedented removal of preserves from the Ag Reserve and threat of future requests to transfer in density, and (3) there are other options and plans in place to engage in effective water management without sacrificing the Ag Reserve.

² *Id.* at pp. 3, 19.

³ *Id.* at p. 11 (Ag Reserve has 8,471 acres in agricultural uses, with more than 40 different vegetables and herbs, and yields 8.4% of ag revenue for the County despite representing 1/9% of County’s farmlands.)

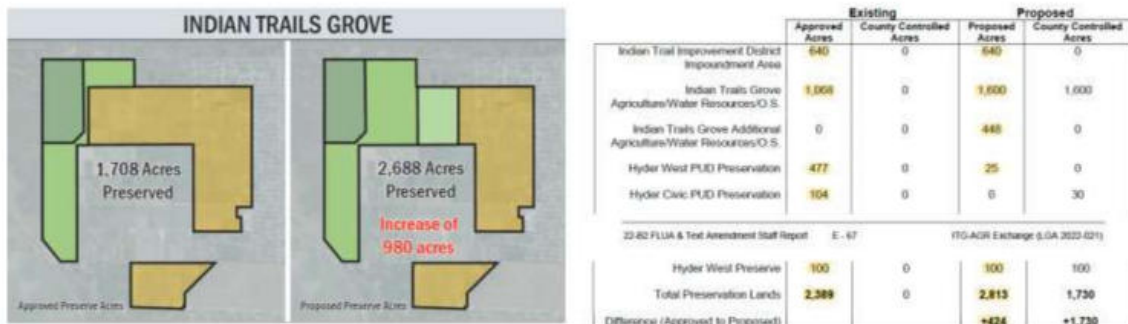
⁴ *Id.* at p. 3.

(1) The Taxpayer is not the True Beneficiary of the Land Swap

GL Homes claims it is “prudent long-range planning” to reduce density/intensity in the ITG “where infrastructure is limited” and place the increased densities in the Ag Reserve “where infrastructure exists.”⁵ However, it was only in 2016 when the County approved the ITG changing a density of 1 unit per 10 acres to .80 units per acre; what once could have been 359 units GL Homes now has the potential to develop 3,897 units and 350,000 sq. ft of non-residential uses.⁶ The approval was conditioned on GL Homes’ financial obligation for improvement and construction of public facilities and infrastructure to service the ITG community.⁷ To date, no plans have been submitted for developing the ITG, and likely never will be.

Meanwhile, the land swap provides GL Homes with *increased residential densities in the Ag Reserve piggybacking on taxpayer’s absorption of the infrastructure costs* and “increase in the demands upon the services providers, beyond those studied, contemplated, and anticipated within the Ag Reserve and South County as a whole.”⁸ Rather than absorbing the negative externalities of its development,⁹ GL Homes “will benefit from the existing infrastructure and the applicant’s obligation for improvements would be diminished, while increasing the impacts in the Ag Reserve and further deviating from the intent to preserve agricultural within the Ag Reserve.”¹⁰

In the overall planning scheme, GL Homes is only decreasing its overall density by a total of 35 units in the Ag Reserve and Rural Tier, and is only providing the County with an additional 424 preserve acres, despite the misleading presentation of an increase in 980 acres of preserve which fails to calculate the removal of 556 acres of Hyder Preserves.¹¹



⁵ *Id.* at p. E-78.

⁶ *Id.* at p. 14.

⁷ *Id.* at p. E-4.

⁸ *Id.* at p. E-49.

⁹ See *Village of Euclid v. Ambler Realty Co.*, 272 U.S. 363 (1926).

¹⁰ *Id.* at p. E-34.

¹¹ *Id.* at pp. E-67-77.

GL Homes is proposing workforce housing in a “Civic-PUD” on a 105-acre parcel, which does not meet the current 250-acre threshold for a 60/40 AGR-PUD, but would qualify for the much less desirable 80/20 AGR-PUD. Rather than comply with the land use regulations that govern development in this unique tier, GL Homes is requesting an exemption to count proposed preserve allocations from the ITG to meet the required 60% preservation, and is also seeking an explicit exception to the prohibition on institutional uses west of SR-7.¹²

Workforce housing is wholly inappropriate so far west in the Ag Reserve, and this Commission has already addressed the need for affordable and multifamily housing with the passage of the Essential Housing FLU Designation on August 25, 2022.

Finally, GL Homes continuously paints the picture of the Hyder Preserves as an appropriate area for increased density, rather than agricultural uses, due to the parcels being “bounded by the Urban/Suburban Tier to the south,” allowing it serve as a “transition area from the Urban/Suburban Tier to the agricultural uses further to the north within the Ag Reserve.”¹³

GL Homes fails to acknowledge the environmentally sensitive nature preserve parcels abutting conservation lands buffering development and agricultural uses from the Loxahatchee Reserve; that the Hyder Preserves is one of the few remaining contiguous preserves of its size, was placed in conservation easements by GL Homes for PUDs, and was not opportune for development of the proposed size due to its location west of SR 7.

GL Homes’ justification statement contradicts itself, putting forth an environmental argument that actually supports keeping the contiguous Hyder Preserves in place and demonstrates the misjudgment in the recent approval of the Lake Worth Drainage District Canal rights-of-way as preserves: “Accommodating a larger contiguous mosaic of lands for water resources and/or agriculture provides more flexibility in addressing both water management challenges and/or supporting agriculture production in Palm Beach County...keeping environmentally sensitive lands and agriculture lands aggregated into larger tracts of land ensure efficiency.”¹⁴

Clearly, GL Homes is receiving a wealth of benefits from the proposed land exchange, while the County is making clear concessions from the Comprehensive Plan to the detriment of the taxpayers that funded the Ag Reserve bond and continue to fund its infrastructure.

As noted by County Staff, this proposal is *inconsistent with, and contrary to, nearly every policy governing the Ag Reserve and County Directions* as it “attempts to provide exceptions to restrictions within the Tier [] fundamental to the purpose of the Tier itself, i.e. preservation of agricultural, environmentally sensitive lands, and open space.”¹⁵ This proposal clearly violates the Growth Management Act, which requires consistency throughout the Comprehensive Plan and must be *denied*.

¹² *Id.* at p. E-24.

¹³ *Id.* at p. E-84, 85, 78.

¹⁴ *Id.* at E-78.

¹⁵ *Id.* at p. E-22, *see also* E-34 – 42.

(2) Exchanging Preservation for Empty Promises

It is clear that developers are not environmental experts and not the appropriate parties to dictate County policy for preservation of beneficial agricultural lands and management of County water resources. Developers are not neutral parties, and there will always be a bottom line to meet. This is not the appropriate process for dictating land use regulations nor beneficial to the taxpayers of the County.

The Comprehensive Plan is set in place for specific reasons and was thoroughly reviewed and underwent analysis by staff and consultants to provide the most environmental protection for the County, and should remain as such. The promises made by GL Homes in exchange for the proposed land swap are unsupported by actualized data to justify the unprecedented removal of preserves from the Ag Reserve and threat of future requests to transfer in density.

While the promise of a “resolution” to Palm Beach County’s water management issues is appealing, County Staff has recognized that it would be a “lengthy 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.”¹⁶

GL Homes has proposed that the 1,600 acres to be deeded to the County, if approved, would be partitioned into a “developer-designed, permitted, and constructed project” of a 750-acre above ground reservoir, utilizing approximately 875 acres inclusive of a system of pumps and control structures, and the remaining 725 acres to remain agricultural.¹⁷ While the conceptual proposal may seem desirable to the County, the real value will depend on *if* there are actualized benefits and potential for achievement.

There is insufficient data and information “to evaluate if any of the proclaimed benefit is achievable, and quantifying the extent of the benefit. It is dependent upon approval by other entities, affects other interests, and proposes improvements that are offsite and not under ownership of the applicant.”¹⁸

Furthermore, County Staff has advised that the proposal is so much more than a land use and zoning approval, as it would require coordination with existing plans and potential modifications of plans for water management, canal flow-ways, Everglades Restoration, etc., some of which have already received state funding, and would also require permits from other agencies that are not guaranteed to be granted in order “to achieve this proffered regional benefit.”¹⁹

There are simply too many unknowns and what-ifs to trade committed preservation in the Ag Reserve for a pie-in-the-sky water management resolution proposal to justify the upheaval of the Ag Reserve, and this proposal must be *denied*.

¹⁶ *Id.* at pp. 3, 19.

¹⁷ *Id.* at pp. E-52-53.

¹⁸ *Id.* at p. E-53.

¹⁹ *Id.*

(3) Alternatives Exist for Water Management without Land Swap

The ITG as currently approved has resources for water management in the form of a *640-acre impoundment site* for future use by the Indian Trails Improvement District and, upon approval of a development order, a conservation easement to the County of *1,068 acres for water resources and/or agricultural uses*; the designation intentionally left vague to allow the County to best utilize the land to address issues such as water quantity, quality, and/or conveyance.²⁰

It is undisputed that the ITG parcel has qualities to assist with water management due to its connectivity to the L-8 and M-O Canals. However, it is not the resolution to the County's water issues. The negative implications to the Ag Reserve and the projects already in play to address water issues, specifically the Loxahatchee River Restoration Project, which is fully funded and in the implementation phase, compel 1000 Friends and Sierra Club, similar to County Staff and the Planning Commission, to maintain a hard stance in opposition to the proposal.

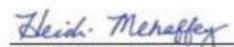
County Staff has presented proposed revisions to the ITG Conceptual Plan that can result in a win-win for the County and Developer alike, by redesigning the compact development on the ITG parcel to keep all 3,897 units on site with potentially minor amendments that will effectively "reduce the development footprint sufficiently to accommodate the proposed 532-acre increase to the Water Resources area that comprises the integrated open space."²¹

County Staff's recommendations could "provide a greater regional benefit" and not squander the Ag Reserve,²² and if GL Homes' intention is truly to provide a regional water management benefit to the County as a whole, such recommendations deserve further consideration and discussion before the die is cast resulting in irreparable damages to the Ag Reserve and future requests to relinquish preservation in this unique Tier.

As there are viable alternatives to achieve the desired water management objectives without sacrificing the Ag Reserve and State-funded projects in play for water restoration, this Commission must *deny the land swap*.

Thank you for your time and consideration of these comments.

Respectfully,


Heidi Mehaffey, Esq.
Robert N. Hartsell, P.A.

CC: 1000 Friends of Florida
Sierra Club Loxahatchee Group

²⁰ *Id.* at p. 17.

²¹ *Id.* at p. E-60.

²² *Id.*

Stephanie Gregory

From: Bryan Davis
Sent: Tuesday, August 30, 2022 12:08 PM
To: Kevin Fischer; Ramsay Bulkeley; Whitney Carroll; Patrick Rutter
Cc: Jeff Gagnon; Stephanie Gregory
Subject: FW: The Acreage/Loxahatchee community support the land exchange
Attachments: ITG - Ag Reserve Petition Signers as of 8.30.2022.pdf

Forwarding as FYI.

From: Bob Morgan <bobmorgan.ala@gmail.com>
Sent: Tuesday, August 30, 2022 11:32 AM
To: bobmorgan.ala@gmail.com
Subject: The Acreage/Loxahatchee community support the land exchange

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Dear Mayor Weinroth, Vice Mayor Weiss and County Commission,

My name is Bob Morgan, President of the Acreage Landowners Association, reaching out to express our support for the Indian Trails Grove / Ag Reserve Exchange.

Attached to this email is a list of 883 community residents who signed our petition in support. Please consider them when making your decision on this item.

Thank you for your time and consideration.

Sincerely,

Bob Morgan

Supporters of the Indian Trails Grove / Ag Reserve Exchange

First	Last	Address	City	State	Zip
Aaron	Knoph	16244 E Mayfair Dr	Loxahatchee	FL	33470
Aaron	Posset	13080 69Th St N	West Palm Beach	FL	33412
Adam	Wright	13255 61St St N	West Palm Beach	FL	33412
Adilia	Roberts	16319 E Pimlico Dr	Loxahatchee	FL	33470
Adriana	Dehne	18184, 47 Ct N	Loxahatchee	FL	33470
Agata	Gogolewska	12944 Tangerine Blvd	West Palm Beach	FL	33412
Alex	Castellon	5986 Jasmine Ln	Westlake	FL	33470
Alex	Small	18918 94Th St N	Loxahatchee	FL	33406
Alexis	Oquendo	17935 W Alan Black Blvd	Loxahatchee	FL	33470
Alfred	Salas	17294 38Th Ln N	Loxahatchee	FL	33470
Alhmed	Morales	3237 Dunning Dr	Royal Palm Beach	FL	33411
Alice	Shumate	15630 99Th St N	West Palm Beach	FL	33412
Alison	Bagheri	12326 Hamlin Blvd	West Palm Beach	FL	33412
Allan	Kratman	12744 Citrus Grove Blvd	West Palm Beach	FL	33412
Allan	Parenteau	13802 89Th Pl M	West Palm Beach	FL	33412
Allison	Perelra	15667 67Th Court N	Loxahatchee	FL	33470
Allison	Pierce	15882 Citrus Grove Blvd	Loxahatchee	FL	33470
Alphonse	Sherkness	17270 75Th Pl N	Loxahatchee	FL	33470
Amanda	Burke	15694 89Th Pl N	Loxahatchee	FL	33470
Amber	Conrad Connor	2770 Misty Oaks Circle	Royal Palm Beach	FL	33411
Amy	Ackermann	17503 30Th Lane N	Loxahatchee	FL	33470
Amy	Seeley	9116 Banyan Blvd	Loxahatchee	FL	33470
Amy	Whitby	11880 Torreyanna Cir	West Palm Beach	FL	33412
Ana	Brunet-Torres	286 Ponce De Leon Street	Royal Palm Beach	FL	33411
Andrew	Bernbaum	13127 82Nd St. N	West Palm Beach	FL	33412
Andrew	Frazier	13375 79Th Ct N	West Palm Beach	FL	33412
Andrew	Melton	42Nd Road N	Royal Palm Beach	FL	33411
Andrew	Sanchez	4630 123Rd Trail North	Royal Palm Beach	FL	33411
Andrew	Selway	13915 22Nd Rd N	Loxahatchee	FL	33470
Angela	Downey	2257 Fawn Drive	Loxahatchee	FL	33470
Angela	Wise	18762 93Rd Rd N	Loxahatchee	FL	33470
Angelica	King	13433 Tangerine Blvd	West Palm Beach	FL	33412
Anita	Baxas	12365 Citrus Grove Blvd	West Palm Beach	FL	33412
Ann	Friedlander	2917Fawn Drive	Loxahatchee	FL	33470
Ann	Rodgerson	4871 Coconut Blvd	West Palm Beach	FL	33411
Anna	Branney	16915 64Th Pl N	Loxahatchee	FL	33470
Anna	Garcia	14881 68 Street	Loxahatchee	FL	33470
Anna	Saez	11255 47Th Rd N	West Palm Beach	FL	33411
Annalisa	Singh	6292 Hall Blvd	Loxahatchee	FL	33470
Annalouise	Komarinski	16144 E Alan Black Blvd	Loxahatchee	FL	33470
Anne	White	16031 E Harlena Dr	Loxahatchee	FL	33470
Anthony	Steigerwald	17914 41St Rd. No.	Loxahatchee	FL	33470
Anthony (Tony)	Ramos	17883 37 Place North	Loxahatchee	FL	33470
Antonio	Ribeiro	7169 120Th Ave N	West Palm Beach	FL	33412
Arelis	De La Espriella	16628 84 Ct N	Loxahatchee	FL	33470
Arleen	Whalley	14346 82Nd St N	Loxahatchee	FL	33470
Armando	Diaz	16596 82nd Rd N	Loxahatchee	FL	33470
Asa	Evens	11953 59Th St N	West Palm Beach	FL	33411
Ashley	Davis	16973 W Derby Dr	Loxahatchee	FL	33470
Ashley	Miranda	17436 77 Ln N	Loxahatchee	FL	33470
Ashley	Williams	1036 Lightfoot Road	Haysi	FL	24256

Supporters of the Indian Trails Grove / Ag Reserve Exchange

Aaron	Knoph	16244 E Mayfair Dr	Loxahatchee	FL	33470
Ashlyn	Bethel	12793 78Th Pl N	West Palm Beach	FL	33412
Audrey	Savino	14786 71St Pl N	Loxahatchee	FL	33470
Aurelija	Ruikyte	10421 Ibis Reserve Circle	West Palm Beach	FL	33412
Austin	Chamberlain	16214 91St Pl N	Loxahatchee	FL	33470
Austin	Downing	16190 63 Rd	Loxahatchee	FL	33470
Azaad	Dinally	16296 88Th Road North	Loxahatchee	FL	33470
Barbara	Bounds	12458 Zkey Lime Blvd	West Palm Beach	FL	33412
Barbara	Boyd	13172 88Th Pl N	The Acreage	FL	33412
Barbara	Daniels	12516 80Th Ln N	West Palm Beach	FL	33412
Barbara	Fetherolf	7984 Arbor Crest Way	Palm Beach Gardens	FL	33412
Barbara	Morgan	13784 67Th St N	West Palm Beach	FL	33412
Barbara	Rouff	14918 60Th Court North	Loxahatchee	FL	33470
Barncord	Linda	4272 122Nd Dr N	West Palm Beach	FL	33411
Bart	Savino	14786 71St Pl N	Loxahatchee	FL	33470
Bart	Savino	14786 71St Place North	Loxahatchee	FL	33470
Ben	Trask	16569 60Th St N	Loxahatchee	FL	33470
Benita	Tobin	13047 88Th Pl N	West Palm Beach	FL	33412
Benjamin	Heydlauff	15183 94Th St. N	West Palm Beach	FL	33412
Bernarda	Frias	15183 94Th Street North	West Palm Beach	FL	33412
Bernice	Simpson	12860 67Th Street North	West Palm Beach	FL	33412
Beth	Kish	13262 Persimmon Blvd	West Palm Beach	FL	33411
Betsy	Theodule	17438 81St Ln N	Loxahatchee	FL	33470
Betty	Quinn	5669 Saint Armands Way	Westlake	FL	33470
Beverly	Calhoun	17314 68Th St N	Loxahatchee	FL	33470
Bjarne	Lindblom	14933 82Nd Ln.N	Loxahatchee	FL	33470
Bob	Mcdonough	16779 Key Lime Blvd.	Loxahatchee	FL	33470
Bob	Morgan	13784 67Th St N	West Palm Beach	FL	33412
Bob	Stephanos	13834 52Ct N	Royal Palm Beach	FL	33411
Bobbi	Grossaint	17926 33Rd Rd	Loxahatchee	FL	33470
Bonnie	Mckay	11257 49Th Street N	West Palm Beach	FL	33411
Bradfield	Paula	16455 67Th Ct N	Loxahatchee	FL	33470
Bradford	Davis	4151 120Th Ave N	The Acreage	FL	33411
Bradley	Saltzman	17585 37Th Pl N	Loxahatchee	FL	33470
Bradley	Sicari	14193 89Th Place N	Loxahatchee	FL	33470
Brandon	Grindle	12249 79Th Court North	West Palm Beach	FL	33412
Brandon	Sandeen	16931 W. Prestwich Dr	Loxahatchee	FL	33470
Brandon	Wattenbarger	16894 89Th Pl N	Loxahatchee	FL	33470
Brenda	Muter	15325 62Nd Place N	Loxahatchee Groves	FL	33470
Brett	Taylor	12684 70Th Pl N	West Palm Beach	FL	33412
Brian	Christie	17872 48Th Ct North	Loxahatchee	FL	33470
Brian	Ferguson	13044 46Th Ct N	West Palm Beach	FL	33411
Brian	Mccord	17179 68Th St N	Loxahatchee	FL	33470
Brian	Tijerino	15476 62Nd Pl N	Loxahatchee	FL	33470
Bridgette	Beswick	16799 Tangerine Blvd	Loxahatchee	FL	33470
Bruce	Lowenthal	11750 Stonehaven Way,	Palm Beach Gardens	FL	33412
Calvin	Cooper	13334 79Th Court North	West Palm Beach	FL	33412
Candida	Samaroo	17389 Keylime Blvd	Loxahatchee	FL	33470
Candle	Morris	12389 Persimmon Blvd	Royal Palm Beach	FL	33411
Carl	Mahle	13134 82Nd Street North	West Palm Beach	FL	33412
Carla	Knapik	15896 66Th Court N	Loxahatchee	FL	33470
Carla	Ricker	18634 84Th St North	Loxahatchee	FL	33470

Supporters of the Indian Trails Grove / Ag Reserve Exchange

Aaron	Knoph	16244 E Mayfair Dr	Loxahatchee	FL	33470
Carlos	Velasquez	6078 Royal Palm Beach Blvd	West Palm Beach	FL	33412
Carly	Lupo	15436 72Nd Ct N	Loxahatchee	FL	33470
Carmen	Ramsey	15439 67Th Ct N	Loxahatchee	FL	33470
Carol	Dettling	4812 123Rd Tr N	West Palm Beach	FL	33411
Carol	Gannett	53Rd Ct	Royal Palm Beach	FL	33411
Carol	Johnston	11544 Orange Blvd	West Palm Beach	FL	33412
Carolyn	Coffman	14197 78Th Place No	Loxahatchee	FL	33470
Cary	Anderson	16060 E Trafalgar Dr	Loxahatchee	FL	33470
Caryn	Ruby	6656 Apache Blvd	Loxahatchee	FL	33470
Casanova	Tamara	15097 72Nd Court North	Loxahatchee	FL	33470
Cassey	Holland	13573 56Th Pl N	Royal Palm Beach	FL	33411
Catherine	Roche	16731 78 Road N	Loxahatchee	FL	33470
Cathi	Castillo	13089 47Th Court North	West Palm Beach	FL	33411
Cecilia	Cassitty	5921 Switchgrass Lane	Westlake	FL	33470
Celecia	Pinnock	18647 40Th Run N	Loxahatchee	FL	33470
Chandra	Ramroop	12231 63Rd Ln N	West Palm Beach	FL	33412
Channing	Back	18917 93Rd Rd N	Loxahatchee	FL	33470
Charlene	Miserendino-Espinoza	13339 82 Ln N	West Palm Beach	FL	33412
Charles	Adams	241 Las Palmas St	Royal Palm Beach	FL	33411
Charles	Grett	12860 51St Ct North	Royal Palm Beach	FL	33411
Charles	Hughes	12689 58Th Place North	West Palm Beach	FL	33411
Charles	Obrien	15593 78Th Place North	Loxahatchee	FL	33470
Charles	Trinemeyer	4302 130Th Avenue North	West Palm Beach	FL	33411
Chelsea	Kelemen	18057 49Th St N	Loxahatchee	FL	33470
Chelsea	Larson	17601 64Th Pl N	Loxahatchee	FL	33470
Chelsea	Lucien	15743 75Th Ln N	Loxahatchee	FL	33470
Chelsie	Darville	16140 E Cornwall Dr	Loxahatchee	FL	33470
Cheri	Morrison	16664 Valencia Blvd	Loxahatchee	FL	33470
Cheryl	Domato	15780, Tangerine Blvd	Loxahatchee	FL	33470
Cheryl	Watson	17025 87Th Lane North	Loxahatchee	FL	33470
Chris	Pommells	13844 87Th St N	West Palm Beach	FL	33412
Chris	Rodgers	13996 Key Lime Blvd	West Palm Beach	FL	33412
Chris	Rodgers	12795 79Th Ct N	The Acreage	FL	33412
Christian	Redman	16727 71St Lane N	Loxahatchee	FL	37075
Christina	Selway	13915 22Nd Rd N	Loxahatchee	FL	33470
Christine	Gwinell	2123 Reston Circle	Royal Palm Beach	FL	33411
Christine	Manera	14869 78Th Place N	Loxahatchee	FL	33470
Christine	Ryan	15769 Longboat Key Dr	Westlake	FL	33470
Christopher	Boyer	16682 70Th Street North	Loxahatchee	FL	33470
Christopher	Chicoyne	16566 68Th St N	Loxahatchee	FL	33470
Christopher	Hite	5061 Royal Palm Beach Blvd	Royal Palm Beach	FL	33411
Christopher	Laquerre	13085 63Rd Lane North	West Palm Beach	FL	33412
Christopher	Masters	16927 80Th Street North	Loxahatchee	FL	33470
Christopher	Robins	4091 126Th Dr N	Royal Palm Beach	FL	33411
Cindee	Lacourse-Blum	15160 72Nd Ct N	Loxahatchee	FL	33470
Cindy	Yecker	12677 56Th Pl.N	West Palm Beach	FL	33411
Claudia	Smith	12020 61St Street North,	West Palm Beach	FL	33412
Clelia	Kondo	17978 71St Lane North	Loxahatchee	FL	33470
Colleen	O'Connor	12575 59Th St N	West Palm Beach	FL	33411
Connie	Dalton	E Epsom Dr	Loxahatchee	FL	33470
Conny	Ravensberg	15822 78Th Pl. N	Loxahatchee	FL	33470

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Aaron	Knoph	16244 E Mayfair Dr	Loxahatchee	FL	33470
Craig	Garcia	17477 75Th Pl N	Loxahatchee	FL	33470
Crystal	Mcleleer	13082 62Nd Court North	West Palm Beach	FL	33412
Cynthia	Lawlor	4241 Royal Palm Beach Blvd	West Palm Beach	FL	33411
Daisy	Nelson	16217 Hamlin Blvd	Loxahatchee	FL	33470
Daisy	Skinner	14199 Orange Blvd	Loxahatchee	FL	33470
Dale	Olinstead	13833 52Nd Ct N	West Palm Beach	FL	33411
Dalton	Rachal	11545 52Nd Rd N	Royal Palm Beach	FL	33412
Dan	Nardoizzi	17126 Prado Blvd	Loxahatchee	FL	33470
Dani	Trotta	13382 85Th Road North, None	West Palm Beach	FL	33412
Daniel	Arnold	12900 63Rd Lane North	West Palm Beach	FL	33412
Daniel	Hanf	11919 56Th Pl N	West Palm Beach	FL	33411
Daniel	King	16684, 78Th Rd N	Loxahatchee	FL	33470
Daniel	Sarette	14742 76Th Rd N	Loxahatchee	FL	33470
Danielle	Putnam	224 Parkwood Dr S	Royal Palm Beach	FL	33411
Danielle	Sarette	14742 76Th Rd N	Loxahatchee	FL	33470
Danny	Rodriguez	13178, 46Th Ct N	West Palm Beach	FL	33411
Darcy	Clapp	17671 37Th Pl N	Loxahatchee	FL	33470
Daren	Lewis	17312 Temple Blvd.	Loxahatchee	FL	33470
Daren	Liebig	16153 61St Pl N	Loxahatchee	FL	33470
Darlene	Tyson	13617 52Nd Ct N	West Palm Beach	FL	33411
David	Bone	11921 67 Pl N	West Palm Beach	FL	33412
David	Fontecchio	16239 78Th Rd N	Loxahatchee	FL	33470
David	Laquerre	17673 69Th St N	Loxahatchee	FL	33470
David	Lee	8567 Coconut Blvd	West Palm Beach	FL	33412
David	Moore	17892 88Th Rd N	Loxahatchee	FL	33470
David	Morgan	15284 93Rd St N	West Palm Beach	FL	33412
David	Stenger	16858 72Nd Road N	Loxahatchee	FL	33470
David	Wilson	12820 82Nd St N	West Palm Beach	FL	33412
David	Zorrilla	14895 80Th Lane N	Loxahatchee	FL	33470
Dawn	Caputo	3445 185Th Trail N	Loxahatchee	FL	33470
Dawn	Lawson Queen	13355 56Th Place N	West Palm Beach	FL	33411
Dawn	Long	15361 93Rd Street North	West Palm Beach	FL	33412
Dawn	Shock	17183 Key Lime Blvd	Loxahatchee	FL	33470
Debbie	Nutter	12876 Temple Blvd, 0	West Palm Beach	FL	33412
Deborah	Smith	17245 41St Road North,	Loxahatchee	FL	33470
Deborah	Winters	Orange Blvd	Loxahatchee	FL	33470
Deborah K	Neerman	6718 Royal Palm Beach Blvd	West Palm Beach	FL	33412
Debra	Blatchford	12821 61St Street N	West Palm Beach	FL	33412
Debra	Steigerwald	17914 41St Rd. No.	Loxahatchee	FL	33470
Della	Price	15171 Hamlin Blvd	Loxahatchee	FL	33470
Dene	Fleming	85 Th Rd	Loxahatchee	FL	33470
Danielle	Needham	12221 55Th Rd N	West Palm Beach	FL	33411
Denise	Catalano	17714 38Th Road North	Loxahatchee	FL	33470
Denise	Pugh	15630 95Th Lane North	West Palm Beach	FL	33412
Denise	Sammartano	17638 69Th St N	Loxahatchee	FL	33470
Dennis	Davison	15200 80Th Ln N	Loxahatchee	FL	33470
Denyse	Hilsby	14653 95Th Ln N,	West Palm Beach	FL	33412
Derek	Kervi	11256 56Th Place North	West Palm Beach	FL	33411
Desiree	Provenzano	17182 79Th Ct N	Loxahatchee	FL	33470
Diana	Longhurst	68Th St N	West Palm Beach	FL	33412
Diana	Rousso	14201	Wellington	FL	33414

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Aaron	Knoph	16244 E Mayfair Dr	Loxahatchee	FL	33470
Diane	Douglass	6045 Hall Blvd	Loxahatchee	FL	33470
Diane	Himelblau	17927 72Nd Rd N	Loxahatchee	FL	33470
Diane	Hoffman	12567 62 Ln N	Wpb	FL	33412
Diane	Perez	13925 42Nd Rd N	West Palm Beach	FL	33411
Dixie	Thiery	16932 W Aintree Dr	Loxahatchee	FL	33470
Dixie Lee	Anzengruber	14617, 72Nd Ct N	Loxahatchee	FL	33470
Donald	Gralin	15625 Orange Blvd	Loxahatchee	FL	33470
Donald	Ross	76Th Street North	Loxahatchee	FL	33470
Donna	Wiggin	9125 Grapeview Blvd	West Palm Beach	FL	33412
Dorothy	Murphy	15859 77 Th Pl N	Loxahatchee	FL	33470
Dorris	Koller	113 Belmont Dr	Royal Palm Beach	FL	33411
Duncan	Talbert	4659 127Th Trail N	West Palm Beach	FL	33411
Dwayne	Schumaker	14577 69Th St N	Loxahatchee	FL	33470
Eddie	Hughes	17329 44Th Pl N	Loxahatchee	FL	33470
Eddy	Owatius	11887 54Th St North	West Palm Beach	FL	33411
Edna	Zwirner	Harmony Way	Royal Palm Beach	FL	33411
Edward	Brunner	12210 Orange Grove Blvd	West Palm Beach	FL	33411
Edward	Combes	11319 Orange Grove Blvd	West Palm Beach	FL	33411
Edward	Jones	16180 Murcott Blvd	Loxahatchee	FL	33470
Edward	Kirby	15856 73Rd St North	Loxahatchee	FL	33470
Eileen	Coursen	16192 73Rd Ct N	Loxahatchee	FL	33470
Elizabeth	Accomando	6521 Carol St	Loxahatchee	FL	33470
Elizabeth	Accomando	6521 Carol St	Loxahatchee	FL	33470
Elizabeth	Christian	13209 Temple Blvd	West Palm Beach	FL	33412
Elizabeth	Fontecchio	16239 78Th Rd N	Loxahatchee	FL	33470
Elizabeth	Hodgins	16857 93Rd Rd N	Loxahatchee	FL	33470
Elizabeth	Tremblay	17966 64Th Place North	Loxahatchee	FL	33470
Enette	Baljnath	11481 Silk Carnation Way, Unit C	Royal Palm Beach	FL	33411
Eric	Jedrzej	17270 75Th Pl N	Acerage	FL	33470
Eric	Jourgensen	11448 Persimmon Blvd	West Palm Beach	FL	33411
Eric	Mitchell	20368 Simone Drive	Loxahatchee	FL	33470
Eric	Rivera	14768 68Th St N	Loxahatchee	FL	33470
Eric	Rodriguez	4530 Estates Circle	Westlake	FL	33470
Eric & Shirley	Collins	14577 Keylime Blvd	Loxahatchee	FL	33470
Erica	Rodriguez	4530 Estates Circle	Westlake	FL	33470
Erica	Zorrilla	14895 80Th Ln N	Loxahatchee	FL	33470
Eva	Valentina	16971 W Hialeah Dr.	Loxahatchee	FL	33470
Evanette	Burrows	Hamlin Blvd	Loxahatchee	FL	33470
Evelyn	Hofstra	18711 Murcott Blvd	Loxahatchee	FL	33470
Evelyne	Pauld	120 Elysium Drive	Royal Palm Beach	FL	33411
Ezell	Lindsey	14896 82nd Ln N	Loxahatchee	FL	33470
FloraJean	Stoddard	11954 67Th Place North	West Palm Beach	FL	33412
Foy	Sperring	16304 67Th Ct N	Loxahatchee	FL	33470
Francine	Schreiber	16439 E Derby Dr	Loxahatchee	FL	33470
Francis	Ennist	14955 71St Pl N	Loxahatchee	FL	33470
Francis	Houraney	16062 Rain Lilly Way	Loxahatchee	FL	33470
Frank	Lalla	12451 Orange Grove Blvd	West Palm Beach	FL	33411
Frank	Mason	15551 60Th Pl N	Loxahatchee	FL	33470
Frank	Watson	5219 130Th Trail North	West Palm Beach	FL	33411
Freddie	Westbrook	118 Rivera Ave	Royal Palm Beach	FL	33411
Gabrielle	Green-Hipsley	4031 129Th Ave N	West Palm Beach	FL	33411

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Aaron	Knoph	16244 E Mayfair Dr	Loxahatchee	FL	33470
Gaither	Peden	13086 83Rd Ln N	West Palm Beach	FL	33412
Garry	King	345 North Haverhill Rd P60	West Palm Beach	FL	33415
Gary	Berke	13235 61St Ln N	West Palm Beach	FL	33412
Gary	Edwards	86Th Road N	Loxahatchee	FL	33470
Garyi	Specht	182 Miramar Ave	Royal Palm Beach	FL	33411
Geneva	White	15182 Steffen Lane	Loxahatchee	FL	33470
Geoffrey	Stoner	12405 86Th Rd N	West Palm Beach	FL	33412
George	Albert	18225 40Th Run N	Loxahatchee	FL	33470
George	Faber	12897 80Th Ln. N.	West Palm Beach	FL	33412
George	Fyfe	115 Valencia St	Royal Palm Beach	FL	33411
George	Sicarello	15161 Citrus Grove Blvd	Loxahatchee	FL	33470
Georgia	Ehrlund	3866 Cabbage Palm Way	Loxahatchee	FL	33479
Georgio	Salame	9473 Grapeview Blvd	West Palm Beach	FL	33412
Gina	Brunelas	12070 55Th Rd N	Royal Palm Beach	FL	33411
Gina	Pesaturo	12276 Sunset Blvd	West Palm Beach	FL	33411
Ginny	Holtgreven	16226 64Th Pl N	Loxahatchee	FL	33470
Glen	William	16288 75Th Pl N	Loxahatchee	FL	33470
Gloria	Storms	14570 Hamlin Blvd	The Acreage	FL	33470
Gordon B	Chase	17580 48 T. N.	Loxahatchee	FL	33470
Gracie	Wong	16233 75Th Place North	Loxahatchee	FL	33470
Grant	Henderson	16439 Hamlin Blvd	Loxahatchee	FL	33470
Greg	Cook	16832 88Th Rd N	Loxahatchee	FL	33470
Gregory	Brandon	16897 87Th Ln N	Loxahatchee	FL	33470
Gregory	Gastiburo	16856 76Th St N	Loxahatchee	FL	33470
Grissel	Ramos	17883 37Th Pl N	Loxahatchee	FL	33470
Gwyn	Metz	11885 42Nd Road North	West Palm Beach	FL	33411
Haddie	Burk	16744 E Goldcup Dr	Loxahatchee	FL	33470
Harold	Pantaleon	17979 70Th St N	Loxahatchee	FL	33470
Harold M	Damron	4066 130Th Ave N	West Palm Beach	FL	33411
Harry	Smith	13996 78Nd Ct N	Acerage	FL	33412
Heather	Brawn	16525 Temple Boulevard	Loxahatchee	FL	33470
Heather	Mccandless	16912 66Th Ct N	Loxahatchee	FL	33470
Heather	Meyers	75Th Lane N	West Palm Beach	FL	33412
Helene	Rosato	2 Amherst Ct., Apt. C	Royal Palm Beach	FL	33411
Henri	Saint Jean	16976 Key Lime Boulevard,	Loxahatchee	FL	33470
Hermi	Zumbado	14433 62 Ct N	Loxahatchee	FL	33470
Hilary	Tuchow Ponticelli	13836 49Th St. N	Royal Palm Beach	FL	33411
Holly	Shaw	17356 60Th Ln N	Village Of Wellington	FL	33470
Hope Marie	Fogel	16055 East Aintree Drive	Loxahatchee	FL	33470
Howard	Petlack	12526 58Th Place North	West Palm Beach	FL	33411
Howard	Zusel	11446 54Th St N.	West Palm Beach	FL	33411
Howard	Zusel	11446 54Th St N	West Palm Beach	FL	33411
Ida	Kessler	4618 Citrus Blossom Ct	Westlake	FL	33470
Iliana	Rentz	14846 96Th Ln N	West Palm Beach	FL	33412
Imtaz	Dinally	7802 130Th Ave North	West Palm Beach	FL	33412
Ira	Schmer	13882 56 Place N	West Palm Beach	FL	33411
Isabella	Rodriguez	15327 64Th Pl N	Loxahatchee	FL	33470
Ivet	Gonzalez	15894 76Th Rd N	Loxahatchee	FL	33470
Ivette	Hernandez	11349 Persimmon Blvd	Royal Palm Beach	FL	33411
Ivone	Garcia	5899 120 Ave	West Palm Beach	FL	33411
J.R.	Hayes	8615 Hall Blvd	Loxahatchee	FL	33470

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Aaron	Knoph	16244 E Mayfair Dr	Loxahatchee	FL	33470
James	Bass	E Hialeah Drive	Loxahatchee	FL	33470
James	Black	6143 Royal Palm Beach Blvd	West Palm Beach	FL	33412
James	Collinge	19481 W Sycamore Drive	Loxahatchee	FL	33470
James	Collins	16064 East Brighton Drive	Loxahatchee	FL	33470
James	Jackson	13214 82Nd Lane N	West Palm Beach	FL	33412
James	Jemall	15999 Key Biscayne Lane	Westlake	FL	33470
James	Portell	13705 55Th Rd N	Royal Palm Beach	FL	33411
James	Richie	243 Bilbao St	Royal Palm Beach	FL	33411
James	Roche	16731 78Th Rd N	Loxahatchee	FL	33470
James	Tuot	8810 Marlamoore Lane	Palm Beach Gardens	FL	33412
James	Walleitt	16259 87 Lane N	Loxahatchee	FL	33470
James	Wood	13527, 54Th St N	West Palm Beach	FL	33411
James J	Franchi	6785 143Rd Dr. N.	Loxahatchee	FL	33470
Jami	Lennox	126 Sparrow Drive	Royal Palm Beach	FL	33411
Jane	Fettug	11613 59Th St North	Royal Palm Beach	FL	33411
Janet	Ervin	16087 Whippoorwill Cir	City Of Westlake	FL	33470
Janice	Aponte	16664 82Nd Rd N	Loxahatchee	FL	33470
Janice	Bartlett	5961 Royal Palm Beach Boulevard	West Palm Beach	FL	33411
Janice	Cawood	12576 52Nd Rd N	West Palm Beach	FL	33411
Janice	Grossett-Bennett	14656-96Th Lane N	West Palm Beach	FL	33412
Janine	Lyons	15147 72Nd Ct N	Loxahatchee	FL	33470
Janis	Holvay	213 Salzedo St	Royal Palm Beach	FL	33411
Janis	Lewandowski	17979 75Th Pl N	Loxahatchee	FL	33470
Jaqueline	Glucksman	13655 68 St N	West Palm Beach	FL	33412
Jason	Bauder	4395 129Th Ave N	Royal Palm Beach	FL	33411
Jason	Bocchinfuso	15922 83Rd Ln N	Loxahatchee	FL	33470
Jason	Martin	17254 31 Rd N	Loxahatchee	FL	33470
Jason	Sweeney	13134 87Th St N	West Palm Beach	FL	33412
Jason	Vervlied	17727 70Th St N	Loxahatchee	FL	33470
Javler	Zuniga	61St Place North	Loxahatchee	FL	33470
Jayne	Gilmore	12250 89Th Place N	West Palm Beach	FL	33412
Jean	Bessette	11447 47Th Road N	West Palm Beach	FL	33411
Jean	Ligeno	11811 Stonehaven Way	Palm Beach Gardens	FL	33412
Jeanne	Perez	20939 Marie Ct	Loxahatchee	FL	33470
Jeanette	King	5849 Banana Road	West Palm Beach	FL	33413
Jeff	Hall	15128 87Th Rd North	Loxahatchee	FL	33470
Jeff	Mauro	1550 C Rd	Loxahatchee	FL	33570
Jeff	Sisolak	12033 58Th Pl N	West Palm Beach	FL	33411
Jeff	Suever	13921 Tangerine Blvd	West Palm Beach	FL	33412
Jeff	Vomero	15770 80Th Ln.	Loxahatchee	FL	33470
Jeff	Wellenbusher	17038 69Th St N	Loxahatchee	FL	33470
Jeffrey	Coats	17811 Tangerine Blvd.	Loxahatchee	FL	33470
Jeffrey	George	16030 E Downers Drive	Loxahatchee	FL	33470
Jeffrey	Phipps	11852 52Nd Rd N	Royal Palm Beach	FL	33411
Jennifer	Bolton	18451 Nw 13Th St	Pembroke Pines	FL	33029
Jennifer	Davis	16575 75Th Pl. N.	Loxahatchee	FL	33470
Jennifer	Fletcher	12896 58 Place North	West Palm Beach	FL	33411
Jennifer	Saint Jean	16976 Key Lime Boulevard,	Loxahatchee	FL	33470
Jennifer	Sanchez	14845 60Th Ct N	Loxahatchee	FL	33470
Jennifer	Wood	17852 Orange Blvd	Loxahatchee	FL	33470
Jenny	Callaghan	18018 41St Road North	Loxahatchee	FL	33470

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Aaron	Knoph	16244 E Mayfair Dr	Loxahatchee	FL	33470
Jesse	Cash	17392 71 St Ln N	Loxahatchee	FL	33470
Jessica	Keyser	18392 50Th St N	Loxahatchee	FL	33470
Jessica	Kling	16684 78Th Road North	Loxahatchee	FL	33470
Jessica	Lewis	17853 92Nd Ln N	Loxahatchee	FL	33470
Jessica	Shelley	1575 S Club Drive	Wellington	FL	33414
Jessica	Tucker	5950 120Th Ave N	West Palm Beach	FL	33411
Jill	Hoog	18540 Fishing Hawk Lane	Loxahatchee	FL	33470
Jill	Sabine	86Th	West Palm Beach	FL	33412
Jimmy	Miranda	12440 Orange Blvd	West Palm Beach	FL	33412
Joan	Risk	15438 96Th Lane North	West Palm Beach	FL	33412
Joann	Monaco	11983 54Th St N	West Palm Beach	FL	33411
Joanne	Euart	15653 82Nd Ln N	Loxahatchee	FL	33470
Joanne	Fritz	13050 Citrus Grove Blvd	West Palm Beach	FL	33412
Joanne	Graves	8028 180Th Ave N	Loxahatchee	FL	33470
Joanne	Manel	14843 April Dr	Loxahatchee	FL	33470
Joanne	Rouse	12079 Orange Blvd	West Palm Beach	FL	33412
Jodi	Haslam	14156 24Th Ct N	Loxahatchee	FL	33470
John	Ashby	62 Nd. Pl. N.	Loxahatchee	FL	33470
John	Burroughs	17672 35 Please North	Loxahatchee	FL	33470
John	Daniels	12516 80Th Ln N	West Palm Beach	FL	33412
John	Ebel	18433 Hamlin Blvd	Loxahatchee	FL	33470
John	Fitzgerald	16897 77Th Lane N	Loxahatchee	FL	33470
John	Hickey	13596 89Th Pl North	West Palm Beach	FL	33412
John	Holford	41St Ct North	West Palm Beach	FL	33411
John	Meredith	8647 Apache Blvd	Loxahatchee	FL	33470
Johnnie	Lundstrom	17915 48Th Ct North	Loxahatchee	FL	33470
Jonathan	Chin Lee	15162 86Th Rd. N, Jonathan Chin Lee	Loxahatchee	FL	33470
Jonathan	Dernlan	12276 54Th St N	West Palm Beach	FL	33411
Jonathan	Freed	15131 79Th Ct N	Loxahatchee	FL	33470
Jonathan	Montoya	18685 Orange Grove Blvd	Loxahatchee	FL	33470
Joni	Persinger	14073 78 Pl N	Loxahatchee	FL	33470
Jordana	Lewis	17312 Temple Blvd.	Loxahatchee	FL	33470
Joscelyn	Agron-Figueroa	17607 73Rd. Ct. N.	Loxahatchee	FL	33470
Jose	Centeno	15668 Ln N	West Palm Beach	FL	32412
Jose	Ramos	3159 Cheetham Hill Blvd	Loxahatchee	FL	33470
Joseph	Barone	16932 West Wiltshire Drive	Loxahatchee	FL	33470
Joseph	Dwyer	16967 Murcott Blvd	Loxahatchee	FL	33470
Joseph	Hayes	17709 42Nd Road N	Loxahatchee	FL	33470
Joseph	Meyers	13716 75Th Ln N	West Palm Beach	FL	33412
Joseph	Principato	12206 Temple Blvd	West Palm Beach	FL	33412
Joshua	Gentry	17769 66Th Ct N	Loxahatchee	FL	33470
Joshua	Gibb	17376 33Rd Road North	Loxahatchee	FL	33470
Joshua	Henning	77Th Ln N	Loxahatchee	FL	33470
Jovan	Bonds	15929 Hummingbird Lane	West Lake	FL	33470
Joyce	E Turner	16063 Whitton Drive E	Loxahatchee	FL	33470
Joyce	Olcott	44Th Pl N	Loxahatchee	FL	33470
Juan	Cruz	1353 Sterling Pine Place	Loxahatchee	FL	33470
Juan	Lopez	195 Salzedo St	Royal Palm Beach	FL	33411
Judit	Soos	7852 Spring Creek Dr	West Palm Beach	FL	33411
Judy	Boettiger	13478 63Rd Ln N	West Palm Beach	FL	33412
Julia	Doman	71St Lane North	Loxahatchee	FL	33470

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Aaron	Knoph	16244 E Mayfair Dr	Loxahatchee	FL	33470
Julie	Moody	15591 62Nd Place N	Loxahatchee	FL	33470
Justin	Jones	17833 43Rd Rd N	Loxahatchee	FL	33470
Justin	Malave	17293 37 Place North	Loxahatchee	FL	33470
Justin	Schneider	16784 90Th Street North	Loxahatchee	FL	33470
Kaila	Bird	100Th Ln N	West Palm Beach	FL	33412
Kaitlin	Wattenbarger	16894 89Th Pl N	Loxahatchee	FL	33470
Karel	Pienaar	16889 W Brighton Dr.	Loxahatchee	FL	33470
Karen	Boland	16975, West Harlena Dr	Loxahatchee	FL	33470
Karen	Corum	4571 126 Dr N	West Palm Beach	FL	33411
Karen	Hinds	14860 89Th Place N	Loxahatchee	FL	33470
Karen	Kramser	16647 78Th Rd. N.	Loxahatchee	FL	33470
Karen	Wallace	13439 42Nd Rd N	West Palm Beach	FL	33411
Karen	Wedgwood	15402 71St Place N	Loxahatchee	FL	33470
Karen	Yapp	18799 92Nd Lane North	Loxahatchee	FL	33470
Karl	Witter	11988 Tangerine Blvd	Royal Palm Beach	FL	33412
Karyn	Ennis	4182 126Th Dr N	West Palm Beach	FL	33411
Kassandra	Tallon	9473 Grapeview Blvd	West Palm Beach	FL	33412
Katherine	Cadiz	291 Ponce De Leon St	Royal Palm Beach	FL	33411
Katherine	Cole	160 Saratoga Blvd E	Royal Palm Beach	FL	33411
Katherine	Melton	11954 42Nd Road North	West Palm Beach	FL	33411
Katherine	Wooster	16297 82Nd Rd N	Loxahatchee	FL	33470
Kathleen	Harris	16701 E Downers Dr	Loxahatchee	FL	33470
Kathleen	Vermillion	14073 76Th Rd N	Loxahatchee	FL	33470
Kathryn	Webster	127Th Trail N	West Palm Beach	FL	33411
Kathy	Anderson	16277 E Duran Blvd	Loxahatchee	FL	33470
Kathy	Cloutier	15871 Temple Blvd,	Loxahatchee	FL	33470
Kathy	Marengo	12079 Orange Blvd	West Palm Beach	FL	33412
Katrina	Birt	13050 89Th Pl N	West Palm Beach	FL	33412
Katy	Pantaleon	17979 70Th St N	Loxahatchee	FL	33470
Kay	Gardner	17311 63Rd Rd N	Loxahatchee	FL	33470
Kayla	Betts	14807 Tangerine Blvd	Loxahatchee	FL	33470
Kaytlin	Crespo	11448 47Th Rd N	Acreage	FL	33411
Keith	Conow	14084 82St	Loxahatchee	FL	33470
Keith	Jordano	12751 Orange Blvd	West Palm Beach	FL	33412
Keith	Keller	4190 127Th Trail North	West Palm Beach	FL	33411
Kelley	Knotts	13795 46Th Ct N	West Palm Beach	FL	33411
Kelli	Salm	Tangerine Blvd	Loxahatchee	FL	33470
Kelly	Clark	14766 69Th St N	Loxahatchee	FL	33470
Kelly	Millikan	17604 61St Pl N	Loxahatchee	FL	33470
Kelly	Muniz	16185 80Th St N	Loxahatchee	FL	33470
Kelly	Nelson	17774 Hamlin Blvd	Loxahatchee	FL	33470
Kelly	Taylor	15702 97Th Rd N	West Palm Beach	FL	33412
Kelly	Williams	15858 96Th Lane N	West Palm Beach	FL	33412
Kelsey	Castellon	5986 Jasmine Ln	Westlake	FL	33470
Ken	Flynn	13521 61St St N	West Palm Beach	FL	33412
Ken	Miranda	15593 96 Lane N	West Palm Beach	FL	33412
Ken	Toussel	16976 72Nd Rd N	Loxahatchee	FL	33470
Kenneth	Balzer	3389 D Road	Loxahatchee Groves	FL	33470
Kenneth	Vandeputte	11095 Persimmon Blvd	Royal Palm Beach	FL	33411
Kenneth	Wittenbrink	16113 East Secretariat Dr.	Loxahatchee	FL	33470
Kenneth T	Miller	16318 Edinburg Dr.	Loxahatchee	FL	33470

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Aaron	Knoph	16244 E Mayfair Dr	Loxahatchee	FL	33470
Keri	Falco	13089 88Th Pl N	West Palm Beach	FL	33412
Kevin	Harrigan	12290 72Nd Ct. N.	West Palm Beach	FL	33412
Kham	Lanpolsaen	16396 72Nd Rd N	Loxahatchee	FL	33470
Kim	Byrne	19866, Black Falcon Road	Loxahatchee	FL	33470
Kim	Davidson	13358 42Nd Rd N	West Palm Beach	FL	33411
Kim	Elkov	16153 68Th St N	Loxahatchee	FL	33470
Kim	Gentry	17769 66Th Ct N	Loxahatchee	FL	33470
Kim	Savino	12275 77Th Pl	West Palm Beach	FL	33412
Kimberly	Bass	E Hialeah Drive	Loxahatchee	FL	33470
Kimberly	Bauer	15441 93Rd St N	West Palm Beach	FL	33412
Kimberly	D'Angelo Quarles	14767 62Nd Ct N	Loxahatchee	FL	33470
Kimberly	Hector	16030 88Th Rd N	Loxahatchee	FL	33470
Kimberly	Rawn	7354 Mandarin Blvd	Loxahatchee	FL	33470
Kimberly	Williams	162 Bellezza Terrace	Royal Palm Beach	FL	33411
Kirk	Bedwell	16087 E Pleasure Drive	Loxahatchee	FL	33470
Kristi	Knight-Sandner	14460 Citrus Grove Blvd	Loxahatchee	FL	33470
Krystal	Clark	235 River Bluff Lane	Royal Palm Beach	FL	33411
Kyle	Goempel	12389 Persimmon Blvd	Royal Palm Beach	FL	33411
Kyle	Orlovsky	15528 Goldfinch Cir	Westlake	FL	33470
Kyle	Wood	16738 Hamlin Blvd	Loxahatchee	FL	33470
Larry	Wasilewski	6718 Royal Palm Beach Blvd.	West Palm Beach	FL	33412
Laura	Anderson	Trafalgar Dr E	Loxahatchee	FL	33470
Laura	Bornheimer	20569 Marie Court	Loxahatchee	FL	33470
Laura	Kline	16030 E Downers Dr	Loxahatchee	FL	33470
Laura	Mckean	16594 86Th Street North	Loxahatchee	FL	33470
Laura	Rincon	14693 64Th Ct N	Loxahatchee	FL	33470
Laura	Ruchti	12986 , 66Th St. N	West Palm Beach	FL	33412
Laura	Telgen-Matthews	17769 93Rd Road North	Loxahatchee	FL	33470
Laureen	Castell	16737 Hamlin Blvd	Loxahatchee	FL	33470
Lauren	Unares	11288 46Th Pl N	West Palm Beach	FL	33411
Lauren	Shaw	8736 Oldham Way	West Palm Beach	FL	33412
Laurene	Capone	1435 Arabian Drive	Loxahatchee	FL	33470
Lauri	Nicolas	16411 60Th Street North	Loxahatchee	FL	33470
Laurie	Maloney	16067 84Th Ct N	Loxahatchee	FL	33470
Lautaro	Regina	17610 71St Ln N	Loxahatchee	FL	33470
Lavette	Fabria	127 Th Trail N.	Royal Palm Beach	FL	33411
Lawrence	Germuska	17416 43Rd	Loxahatchee	FL	33470
Leo	Eppley	13842, 71St Place North	West Palm Beach	FL	33412
Leonard	Baker	15212 95Th Lane N.	West Palm Beach	FL	33412
Leslie	Henning	77Th Ln N	Loxahatchee	FL	33470
Liliana	Pomareda	16107 86Th Street North	Loxahatchee	FL	33470
Lillian	Hall	15744 Temple Blvd	Loxahatchee	FL	33470
Linda	Boucher	15693 83Rd Lane North	Loxahatchee	FL	33470
Linda	Clendering	15045 Tangerine Blvd	Loxahatchee	FL	33470
Linda	Cohen	16394 E Alan Black Blvd	Loxahatchee	FL	33470
Linda	Morgan Smith	15386 74Th St N	Loxahatchee	FL	33470
Linda	Sullivan	16233 71St Lane N	Loxahatchee	FL	33470
Lisa	Brown	13528740Th Lane N	West Palm Beach	FL	33411
Lisa	Combes	11319 Orange Grove Blvd	West Palm Beach	FL	33411
Lisa	Ehrhart	12527 66Th St N	West Palm Beach	FL	33412
Lisa	Johnson	17856 89Th Pl N	Loxahatchee	FL	33470

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Aaron	Knoph	16244 E Mayfair Dr	Loxahatchee	FL	33470
Lisa	Lobman	17454 44 Place N	Loxahatchee	FL	33470
Lisa	Mcandrews	18143 41St Rd N	Loxahatchee	FL	33470
Lisa	Oliver	1897 Stallin Dr	Loxahatchee	FL	33470
Lisa	Reve	16216 Murcott Blvd	Loxahatchee	FL	33470
Lola	Angel	12336, 76Th Rd N	West Palm Beach	FL	33412
Lola	Jalazo	12062 Tangerine Blvd	Royal Palm Beach	FL	33412
Lori	Goobeck	11958 63Rd Ln N	West Palm Beach	FL	33412
Lori	Spellman	14580 66Th St N	Loxahatchee	FL	33470
Louis	Ligeno	11811 Stonehaven Way	Palm Beach Gardens	FL	33412
Louis	Maccarone, Jr.	3555 Haldin Pl	Royal Palm Beach	FL	33411
Louis	Torres	286 Ponce De Leon St	Royal Palm Beach	FL	33411
Luis	Camacho	16119 78Th Road N	Loxahatchee	FL	33470
Luis	Salgado	17887 30Th Ln N	Loxahatchee	FL	33470
Lukas	Aleksiejuk	17891 75Th Pl N	Loxahatchee Groves	FL	33470
Lutchman	Maraj	13346 67Th St N	West Palm Beach	FL	33412
Luz	Delgadillo	3206 Dunning Drive	Royal Palm Beach	FL	33411
Lynda	Giuliani	17109 Murcott Blvd	Loxahatchee	FL	33470
Lynne	Cross	9339 Grapeview Blvd	West Palm Beach	FL	33412
Lyonel	Simeon	59Th St N	Acreage	FL	33411
M	Campbell	Clydesdale Dr	Loxahatchee	FL	33470
M Liliana	Varela	15060 63Rd Place N	Loxahatchee	FL	33470
Mairelys	Hernandez	8415 Mandarin Blvd	Loxahatchee	FL	33470
Mandi	Struble	17419 West Alan Black Blvd	Loxahatchee	FL	33470
Manish	Sood	3765 E Rd	Loxahatchee Groves	FL	33470
Manny	Chavez	15100 Scotts Dr	Loxahatchee	FL	33470
Marcia	Hamilton	81St Lane N	Loxahatchee	FL	33470
Marco	Bavuso	15365 60Th Place N.	Loxahatchee	FL	33470
Margarita	Centeno	15668 Ln N	West Palm Beach	FL	33412
Margarita	Centeno	100Thin N	West Palm Beach	FL	33412
Maria	Torres-Lopez	18267 42Nd Rd. N	Loxahatchee	FL	33470
Marie	Onia	15670 69Th Ct N	Loxahatchee	FL	33470
Mariliz	Britton	12823 Kazee Rd	Loxahatchee Groves	FL	33470
Marilyn Lawrence	Lawrence	16140 E Cheltenham Dr	Loxahatchee	FL	33470
Mark	Keraoui	13506, 74 Th Street North	West Palm Beach	FL	33412
Mark	Milford	12640 60Th St N	West Palm Beach	FL	33411
Mark	Schrieber	6113 188Th Trail N	Loxahatchee	FL	33470
Mark/Linda	Porter	13468 86Th Rd N	West Palm Beach	FL	33412
Marla	Portell	13705 55Th Rd N	Royal Palm Beach	FL	33411
Marta	Aleskiejuk	17891 75Th Pl N	Loxahatchee	FL	33470
Martha	Hunton	13529 55Th Road North	West Palm Beach	FL	33411
Mary	Chamberlain	16214 91St Pl N	Loxahatchee	FL	33470
Mary	De Mars	11224 47Th Rd N	West Palm Beach	FL	33411
Mary	Luna	13252 78Th Pl N	West Palm Beach	FL	33412
Mary	Martin	88Th Place North	Loxahatchee	FL	33470
Mary	Packard	5211 Royal Palm Beach W	West Palm Beach	FL	33411
Mary Ann	Ellis	16975 72Nd Rd N	Loxahatchee	FL	33470
Mary Ann	May	16329 72 Rd N	Loxahatchee	FL	33470
Mary Jo	Almaguer	14609 86Th Rd N	Loxahatchee	FL	33470
Maryann	Dernlan	12276 54Th St. N	West Palm Beach	FL	33411
Maryann	Schmitt	17429 Tangerine Blvd.	Loxahatchee	FL	33470
Matt	Graves	8028 180 Avenue N	Loxahatchee	FL	33470

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Aaron	Knoph	16244 E Mayfair Dr	Loxahatchee	FL	33470
Megan	Bumpus	12443 80Th Ln N	West Palm Beach	FL	33412
Megan	Kratman	12744 Citrus Grove Blvd	West Palm Beach	FL	33412
Melissa	Damico	13759 82Nd Ln N	West Palm Beach	FL	33412
Melissa	Lopez	195 Salzedo Street	Royal Palm Beach	FL	33411
Melissa	Mann	15781 67Th Ct N	Loxahatchee	FL	33470
Melissa	Mills	132 Park Road North	Royal Palm Beach	FL	33411
Melissa	Peterson	F Rd	Loxahatchee	FL	33470
Melissa	Trinemeyer	4302 130Th Avenue North	West Palm Beach	FL	33411
Melodie	Rodriguez	14754 Citrus Grove Blvd	Loxahatchee	FL	33470
Mercedes	Lugo	13335 Key Lime Blvd	West Palm Beach	FL	33412
Meredith	Berg	Hamlin Blvd.	Loxahatchee	FL	33470
Merry	Berke	13235 61St Ln N	West Palm Beach	FL	33412
Michael	Bessette	11447 47Th Road North	West Palm Beach	FL	33411
Michael	Christiano	17141 67 Th Ct North	Loxahatchee	FL	33470
Michael	Cioffi	60Th Ln N	Loxahatchee	FL	33470
Michael	Davis	13926 57Th Pl N	West Palm Beach	FL	33411
Michael	Duncan	16594 86Th Street North	Loxahatchee	FL	33470
Michael	Fleming	15773 85Th Rd N	Loxahatchee	FL	33470
Michael	Guido	17106 73Rd Court N	Loxahatchee	FL	33470
Michael	Johnson	15213 64 Th Pl N	Loxahatchee	FL	33470
Michael	Kohl	68Th Street North	Loxahatchee	FL	33470
Michael	Maiselson	13346 66Th St N	West Palm Beach	FL	33412
Michael	Mesa	13029 58Th Ct. N.	West Palm Beach	FL	33411
Michael	Moes	17392 68Th St N	Loxahatchee	FL	33470
Michael	Orlando	16086 East Duran Blvd	Loxahatchee	FL	33470
Michael	Rodriguez	13879 58Th Ct N	West Palm Beach	FL	33411
Michael	Sitko	15553 68Th Ct North	Loxahatchee	FL	33470
Michael	Toomey	12945 Tangerine Blvd	West Palm Beach	FL	33412
Michael	Valdez	14617 60Th Ct N	Loxahatchee	FL	33470
Michele	Bruno	1088 Wandering Willow Way	Loxahatchee	FL	33470
Michele	Misurelli Gillis	8111 Nw 17959 41St Road N	Loxahatchee	FL	33470
Michele	Wright	15770 83Rd Lane North	Loxahatchee	FL	33470
Michelle	Caporizzo	180Th	Loxahatchee	FL	11767
Michelle	Cappello	15279 86 Road N	Loxahatchee	FL	33470
Michelle	Gearhart	13753 72Nd Ct N	West Palm Beach	FL	33412
Michelle	Macy	14538 76 Rd N	Loxahatchee	FL	33470
Michelle	Rogers	13751 46Th Court North	West Palm Beach	FL	33411
Miguel	Robles	13256 68Th St N	The Acreage	FL	33412
Mike	Erickson	13972 88Th Place North	West Palm Beach	FL	33412
Milka	Dominguez	15059 75Th Ln N	Loxahatchee	FL	33470
Milka	Gonzalez	15059 75Th Ln N	Loxahatchee	FL	33470
Mindy	Saltzman	12435 51St Court North	Royal Palm Beach	FL	33411
Mirna	Sperring	16304 67Th Ct N	Loxahatchee	FL	33470
Missy	Mahoney	17767 Tangerine Blvd	Loxahatchee	FL	33470
Monica	Kelemen	18057, 49Th Street North	Loxahatchee	FL	33470
Monica	Moore	17892 88Th Rd N	Loxahatchee	FL	33470
Msrtha	Mendoza	4390 127 Trail North	West Palm Beach	FL	33411
Myles	Partridge	13591 80Th Ln N	West Palm Beach	FL	33412
Nancy	Caplin	7847 Arbor Crest Way	Palm Beach Gardens	FL	33412
Nancy	Carr	13176 54Th St N	West Palm Beach	FL	33411
Nancy	Fisher	11479 67 Place North	West Palm Beach	FL	33412

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Aaron	Knoph	16244 E Mayfair Dr	Loxahatchee	FL	33470
Nancy	Rich	Persimmon Blvd	West Palm Beach	FL	33411
Napoleon	Mendoza	16318 E Pimlico Dr	Loxahatchee	FL	33470
Natalie	Bloom	13265 Orange Grove Blvd	Royal Palm Beach	FL	33411
Natalie	Eggers	12743 80Th Lane N	West Palm Beach	FL	33412
Natasha	Hubbard	14617 73Rd St N	Loxahatchee	FL	33470
Nathalia	Cannon	14615 64Th Court North	Loxahatchee	FL	33470
Nathan	Leblanc	13806 82Nd Street North	West Palm Beach	FL	33412
Neal	Chamberlain	16214 91St Pl N	Loxahatchee	FL	33470
Neal	Goff	15466 82Nd Ln N	Loxahatchee	FL	33470
Neelle	Thomas	13265 Persimmon Blvd.	West Palm Beach	FL	33411
Neil	Shelto	15236 89Th Pl N	Loxahatchee	FL	33470
Nicholas	Moore	7784 Maywood Crest Dr	Palm Beach Gardens	FL	33412
Nicholas	Ruggiero	16319 E Duran Blvd	Loxahatchee	FL	33470
Nicole	Karuzas	14620 96Th Ln N	West Palm Beach	FL	33412
Nila	Hawkins	16857 93Rd Rd N	Loxahatchee	FL	33470
Norma	Gatti	11065 41St Ct N	Royal Palm Beach	FL	33411
Olya	Chornobal	12336, 76Th Rd N	West Palm Beach	FL	33412
Omayda	Barrios	11386, 67 Pl N	West Palm Beach	FL	33412
Ophelia	Greaves	12920 Key Lime Blvd	West Palm Beach	FL	33412
Ozzie	Perez	4600 130Th Ave N	West Palm Beach	FL	33411
P	Skoran	12211 Orange Grove Blvd	West Palm Beach	FL	33411
Pam	Poe	17608 83Rd Pl N	Loxahatchee	FL	33470
Pamela	Ayala	13793 54Th Ln N	West Palm Beach	FL	33411
Pamela	Kephart	5219 130Th Trail North	West Palm Beach	FL	33411
Pamela	Lopez	16252 Melogold Drive	Westlake	FL	33470
Pat	Bryant	8116 Apache Blvd	Loxahatchee	FL	33470
Patrice	Hofstrand	12058 68Th St. N.	West Palm Beach	FL	33408
Patricia	Munoz	17842 31St Rd N	Loxahatchee	FL	33470
Patricia	Watkins	14613 97 Rd N	West Palm Beach	FL	33412
Patrick	Price	15171 Hamlin Blvd	Loxahatchee	FL	33470
Patrick	Robert	17811 61St Pl N	Loxahatchee	FL	33470
Paul	Dearaujo	14767 69Th Street North	Loxahatchee	FL	33470
Paul	Hanson	16885 W. Yorkshire Drive	Loxahatchee	FL	33470
Paul	Hszlik	15249 66Th Ct N	Loxahatchee	FL	33470
Paul	Lide	5151 Royal Palm Beach Blvd.	West Palm Beach	FL	33411
Paul	Matthews	88Th Rd	Loxahatchee	FL	33470
Paul	McLaughlin	16971 W Hialeah Dr.	Loxahatchee	FL	33470
Paul	Salino	16360 75Th Pl N	Loxahatchee	FL	33470
Peggy	Hawks	14649 88Th Pl N	Loxahatchee	FL	33470
Peggy	Shappell	16280 E Yorkshire Dr	Loxahatchee	FL	33470
Pelper	Tillman	18383 92Nd Lane North	Loxahatchee	FL	33470
Penelope	Starcher	18268 44 Pl North	Loxahatchee	FL	33470
Penny	Warren	8411 112Th Terrace North	Palm Beach Gardens	FL	33412
Peter	Lampard	15092 60Th Pl N	Loxahatchee	FL	33470
Philip	Dimola	16934 W. Goldcup Dr.	Loxahatchee	FL	33470
Philip	Tobin	13047 88Th Pl N	West Palm Beach	FL	33412
Phillippe	Lamery	12944 Tangerine Blvd	West Palm Beach	FL	33412
Phillip	Fender	14180 72Nd Court North	Loxahatchee	FL	33470
Phillip	Page	Hamlin	West Palm Beach	FL	33412
Phillip	Smith	15286 74Th St N	Loxahatchee	FL	33470
Phyllis	Cooney	16195 77Th Lane North	Loxahatchee	FL	33470

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Aaron	Knoph	16244 E Mayfair Dr	Loxahatchee	FL	33470
Qm	Gornito	16032 78Th Rd N	Loxahatchee	FL	33470
Rachael	Bee	16325 78Th Rd N	Loxahatchee	FL	33470
Raggi	Rachel	82Nd	Loxahatchee	FL	33470
Ralph	Digiacoio III	102 Conaskonk Circle	Royal Palm Beach	FL	33411
Randall	Cox	12668 87Th St. N.	West Palm Beach	FL	33412
Randi	Stockdill	3759 D Rd	Loxahatchee Groves	FL	33470
Randle	Blumhagen	12501 77Th Pl N	West Palm Beach	FL	33412
Randy	Weeks	14425 67 St N	Loxahatchee	FL	33470
Rebecca	Auten	3919 168Th Trall N	Loxahatchee	FL	33470
Rebecca	Brians	4537 129Th Ave. N.	West Palm Beach	FL	33411
Rebecca	Coyle	15249 63Rd Pl N	Loxahatchee	FL	33470
Rebecca	Davis	Sunset Blvd	West Palm Beach	FL	33411
Rebecca	Lucas	6401 183Rd Trail N	Loxahatchee	FL	33470
Rebecca	Mathews	18428 49Th St N	Loxahatchee	FL	33470
Rebecca	Mroczkowski	16281 E. Lancashire Dr	Loxahatchee	FL	33470
Regina	Schumaker	14577 69Th St	Loxahatchee	FL	33470
Rene	Gheffl	4855 Mandarin Blvd	Loxahatchee	FL	33470
Renee	Barrera	4630 123Rd Trail North	Royal Palm Beach	FL	33411
Renee	Jones	4935 120Th Ave N	Royal Palm Beach	FL	33411
Renee	Kelter	16887 Downers Dr W	Loxahatchee	FL	33470
Rhonda	Sidlauskas	12062 66Th Street N	West Palm Beach	FL	33412
Rich	Revlle	14596 North Rd	Loxahatchee	FL	33470
Richard	Calkins	18219 Murcott Blvd	Loxahatchee	FL	33470
Richard	Fletcher	11127 68Th St. N.	Westpalmbeach	FL	33423
Richard	Klinsky	151 Tern Cir	Loxahatchee	FL	33470
Richard	Kronshage	16821 88Th Rd N	Loxahatchee	FL	33470
Richard	Poe	17608 83Rd Place N.	Loxahatchee	FL	33470
Richard Troy	Nelson	17774 Hamlin Blvd	Loxahatchee	FL	33470
Rick	Branch	13717 72Nd Ct North	West Palm Beach	FL	33412
Rick	Marous	11256 47Th Rd N	West Palm Beach	FL	33411
Rick	Sullivan	16233 , 71St Lane N.	Loxahatchee	FL	33470
Rick	Warner	17185 Valencia Blvd	Loxahatchee	FL	33470
Rick	Wells	17926 33Rd Rd N	Loxahatchee	FL	33470
Rick	Wheeler	17852 Valencia Blvd	Loxahatchee	FL	33470
Ricky	Hassinger	103 Venetian Lane	Royal Palm Beach	FL	33421
Riley	Pierce	2545 F Rd	Loxahatchee	FL	33470
Robert	Bowers	12061 Orange Grove Blvd	West Palm Beach	FL	33411
Robert	Brockelbank	17855 69Th St N	Loxahatchee Groves	FL	33470
Robert	Chenoweth	16280 East Secretariat Drive,	Loxahatchee	FL	33470
Robert	Clendening	15045 Tangerine Blvd	Loxahatchee	FL	33470
Robert	Frick	17042 63Rd Rd N	Loxahatchee	FL	33470
Robert	Gines	7932 Seminole Pratt Whitney Road	Loxahatchee	FL	33470
Robert	Holt	14891 87Th St N	Loxahatchee	FL	33470
Robert	Madzi	15392 82 Nd St N	Loxahatchee	FL	33470
Robert	Shorr	1742 E Rd	Loxahatchee	FL	33470
Robert	Stout	17610 Valencia Blvd	Loxahatchee	FL	33470
Robert	Welling	17602 94Th Street North	Loxahatchee	FL	33470
Robin	Krueger	12290 72Nd Ct N	West Palm Beach	FL	33412
Roger	Zabovnik	6 Seneca Court	Royal Palm Beach	FL	33411
Roguens	Loriston	3306 Brinely Place,	Royal Palm Beach	FL	33411
Ron	Eckman	12896 53Rd Rd North	West Palm Beach	FL	33411

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Aaron	Knoph	16244 E Mayfair Dr	Loxahatchee	FL	33470
Ron	Guzlejka	13168 Temple Blvd	West Palm Beach	FL	33412
Ron	Howell	3685 Cabbage Palm Way	Loxahatchee	FL	33470
Ronald	Engelgau	11287 46Th Pl N	West Palm Beach	FL	33411
Ronald	Goldstein	14156 83Rd Ln N	Loxahatchee	FL	33470
Ronald	Last	11683 Orange Grove Blvd	West Palm Beach	FL	33411
Ronaldo	Trigo	4938 Coquina Place	Westlake	FL	33470
Rose	Cooper	14727 97Th Rd N	West Palm Beach	FL	33412
Rose	Macpherson	11588 Riverchse Run	Palm Beach Gardens	FL	33412
Rosemary	Picotte	9284 Apache Blvd.	West Palm Beach	FL	33412
Roxanne	Ryan	16366 83Rd Place North	Loxahatchee	FL	33470
Roy	Casanova	15097 72Nd Court Nort	Loxahatchee	FL	33470
Ruth	Faber	12897 80Th Ln. N.	West Palm Beach	FL	33412
Ryan	Falco	13089 88Th Pl North	West Palm Beach	FL	33412
Ryan	Rose	11589 Riverchase Run	Palm Beach Gardens	FL	33412
S	Clarke	16475 87Th Lane N	Loxahatchee	FL	33470
Sabrina	Mcgehee	11683 46Th Place N	West Palm Beach	FL	33411
Sady	Marquez	11820 68Th St N	West Palm Beach	FL	33412
Salvatore	Damico	13759 82Nd Ln N	West Palm Beach	FL	33412
Salvatore	Sgroi	5241 Mango Blvd	Royal Palm Beach	FL	33411
Samantha	Garcia	15359 Morrow Ct	Loxahatchee	FL	33470
Samiha	Sayeed	12610 57Th Road North	West Palm Beach	FL	33411
Samir	De La Espriella	16628 84 Ct N	Loxahatchee	FL	33470
Sandra	Lampard	15092 60Th Pl N	Loxahatchee	FL	33470
Sandra	Melton	11953 47Th Rd No	West Palm Beach	FL	33412
Sandra	Rachal	11545 52Nd Road N	Royal Palm Beach	FL	33411
Sandra	Tijerino	15476 62Nd Pl N	Loxahatchee	FL	33470
Sandra	Walleit	16259 87 Lane N	Loxahatchee	FL	33470
Sandy	Schabert	13718 Citrus Grove Blvd	West Palm Beach	FL	33412
Sanford	Magid	14608 Temple Blvd	Loxahatchee	FL	33470
Sara	Martin-Hite	5061 Royal Palm Beac	Royal Palm Beac	FL	33411
Sara	Martin-Hite	5061 Royal Palm Beach Blvd	West Palm Beach	FL	33411
Sarah	Konchak	13885 87Th St North	West Palm Beach	FL	33412
Saul	Perez	14922 68Th St North	Loxahatchee	FL	33470
Savanna	Covert	13433 Tangerine Blvd	The Acreage	FL	33412
Savvy	Salino	16360 75Th Place N	Loxahatchee	FL	33470
Scot	Desrosier	16080 73Rd Court N	Loxahatchee	FL	33418
Scott	Adams	5226 140Th Avenue N	West Palm Beach	FL	33411
Scott	Dawe	13844 Citrus Grove Blvd	West Palm Beach	FL	33412
Scott	Simmons	13918 Cranberry Ct	Wellington	FL	33414
Sean	Furlong	15157 Forest Lane	Loxahatchee	FL	33470
Sean	Maguire	12810 52Nd Rd N	West Palm Beach	FL	33411
Sean	Shannon	6791 Grapeview Blvd	Loxahatchee	FL	33470
Selena	Huck	16249 E Pleasure Drive	Loxahatchee	FL	33470
Shane	Whitehead	16627, 92Nd Ln N	Loxahatchee	FL	33470
Shannon	Frick Walter	17676 66Th Ct N	Loxahatchee	FL	33470
Sharon	Hanley	11479 47Th Rd N	West Palm Beach	FL	33411
Sharon	Jensen	4840 123Rdtrail N	West Palm Beach	FL	33411
Sharon	Pirone	14754 85Th Rd N	Loxahatchee	FL	33470
Sharon	Vomero	15770 80Th Ln N	Loxahatchee	FL	33470
Shawn	Hardial	11479 Orange Grove Blvd	West Palm Beach	FL	33411
Sheila	Galera	13624 Farley Rd	Loxahatchee	FL	33470

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Aaron	Knoph	16244 E Mayfair Dr	Loxahatchee	FL	33470
Sheila	Veloso	17946 32Nd Lane North	Loxahatchee	FL	33470
Shelli	Smiley	17148, 94 Th Str N	Loxahatchee	FL	33470
Shelly	Piercy	12628 86Th Rd N	West Palm Beach	FL	33412
Sherri	Perez	14922 68 Street North	Loxahatchee	FL	33470
Sherri	Trainor	16645 69Th Street North	Loxahatchee	FL	33470
Sheryl	Fisher	16141 E Alan Black Blvd	Loxahatchee	FL	33470
Shirley	Rios	16832 87Th Lane North	Loxahatchee	FL	33470
Soccorsa	Ditosti	1 99Th St N	West Palm Beach	FL	33412
Sophie	Sekulski	5600 Quiet Lake Pl	Loxahatchee	FL	33470
Stacy	Gouge	8067 Apache Blvd.	Loxahatchee	FL	33470
Stephanie	Daniels	12516 80Th Ln N	West Palm Beach	FL	33412
Stephanie	De La Rua	17765 43Rd N	Loxahatchee	FL	33470
Stephanie	Hampton	13793 53Rd Ct N	West Palm Beach	FL	33411
Stephanie	Pena	76Th Rd N	Loxahatchee	FL	33470
Stephanie	Williams	15858 96Th Lane N	West Palm Beach	FL	33412
Stephen	Brannney	16915 64Th Place North	Loxahatchee	FL	33470
Stephen	Garcia	17477 75Th Place North	Loxahatchee	FL	33470
Stephen	Hawks	14649 88Th Pl N	Loxahatchee	FL	33470
Stephen	Steffen	13421 75Th Ln	West Palm Beach	FL	33412
Stephen	Tozzi	2970 Doe Trl	Loxahatchee	FL	33470
Steve	Coots	12249 79Th Ct N	West Palm Beach	FL	33412
Steve	Haring	17893 W Alan Black Blvd	Loxahatchee	FL	33470
Steve	Johnson	147 Sunflower Circle	Royal Palm Beach	FL	33411
Steve	Sanguinetti	16800 Orange Blvd	Loxahatchee	FL	33470
Steve	Swarts	78Th Ok N	Loxahatchee	FL	33470
Steven	Sabella	13928 83Rd Ln. N.	West Palm Beach	FL	33412
Stewart	Grow	18725 42Nd Rd N	Loxahatchee	FL	33470
Sue	Kocsis	13090 44Th Pl N	West Palm Beach	FL	33411
Susan	Candela	13650 62Nd Court N	West Palm Beach	FL	33412
Susan	Collado	4120 130Th Avenue North,	West Palm Beach	FL	33411
Susan	Dittmann	12396 62Nd Lane N.	Royal Palm Beach	FL	33412
Susan	Solomon-Grimes	16395 73Rd Ct N	Loxahatchee	FL	33470
Susan	Wood	16738 Hamlin Blvd	Loxahatchee	FL	33470
Suzanne	Dirocco	12295 52Nd Rd N	West Palm Beach	FL	33411
Suzanne	Linden	11683 67Th Place North	West Palm Beach	FL	33412
Suzanne	Small	111 Monterey Way	Royal Palm Beach	FL	33411
Tadd	Jones	8281 Woods Muir Drive	Palm Beach Gardens	FL	33412
Tama	Norman	2226 F Road	Loxahatchee	FL	33470
Tamara	Rogan	17184 86Th Street North	Loxahatchee	FL	33470
Tammy	Fallar	17799 31St Rd N	Loxahatchee	FL	33470
Taylor	Bent	15562 66Th Ct No	Loxahatchee	FL	33470
Ted	Licitra	14450 77 Pl N	Loxahatchee	FL	33470
Teresa	Dotson	104 Barcelona Drive	Royal Palm Beach	FL	33411
Teresa	Franzoso	23 Bedford Ct	Royal Palm Beach	FL	33411
Teresa	Kelly	745 Foresteria Ave.	Wellington	FL	33414
Theresa	Ferry	3026 180Th Ave N	Loxahatchee	FL	33470
Thomas	Dirocco	12295 52Nd Rd N	West Palm Beach	FL	33411
Thomas	Halliday	146 Lexington Drive	Royal Palm Beach	FL	33411
Thomas	Murphy	13845 88Th Place North	West Palm Beach	FL	33412
Thomas	Robidoux	5066 Coconut Blvd	Royal Palm Beach	FL	33411
Tiffany	Cioffi	16061 East Cheltenham Drive	Loxahatchee	FL	33470

Supporters of the Indian Trails Grove / Ag Reserve Exchange

Aaron	Knoph	16244 E Mayfair Dr	Loxahatchee	FL	33470
Tiffany	Foss	17434 90Th St. N	Loxahatchee	FL	33470
Tiffany	Gonzalez	18423 Hamlin Blvd	Loxahatchee	FL	33470
Tiffany	Levy	13310 46Th Ct N	West Palm Beach	FL	33411
Tim	Foley	6975 Grapeview Blvd	Loxahatchee	FL	33470
Timothy	Payton	17415 Orange Grove Blvd	Loxahatchee	FL	33470
Tina	Roth	12144 67Th St. N	West Palm Beach	FL	33412
Todd	Brooks	16404 Murcott Blvd	Loxahatchee	FL	33470
Todd	Kovi	13950 66Th St N	West Palm Beach	FL	33412
Todd	Schultema	17183 67Th Ct N	Loxahatchee	FL	33470
Todd	Taplin	17748 40Th Run North	Loxahatchee	FL	33470
Tom	Lyons	15147 72Nd Ct N	Loxahatchee	FL	33470
Tom	Starz	13749 Orange Grove Blvd	Royal Palm Beach	FL	33411
Toni	Cavazos	17126 Prado Blvd	Loxahatchee	FL	33470
Tonya	Reyes	17118 40Th Run N	Loxahatchee	FL	33470
Tracy	Baker	15668 60Th Place North	Loxahatchee	FL	33470
Tracy	O'Rourke	16440 83Rd Pl N	Loxahatchee	FL	33470
Treasa	Hsnzlik	15249 Southwest 66Th Avenue	Loxahatchee	FL	33470
Trey	Daman	17107 73Rd Ct N	Loxahatchee	FL	33470
Troy	Sanders	11446 51St Ct N	West Palm Beach	FL	33411
Tyler	Walker	15540 87Th Rd N	Loxahatchee	FL	33470
Tyson	Dipetrillo	17375 32Nd Lane N	Loxahatchee	FL	33470
Valerie	Baker	13589 Keylime Blvd	West Palm Beach	FL	33412
Valerie	Reitz	17149 Murcott Blvd,	Loxahatchee	FL	33470
Velma	Hale-Brown	18612 46Th Ct N	Loxahatchee	FL	33470
Veronica	Barillas	12521 83Rd Ln N	The Acreage	FL	33412
Veronica	Covert	13433 Tangerine Blvd	The Acreage	FL	33412
Veronica	Flores	15691 Cedar Grove Lane	Wellington	FL	33414
Vicki	Wessels	17815 Keylime Blvd	Loxahatchee	FL	33470
Vicky	Plappert	17294 30Th Lane N	Loxahatchee	FL	33470
Victor	Cadiz	291 Ponce De Leon St	Royal Palm Beach	FL	33411
Vilma	Price	16144 87Th Ln N	Loxahatchee	FL	33470
Violeta	Snarski	18266 90Th St N	Loxahatchee	FL	33470
Vira	Lanpolsaen	16396 72Nd Rd N	Loxahatchee	FL	33470
Vito	Scarola	13836 46Th Ct N	West Palm Beach	FL	33411
Vito	Scarola	13836 46Th Ct N	West Palm Beach	FL	33411
Walt	Snedeker	12333 70Th Pl. N.	West Palm Beach	FL	33412
Wanda	Innes	14916 Snail Trail	Loxahatchee Groves	FL	33470
Wanda	Lacourse	15160 72 Ct N	Loxahatchee	FL	33470
Ward	Bissey	16858 77Th Lane North,	Loxahatchee	FL	33470
Wayne	Gilbert	15176 Orange Blvd	Loxahatchee	FL	33470
Wayne	Levesque	15287 96Th Lane North	West Palm Beach	FL	33415
Wendy	Irvin	13589 72Nd Ct N	West Palm Beach	FL	33513
Wendy	Nardone	127Th Trl N	West Palm Beach	FL	33411
Wendy	Navarre	6335 Royal Palm Beach Blvd,	West Palm Beach	FL	33412
Wendy	Parker	16318E Calder Dr	Loxahatchee	FL	33470
Wendy	Slater	5450 Royal Palm Beach Blvd	West Palm Beach	FL	33411
Whitney	Friedl	4397 Avocado Blvd	West Palm Beach	FL	33411
William	Callahan	12179 Citrus Grove Blvd.	West Palm Beach	FL	33412
William	Derks	20500 Simone Dr	Loxahatchee	FL	33470
William	Hall	15744 Temple Boulevard	Loxahatchee	FL	33470
William	J Ulrich	15697 87Th Rd N	Loxahatchee	FL	33470

Supporters of the Indian Trails Grove / Ag Reserve Exchange

Aaron	Knoph	16244 E Mayfair Dr	Loxahatchee	FL	33470
William	Nugent	14231 88Th Pl N	Loxahatchee	FL	33470
William	Shaw	Citrus Grove Blvd	West Palm Beach	FL	33412
William	Stoutenburgh	15248 99 St. N.	West Palm Beach	FL	33412
William	Valega	14690 68Th Street N.	Loxahatchee	FL	33470
William	Wyatt	16560 82Nd Road North	Loxahatchee	FL	33470
Y	Lopez	17273 61St Pl N	Loxahatchee	FL	33470
Yania	Aday	13760 77Th Pl N	The Acreage	FL	33412
Yanick	Simeon	59Th Street N	Acreage	FL	33411
Yareny	Camacho	16119 78 Rd N	Loxahatchee	FL	33470
Yerlanis	Miranda	12440 Orange Blvd	West Palm Beach	FL	33412
Young	Derks	20500 Simone Dr	Loxahatchee	FL	33470
Yvonne	Gibson-Serrette	17337 32 Lane North	Loxahatchee	FL	33470
Zach	Bogenschutz	16525 93Rd Rd.	Loxahatchee	FL	33470
Zaida	Feliciano	12350 51St Court North	West Palm Beach	FL	33411
Zil	Garcia	12389 52Nd Rd N	The Acreage	FL	33411
Zoya	Wollaston	16646 Orange Blvd	Loxahatchee	FL	33470

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August 30, 2022

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

Re: Agenda Item 3.A.1. Indian Trails Grove Agricultural Reserve Exchange (LGA 2022-021)
Applicant's Request for Postponement

Dear Commissioners:

Paul Linton, Palm Beach County's Water Resources Manager, presented information in correspondence dated August 26, 2022 which suggests the erosion of the original intent of the Indian Trails Grove Agricultural Reserve Exchange.

The 1600 acres proposed to be deeded to the County was for a *regional* public benefit. Mr. Linton clearly states that the benefits from the proposed water project will be *more localized than regional* without further integration/investment.

Of the 1600 acres that was originally proposed, only a portion of it can be used at this time with 725 of those acres to remain in agricultural production. Mr. Linton explains that the annual fee to the Cypress Grove Community Development District would be approximately \$88,000 for the 1600 acres. Further he anticipates costs for operations and maintenance of the infrastructure and administrative costs relating to the County being a "landlord" all of which could exceed the revenue generated by any leasing of the land.

Originally, the County was expected to "own" the pump stations. Possible limited real estate interests in and ownership of the pump stations are now being questioned.

Mr. Linton provided details on improving the proposed water feature, pumps, and structures. It appears that the proposed plans do not meet the County's requirements or expectations.

The revelations in the report from Palm Beach County's Water Resources Task Force are of great concern to the Alliance and we will be attending the August 31, 2022 meeting.

THANK YOU for your work and your patience with this stressful matter.

Sincerely,

Lori Vinikoor

Dr. Lori Vinikoor, President

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