

**RESOLUTION NO. 345-15**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, EXPRESSING THE CITY'S OPPOSITION TO THE COMPREHENSIVE PLAN AMENDMENT FOR INDIAN TRAILS GROVE (LGA 2015-017); PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

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**WHEREAS**, Palm Beach West Associates I, LLLP, is the owner/developer of land included in a rezoning and waiver request application for the property to be known as the Indian Trails Grove to a Planned Unit Development to allow a rezoning from the Agricultural Production and the Agriculture Residential Zoning District to a Planned Unit Development Zoning District and to allow 65% of the local streets within the PUD to terminate in a cul-de-sac; and

**WHEREAS**, concurrent with the rezoning and waiver application are Unified Land Development Code Text Amendments to acknowledge the RR-1.25 land use plan category and permit RR-1.25 land use category; and

**WHEREAS**, the subject parcel is generally located west of 180<sup>th</sup> Avenue North, which is approximately 2 miles west of Seminole Pratt Whitney Road. The limits of the project extend from approximately 94<sup>th</sup> Street North to the north and to 50<sup>th</sup> Street North to the south. The subject property consists of approximately 4,929.304 acres; and

**WHEREAS**, the request is to change the future land use designation from Agricultural Production and Rural Residential, 1 unit per 10 acres to Rural Residential, 1 unit per 1.25 acres; and

**WHEREAS**, the Land Use Plan Amendment Application Traffic Statement analysis states "several of the links within the project's radius of development influence do not meet the applicable level of services standards as outlined in the Palm Beach County Comprehensive Plan; and

**WHEREAS**, the Palm Beach County Traffic Division has also found that the above referenced project, revised July 16, 2015, does not meet Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan; and

**WHEREAS** the project is opposed by governmental and regulatory entities in the Western Communities for many reasons including traffic impacts, negative effects on water quality and destruction of a rural life; and

**WHEREAS**, the long established concept of greater density to the east and less density to the west is strongly supported by the City.

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**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA THAT:**

**SECTION 1:** The City Commission of the City of West Palm Beach, Florida, hereby strongly expresses its opposition to the Comprehensive Plan Amendment for Indian Trails Grove (LGA 2015-017).

**SECTION 2:** The City Commission hereby respectfully requests that the Clerk provide a copy of this resolution to the Palm Beach County Board of Commissioners.

**SECTION 3:** This Resolution shall take effect as provided by law.

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**PASSED AND ADOPTED THIS 7TH DAY OF DECEMBER, 2015.**



**ATTEST:**

**X** *Hazline F. Carson*

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CITY CLERK  
Signed by: Hazeline Carson

**CITY OF WEST PALM BEACH BY  
ITS CITY COMMISSION:**

**X** *Sylvia Moffett*

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PRESIDING OFFICER  
Signed by: Sylvia Moffett

**APPROVED AS TO FORM AND LEGALITY:**

12/4/2015

**X** *Kimberly L. Rothenburg*

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CITY ATTORNEY  
Signed by: Kimberly Rothenburg