

REGULAR MEETING BOARD OF SUPERVISORS AGENDA
Wednesday, April 16, 2025 – 6:00 pm
ADMINISTRATIVE BUILDING
13476 61ST STREET NORTH
WEST PALM BEACH, FL 33412
HYBRID FORMAT: IN-PERSON (LIMITED SEATING)
VIA ZOOM: WWW.INDIANTRAIL.COM THEN CLICK [JOIN LIVE MEETING]

AGENDA

NOTE: (Agenda Revised xx-xx-xxxx)

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. WELCOMING REMARKS

4.1 President's Welcoming Remarks
Residents are encouraged to go to the District Website www.indiantrail.com for updated Meeting information.

4.2 Supervisor's Welcoming Remarks (1 minute each)
Each Supervisor has the opportunity to take one minute to make welcoming remarks.

5. AGENDA APPROVAL

5.1 Agenda Approval - Additions, Deletions, Substitutions
Motion to approve Agenda (as presented, as amended)

6. PRESENTATIONS

6.1 Fire Rescue Update - District Chief Amanda Vomero
No Action Required.

7. REGULAR AGENDA

7.1 First Regular Agenda

7.1 First Regular Agenda

8. OTHER GOVERNMENTAL UPDATES

9. PUBLIC INPUT (Non-Agenda Items) No Later than 7:30 PM

10. FACILITIES, PARKS & RECREATION AGENDA

11. CONSENT AGENDA

- **11.1**

12. STAFF PRESENTATIONS (No Action Required)

13. SUPERVISOR BUSINESS (Discussion Only)

14. REPORTS (Receive and File)

- **14.1 District Attorney Report**
- **14.2 Monthly Engineer's Report**
- **14.3 Assistant Executive Director Report**
- **14.4 Finance Report**
- **14.5 Operations and Maintenance Report**
- **14.6 Parks and Recreation Report**
- **14.7 Records Requests**
- **14.8 Resident Correspondence**
- **14.9 Meeting Notice**

15. ADJOURNMENT

4/4/2025

Palm Beach County Fire Rescue

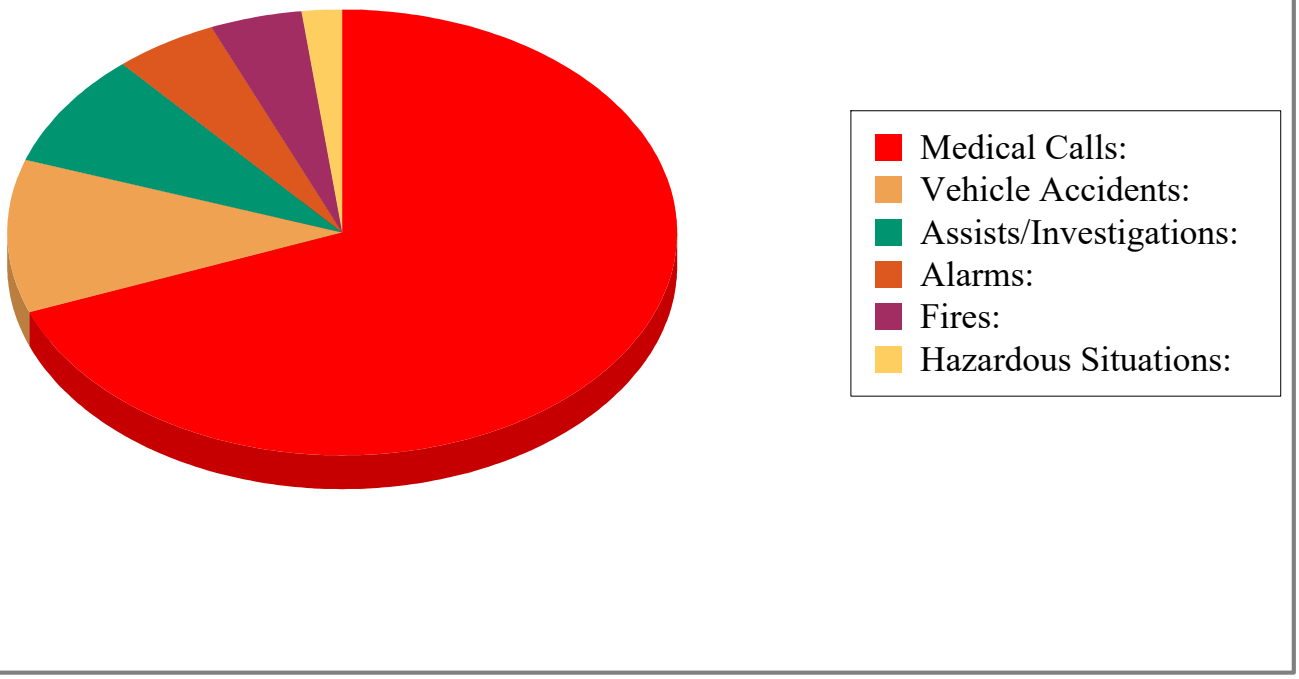
Indian Trails

03/01/2025 to 03/31/2025

Average Response Times	Disp Hand	Turnout	Travel	Resp Time
Emergency Calls:	0:00:42	0:00:48	0:06:57	0:08:27

Type - Situation Dispatched	# of Incidents	%
Medical Calls:	183	69.06%
Vehicle Accidents:	30	11.32%
Assists/Investigations:	22	8.30%
Alarms:	13	4.91%
Fires:	12	4.53%
Hazardous Situations:	5	1.89%
Total	**265**	**100.00%**

Calls by Situation Dispatched



CALDWELL PACETTI
EDWARDS SCHOECH & VIATOR LLP

MANLEY P. CALDWELL, JR.
KENNETH W. EDWARDS
CHARLES F. SCHOECH
MARY M. VIATOR
WILLIAM P. DONEY
FRANK S. PALEN
JOHN A. WEIG

OF COUNSEL
BETSY S. BURDEN
RUTH P. CLEMENTS

ATTORNEYS AT LAW

1555 PALM BEACH LAKES BLVD.
SUITE 1200
WEST PALM BEACH, FLORIDA 33401

PARALEGAL
EMILIE PEARSON, CP

www.caldwellpacetti.com

TELEPHONE: (561) 655-0620
TELECOPIER: (561) 655-3775

MEMORANDUM

TO: Board of Supervisors of the Indian Trail Improvement District
FROM: Caldwell Pacetti Edwards Schoech & Viator LLP
DATE: April 9, 2025
RE: Legal Status Report for April 16, 2025 Board of Supervisors Meeting

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The following is a summary of work in progress and the status thereof, for Indian Trail Improvement District. During the past month, we have provided legal services to the District regarding the following items:

1. **Employment/Personnel**. We coordinated with the District and its Employment Counsel on multiple District Management/ Personnel Issues.

2. **Emails**. We have reviewed and responded to emails and requests from various Board Members, Staff and Consultants concerning general matters relating to Indian Trail Improvement District.

3. **Pending Litigation.**

   a. Minto PBLH, LLC & Seminole Improvement District v. Indian Trail Improvement District. On June 11, 2020, Minto PBLH LLC ("Minto") and Seminole Improvement District ("SID") filed a complaint in Circuit Court in Palm Beach County against the District seeking declaratory and injunctive relief, seeking to prevent the District from denying Minto/SID unrestricted vehicular access to 140th Avenue North and other District roads. Minto/SID claim their right of access is absolute based on a certain private Right-of-Way Agreement recorded in 1966 by the original landowners of Callery-Judge Groves. Minto/SID's claim is based on their alleged status as successors in interest to the original landowners who created the Right-of-Way in 1966. The District disputed this claim and retained independent litigation counsel to pursue a defense.

   STATUS. On October 13, 2023, Judge Oftedal issued an Order denying Plaintiff SID/Minto's Motion for Final Summary Judgment and Granting ITID's Motion for Partial Summary Judgment. The Judge ruled in favor of the District on its substantive claims, which are summarized as follows:

   "In summary, the Court finds SID has no interest in the right-of-way under the ROW Agreement and that Minto's use of the right-of-way will overburden the intended scope of

the easement. The Court further finds ITID's roadways lack a public dedication under §335.01, Fla. Stat., and are, consequently, not public roads within the contemplation of that statute. Finally, the Court finds ITID possesses the statutory authority to condition Plaintiffs' use of the right-of-way connection onto ITID's roads by issuance of a permit and assessment of a reasonable fee, as provided under its charter and [§298.22(6)], Fla. Stat."

Plaintiff SID/Minto filed a motion to reconsider the Order, claiming certain errors. ITID's Litigation Counsel filed a motion for Final Summary Judgment on all matters. A hearing was held on this motion on December 4, 2023. An Order from the Court on the motions denied Plaintiff SID/Minto's motion for reconsideration. With the exception of two minor typographical changes, the Court ruled that its order of October 13, 2023 stands. The Court also denied ITID's motion for final judgment based on the fact that neither side specifically addressed Plaintiffs' affirmative defenses to ITID's counterclaim in their prior motions for summary judgment. District's Litigation Counsel felt that the Court's prior ruling had effectively dealt with the issues raised in the plaintiffs' affirmative defenses. However, perhaps out of an abundance of caution, the Court ruled that those affirmative defenses should be specifically addressed in an additional motion for summary judgment. Motions for Partial and Final Summary Judgment were filed by both parties on February 2, 2024. A hearing on the Motions for Final Summary Judgment was held on April 1, 2024. A Final Order by Judge Oftedal was issued on May 14, 2024. The Final Order denied SID/Minto's joint motion for partial summary judgment, granted ITID's motion for partial summary judgment, and entered a final judgment in favor of ITID. SID/Minto have 14 days to file a motion for a rehearing, upon the expiration of which the matter would be settled.

On May 29, 2024, Plaintiff SID/Minto filed a motion for a rehearing and clarification of the Final Judgment of May 13, 2024. On June 25, 2024, Judge Oftedal issued an Order denying SID/Minto's motion for a rehearing. On July 3, 2024, Plaintiff SID/Minto filed a Notice of Intent to appeal the Final Judgment with the Fourth District Court of Appeal. On September 26, 2024 the Developer and SID filed a motion to have the clerk correct the record so that all pleadings in the court record are correctly identified by docket number. That motion tolls the time for the Defendants to file their initial briefs until the clerk does so. The record was corrected, and the Appellant's Brief for the Developer and SID was filed on January 27, 2025. The District's Appellate and Litigation Counsels are preparing the District's response.

b. <u>181 Farm North, LLC v. Indian Trail Improvement District</u>

181 Farm North LLC owns a lot in El Rancho Estates, an unrecorded subdivision abutting ITID's Unit of Development No. 12 and 180th Avenue North. El Rancho Estates is not within a District Unit of Development. All abutting landowners in El Rancho Estates, including 181 Farm North, were provided an opportunity to apply for a permit to connect to 180th Avenue North. No permit application was received. In order to preserve and protect the District's Works, the Board directed staff to install a guardrail continuously along the western boundary of 180th Avenue North. The guardrail is being installed in conjunction with paving of 180th pursuant to the R-3 Road Program. Upon installation, the landowner will be prevented from accessing 180th Avenue North from driveway installed on its property.

On August 29, 2024, 181 Farm North LLC filed a Complaint in Circuit Court seeking temporary and permanent injunctive relief preventing the District from installing the guardrail. The complaint raises an issue regarding the District's legal authority to install guardrails, which is essentially a legal question to be resolved by the court.

The District's defense has been assigned to the law firm of Xenick Lebedeker & Pepin, LLC. A Motion to Dismiss the Complaint was filed by District Counsel on October 7, 2024. An extension was agreed upon between Counsel and a motion to dismiss was filed on October 29th, 2024.

A hearing concerning the Motion to Dismiss was held on February 21, attended by the District's outside Counsel, Bernard Lebedeker. The Court granted the District's motion to dismiss, but gave the Plaintiff twenty (20) days to file an amended complaint. The Court instructed the Plaintiff on what it will have to accomplish to keep the case going. The Court noted that Plaintiff's attorney had not filed a response on behalf of his client. He had simply repeated the argument made in his complaint – i.e. that the District can't levy assessments or require a payment for his client unless the District is undertaking "new" reclamation which now makes previously uninhabitable land habitable, and further asserted that his client has no other access. The Court rejected that argument, noting the Plaintiff owns more than one parcel, including the parcel directly to the west which has other access. The Court questioned Plaintiff's Counsel regarding his claim that his client's right to use 180th was "well settled", a statement that has no legal meaning. The Court instructed the Plaintiff to amend the complaint to "show his paperwork" i.e. some document such as a permit or easement which gave the Plaintiff the right to use the road. The Plaintiff was given until 20 business days (March 21, 2025) to file an amendment.

c. ESM Property Investment 2 LLC (Erica Sneed) v Indian Trail Improvement District

This matter involves a lawsuit filed by the owner of the property located at 4930 Royal Palm Beach Blvd (Erica Sneed through her LLC). The District's defense has been assigned to the firm of Roberts Reynolds Bedard & Tuzzio, PLLC (Lyman H. Reynolds, Jr.) by the District's insurance carrier.

The District's involvement with this property owner began with a complaint filed in August 2024. The landowner installed landscaping and trees; driveway paving materials: landscape rocks; a fence and a guardrail type structure within the boundary of a District canal easement, thereby creating physical obstructions that impair the District's ability to maintain the abutting canal. (The improvements including construction of a substantial parking and vehicle circulation area at its entrance. These are within the right-of-way for Royal Palm Beach Boulevard, which is a County road and not ITID's responsibility. The scale of these improvements suggests an intended use of the property for purposes in addition to a single-family residence.)

Following District policy and Chapter 298, Florida Statutes, the District notified the owner to remove the encroachments from the canal easement, but the owner refused to do so. She claimed receipt of a permit, lack of enforcement authority, selective enforcement, violation of her property rights, retaliation by District employees, lack of due process of law, and other

claims. The owner was advised that, if she failed to remove the encroachments, District staff would enter the easement property and remove the encroachments at the owner's expense. Between August 2024 and December, 2024, discussions were held with the owner (who was at the time represented by legal counsel) in an effort to negotiate voluntary removal of the obstructions. She was offered an opportunity to appeal to the Board to allow her to maintain the encroachments, but declined to do so. (At this point, her initial legal counsel withdrew his representation.)

On December 5, 2024, the Owner filed this lawsuit seeking an injunction to prohibit the District from entering the easement area and removing the encroachments. The Owner initially chose to represent herself ("pro se"), which is not permitted by a business organization. She made a number of procedural errors, including improper service of process. These errors were the basis for Mr. Reynolds, the District's Defense Counsel, to file a Motion to Dismiss the Complaint. On January 26, 2025, the Court entered an Order requiring the Plaintiff to retain an attorney within 15 days (February 10, 2025) and scheduling a hearing for March 20, 2025. On March 10, 2025, Plaintiff filed a Notice that it had retained legal counsel.

At the hearing on March 20, 2025, because the Owner had retained legal counsel, the District withdrew its Motion to Dismiss the complaint for failure to comply with the Court's order, and deferred its motion to strike the entire pleadings. A rehearing date is being requested.

4. **Miscellaneous**. We are continuing to work with the District and the District Consultants on various miscellaneous day-to-day issues, Agenda Items and attend the Meetings of the Board of Supervisors on the following listed matters:

   (a) Public Records Requests
   (b) Public Records Retention Issues
   (c) Extraordinary Inquiries Related to Minto/SID Litigation
   (d) Minto/SID Litigation, General Case Coordination
   (e) Coordinated with Staff regarding Operations and Maintenance Issues
   (f) Researched and Coordinated Supervisor Issues
   (g) Board of Supervisors, Civility Code
   (h) Administration, Public Information Matters
   (i) Administration, Diamond Cell Tower Lease Proposal
   (j) Administration, SID Complaint, 140th Sidewalk and Road Encroachments
   (k) Administration, SID Complaint, District Drainage Permit, Connection to M-2 Canal
   (l) Administration, Unit Consolidation Issues
   (m) Administration, ITB for Sod, Seed, Mulch and Hydroseed Services
   (n) Administration, Agreements with McIntosh CPA, Interim CFO and Other Services
   (o) Administration, Management Team Participation
   (p) Administration, Loxahatchee Venture, Seminole Orange Plaza Assignment of Landowner's Agreement to Palm West Hospital
   (q) Administration, Town of Loxahatchee Groves Mutual Aid Agreement
   (r) Administration, TCRPC Strategic Planning Process
   (s) Administration, Adoption of Standard Contract Terms for Purchase Orders
   (t) 29 Acre Parcel under FPL Powerline in Unit 14, Equestrian Trail Issues

(u) Operations & Maintenance, Equipment Lease-Purchase Agreement with Deere Financial (ADT Offroad Truck & Excavator)
(v) Palm Beach County, Traffic Control on District Roads, Signage Issues
(w) Palm Beach County, Traffic Control, Dialogue with Palm Beach County
(x) Palm Beach County Administration Changes Affecting ITID
(y) 4930 RPB Blvd Encroachment Issues [see also "ESM Litigation"], Permit Issues
(z) 4930 RPB Blvd., Response to Complaints from Erica Sneed, re: Hazard Signs
(aa) 4930 RPB Blvd, PBC Code Enforcement Issues
(bb) 4930 RPB Blvd, PBC Building Div., Fence Permit, Coordination Issues
(cc) Parks, RecDesk Park Management Software Contract Renewal
(dd) Roads, R-3 Road Paving, Construction of 60th Street North Between 180th & Mandarin [R-308A], Engineering Design Issues, School Board & GL Home Easement Coordination
(ee) Roads, R-3 Road Paving, Construction of Hamlin Boulevard from 190th to 94th Avenue North to Calamondin Boulevard [R-302] and Hamlin Boulevard from Calamondin Boulevard to 180th Avenue North [R-303]
(ff) Roads, R-3 Road Paving, Construction of Hamlin Boulevard from 190th to 94th Avenue North to Calamondin Boulevard [R-302] and Hamlin Boulevard from Calamondin Boulevard to 180th Avenue North [R-303], Driveway Connections from El Rancho Estates
(gg) Roads, R-3 Road Paving, 140th [R-313]/61st [R-314]/Tangerine [R-315]., Contract with R&D Paving LLC.
(hh) Unit of Development 19A (Coconut Crossing, fka "Shops at Indian Trails"), Water Control Plan Draft
(ii) Unit of Development 19B (KMF Avocado Apartments fka "Alton Northlake"), Development Plan Issues
(jj) Unit of Development 19C (Coconut Palm Plaza), City of PBG Site Plan Revision, Drainage Issues
(kk) Unit of Development 23 (Rawlings Estates PUD), Unit Formation Process
(ll) Unit of Development 24 (Vintage Oaks), Unit Formation Process
(mm) M-2 Bypass Contract with J&M Pipeline, Contract Retention Issue
(nn) 640 Acre Parcel, M-1 Water Control Plan Amendment Issues

Indian Trail Improvement District
Semi-Monthly Accident Report: March 1-15, 2025

Traffic Stats

Signal Code	Signal Description	Total
3	Hit & Run	2
3U	Hit & Run with Unknown Injuries	0
3W	Hit & Run with Injuries	0
4	Motor Vehicle Crash	14
4D	Motor Vehicle Crash Dept. Vehicle Involved	1
4U	Motor Vehicle Crash with Unknown Injuries	0
4W	Motor Vehicle Crash with Injuries	6
5V	Vehicle Homicide	0
Total		**23**

Accidents Summary

Case #	Signal	Cause of Collision	Medical Transportation
25041674	3	Failed to yield the right of way	No
25042463	3	Failed to keep lane of travel	No
25038722	4	Ran off the roadway	No
25039386	4	Failed to yield the right of way	No
25039968	4	Failed to yield the right of way	No
25040535	4	Improper backing	No
25040706	4	Failed to yield the right of way	No
25040752	4	Improper backing	No
25041259	4	Overpassing	No
25041534	4	Followed too closely	No
25041693	4	Failed to yield the right of way	No
25042287	4	Failed to yield the right of way	No

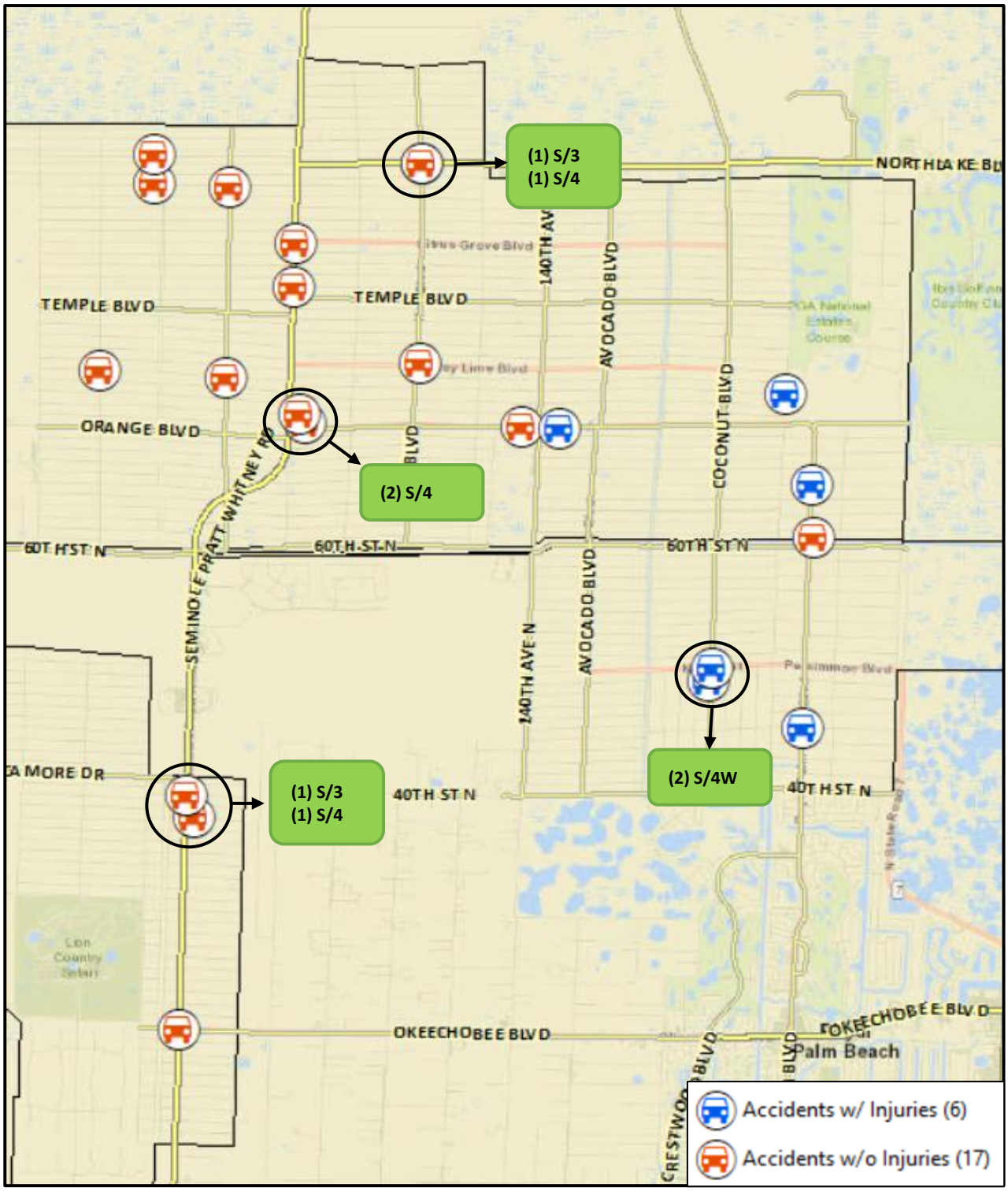
Data Source: TraCS

Accidents Summary Cont.

Case #	Signal	Cause of Collision	Medical Transportation
25042950	4	Failed to yield the right of way	No
25042963	4	Improper backing	No
25043020	4	Ran off the roadway	No
25043051	4	Driving on the wrong side of the road	No
25038686	4D	Ran Stop Sign	One driver transported by EMS to St. Mary's Hospital
25040867	4W	Overpassing	One driver transported by EMS to St. Mary's Hospital
25041399	4W	Followed too closely	One driver transported by EMS to Palms West Hospital
25041512	4W	Followed too closely	No
25042179	4W	Failed to yield the right of way	One driver and a passenger were transported by EMS to Palms West Hospital
25042964	4W	Driving on the wrong side of the road	No
25042983	4W	Followed too closely	Passenger transported by EMS to Westlake ER

Data Source: TraCS

Accidents Map



IndianTrailsPSARe-Edit.mp4

INDIAN TRAIL
IMPROVEMENT DISTRICT
EST. 1957

REGULAR MEETING BOARD OF SUPERVISORS
AGENDA WEDNESDAY, APRIL 16, 2025 – 6:00 PM
ADMINISTRATIVE BUILDING
13476 61ST STREET NORTH
WEST PALM BEACH, FL
33412
HYBRID FORMAT: IN-PERSON (LIMITED SEATING)
VIA ZOOM: WWW.INDIANTRAIL.COM THEN CLICK [JOIN LIVE MEETING]

(Revised 04/16/2025)

AGENDA

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. WELCOMING REMARKS

4.1 Presidents Welcoming Remarks
Residents are encouraged to go to the District Website www.indiantrail.com for updated Meeting information..

4.2 Supervisors' Welcoming Remarks (1 minute each)
Each Supervisor has the opportunity to take one minute to make welcoming remarks.

5. AGENDA APPROVAL

5.1 Agenda Approval - Additions, Deletions, Substitutions
Motion to approve Agenda (as presented, as amended) ___/___ UP/Passed.

6. PRESENTATIONS

6.1 Overall Process for Site Plan Applications, Land Use Amendments, and the Development Review Process by Lisa Amara, Palm Beach County Zoning Director

No Action Required, Presentation Only.

6.2 Presentation Regarding the Proposed Medical Building
Presentation Only

6.3 Equestrian Trail and Infrastructure Advisory Committee (ETIAC) Presentation by Committee Members: Robin Csire, Jessica Cantrell, Charlie James, and Jesse James; and Seminole Ridge High School - TV Production Students: Tamsin Lee and Reagan Bresnahan

Reagan Bresnahan due to schedule conflict could not attend tonight's meeting.
I would like Tamsin Lee to please come up to the front.
The District would like to present Miss Lee and Miss Bresnahan Resolutions of Appreciation for the outstanding production of the Equestrian PSA. Also, we would like you to have an Indian Trail Improvement District hat. Can you please give Reagan her Resolution and hat for us?

6.4 Fire Rescue Update - District Chief Amanda Vomero No Action Required.

7. REGULAR AGENDA

7.1 Consider: Equipment Lease
Motion to **Waive** district procurement policy and **Approve** Florida Sheriffs Association of Counties 2024-25 Contract for Vehicles and Equipment. Contract Number FAS23-EQU20.0 & EQU21.0.

- (1) Spec # 98 Hydraulic Excavator - John Deere 470P LC Excavator 84" 6.00 Bucket.
  36 Month Lease @ $11,658.99/Month with $239,633.91 Stated Purchase Option
- (2) Spec #59 Articulated Off Road Dump Trucks John Deere 310P ADT Off Road Truck
  36 Month Lease @ $11,914.40/month with $221,542.02 Stated Purchase Option

___/___ PUBLIC COMMENT UP/Passed _____.

7.2 Consider: Installation of Large 36" LED Stop Signs at 18 intersections.
Motion to Approve purchase of 40ea TAPCO LED stop signs directly from the manufacturer. 38 LED stop signs to be installed at 18 intersections as shown on attached map. 2 signs to be placed in stock inventory. Intersections identified per PBSO repeat accident locations (4), CAPTEC accident study (7), and ITID prevailing lane study (7).

___/___ PUBLIC COMMENT UP/Passed _____.

7.3 Consider: R-3 Project [Tangerine Blvd./140th Ave./61st Street N.] Change Order # 1
Motion to Approve Change Order # 1: $233,703.45 R-3 Project R-313 R-314 R-315 with twenty-eight-day (28) contract time extension.

___/___ PUBLIC COMMENT UP/Passed _____.

8. OTHER GOVERNMENTAL UPDATES

9. PUBLIC INPUT (Non-Agenda Items) No Later than 7:30 PM

10. FACILITIES, PARKS & RECREATION AGENDA

10.1 Approval: Facility Use Permit for the FWC/EYCC
Motion to approve FWC/EYCC's permit request to host their annual fishing camp at the M1 Impoundment, subject to staff and legal review.

___/___ PUBLIC COMMENT UP/Passed _____.

10.2 Approval: Facility Use Permit for the FDOT
Motion to approve FDOT's permit request to host their Infinite Source Communications meeting at the Hamlin House, subject to staff and legal review.

___/___ PUBLIC COMMENT UP/Passed _____.

11. CONSENT AGENDA Motion to approve Consent Agenda Items: 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 11.10, 11.11, 11.12, 11.13, 11.14, and 11.15.

___/___ PUBLIC COMMENT UP/Passed _____.

11.1 **Approval**: Ratification of Standard Contract Terms and Conditions for Purchase Orders; **Express Consensus** on Website Improvements to Increase Transparency and Access to Information About District Purchasing Process

Motion to: **Ratify** Standard Contract Terms and Conditions for Purchase Orders (Purchasing Policy Sec. 6.4.15); **Board Consensus** to Revise District Website Design to Increase Transparency and Improve Access to Information Regarding the District's Purchasing Process

11.2 Approval: FY2026 Budget Calendar
Motion to Approve the Fiscal Year 2026 Budget Calendar

11.3 Approval: Clear & Grind M2 Vegetation
Motion to Approve Proposal to A&E Land Clearing for $58,500

11.4 Approval: FPL SP-0562, Proposed Installation of 496' LF (3) 1.5" HDPE via underground horizontal directional drilling
Montion to approve SP-0562 with conditions and attachments

11.5 Approval: SP-0567 Crown Castle-DB NL
Motion to approve SP-0567 with conditions and attachemtns.

11.6 Approval: Comcast SP-0566 North Lake & 140th Ave N
Motion to approve SP-0566 with conditions and attachements.

11.7 Approval: AT&T SP-0569 ATT Trench Cheltenham
Motion to approve SP-0569 with conditions and attachments.

11.8 Approval FPL: SP-0570 FPL DB Key Lime.
Motion to approve SP-0570 with conditions and attachements.

11.9 Item Deleted
Special Permit SP-0568 was withdrawn by FPL.

11.10 Approval: Mutual Aid Agreement with The Town of Loxahatchee Groves
Motion to approve the Mutual Aid Agreement between Indian Trail Improvement District and the Town of Loxahatchee Groves.

11.11 Approval: February 19, 2025, Regular Board Meeting Minutes
Motion to Approve the February 19, 2025, Regular Board Meeting Minutes

11.12 Approval: March 31, 2025, Special Board Meeting Minutes
Motion to Approve the March 31, 2025, Special Board Meeting Minutes

11.13 Approval: Resolution No. 2025-006 to Consider Adoption of the Water Control Plan for Unit 24, Vintage Oaks
Motion to Approve Resolution No. 2025-006 to Consider Adoption of the Water Control Plan for Unit 24, Vintage Oaks

11.14 Approval: Resolution No. 2025-007 to Consider Adoption of the Water Control Plan for Unit 19C, Coconut Palm Plaza
Motion to Approve Resolution No. 2025-007 to Consider Adoption of the Water Control Plan for Unit 19C, Coconut Palm Plaza

11.15 Stop Sign Study Update
Approve update of Traffic Study to be completed by Captec Engineering, Inc. on a time and material basis estimated to be $30,000; $25,000 for the update and an additional $5,000 to add the past 3 years of accident data from Palm Beach County.

12. STAFF PRESENTATIONS (No Action Required)

13. SUPERVISOR BUSINESS (Discussion Only)

14. REPORTS (File and Receive) Motion to receive and file reports 14.1-14.9.

___/___ PUBLIC COMMENT UP/Passed _____.

14.1 District Attorney Report
Receive and file attached District Attorney Report.

14.2 Monthly Engineer's Report
Receive and File

14.3 Assistant Executive Director Report Receive and File

14.4 Finance Report
Motion to Receive and File Finance Report.

14.5 Operations and Maintenance Report
Receive and File

14.6 Parks and Recreation Report.
It is recommended the board receive and file.

14.7 Records Requests
Staff Recommends Board Members Receive and File the attached Records Request.

14.8 Resident Correspondence
There was () resident correspondence for the Month of November

14.9 Meeting Notice
Receive and file.

15. ADJOURNMENT

RESOLUTION 2025-008

RESOLUTION OF APPRECIATION OF THE BOARD OF SUPERVISORS OF INDIAN TRAIL IMPROVEMENT DISTRICT TO REAGAN BRESNAHAN

WHEREAS, Reagan Bresnahan is a Student attending Seminole Ridge High School; and

WHEREAS, Reagan Bresnahan is a member of the Video Production Department at Seminole Ridge High School; and

WHEREAS, Indian Trail is an Equestrian Community; and

WHEREAS, Reagan Bresnahan was assigned to create a Public Service Announcement (PSA) for Indian Trail Improvement District regarding Safety Protocols for vehicles when sharing the roadways with Equestrians; and

BE IT RESOLVED that Indian Trail Improvement District, its Board of Supervisors, Committee Members of the Equestrian Trails and Infrastructure Advisory Committee (ETIAC) and each individual member thereof and its officers and other personnel hereby express their sincere and deep appreciation to Reagan Bresnahan for her outstanding production of the Equestrian PSA.

BE IT FURTHER RESOLVED that this Resolution be made a part of the permanent records of the District and copy thereof to be duly signed and awarded to Reagan Bresnahan.

Dated this 16th day of April, 2025.

INDIAN TRAIL IMPROVEMENT DISTRICT

ATTEST:

_____
Secretary

(District Seal)

_____
Elizabeth Accomando

_____
Patricia Farrell

_____
Richard J. Vassalotti II

_____
Betty Argue

_____
Michael T. Johnson

RESOLUTION 2025-009

RESOLUTION OF APPRECIATION OF THE BOARD OF SUPERVISORS OF INDIAN TRAIL IMPROVEMENT DISTRICT TO TAMSIN LEE

WHEREAS, Tamsin Lee is a Student attending Seminole Ridge High School; and

WHEREAS, Tamsin Lee is a member of the Video Production Department at Seminole Ridge High School; and

WHEREAS, Indian Trail is an Equestrian Community; and

WHEREAS, Tamsin Lee was assigned to create a Public Service Announcement (PSA) for Indian Trail Improvement District regarding Safety Protocols for vehicles when sharing the roadways with Equestrians; and

BE IT RESOLVED that Indian Trail Improvement District, its Board of Supervisors, Committee Members of the Equestrian Trails and Infrastructure Advisory Committee (ETIAC) and each individual member thereof and its officers and other personnel hereby express their sincere and deep appreciation to Tamsin Lee for her outstanding production of the Equestrian PSA.

BE IT FURTHER RESOLVED that this Resolution be made a part of the permanent records of the District and copy thereof to be duly signed and awarded to Tamsin Lee.

Dated this 16th day of April, 2025.

INDIAN TRAIL IMPROVEMENT DISTRICT

ATTEST:

_____
Secretary

(District Seal)

_____
Elizabeth Accomando

_____
Patricia Farrell

_____
Richard J. Vassalotti II

_____
Betty Argue

_____
Michael T. Johnson

PALM BEACH COUNTY INFORMATIONAL MEETING

Indian Trails Improvement District (ITID)
Presentation by PBC PZB
April 16, 2025

Agenda

- Introduction & Purpose
- Comprehensive Planning
- Development Review Process
- Agricultural Residential Zoning
- Questions & Answers

COMPREHENSIVE PLANNING

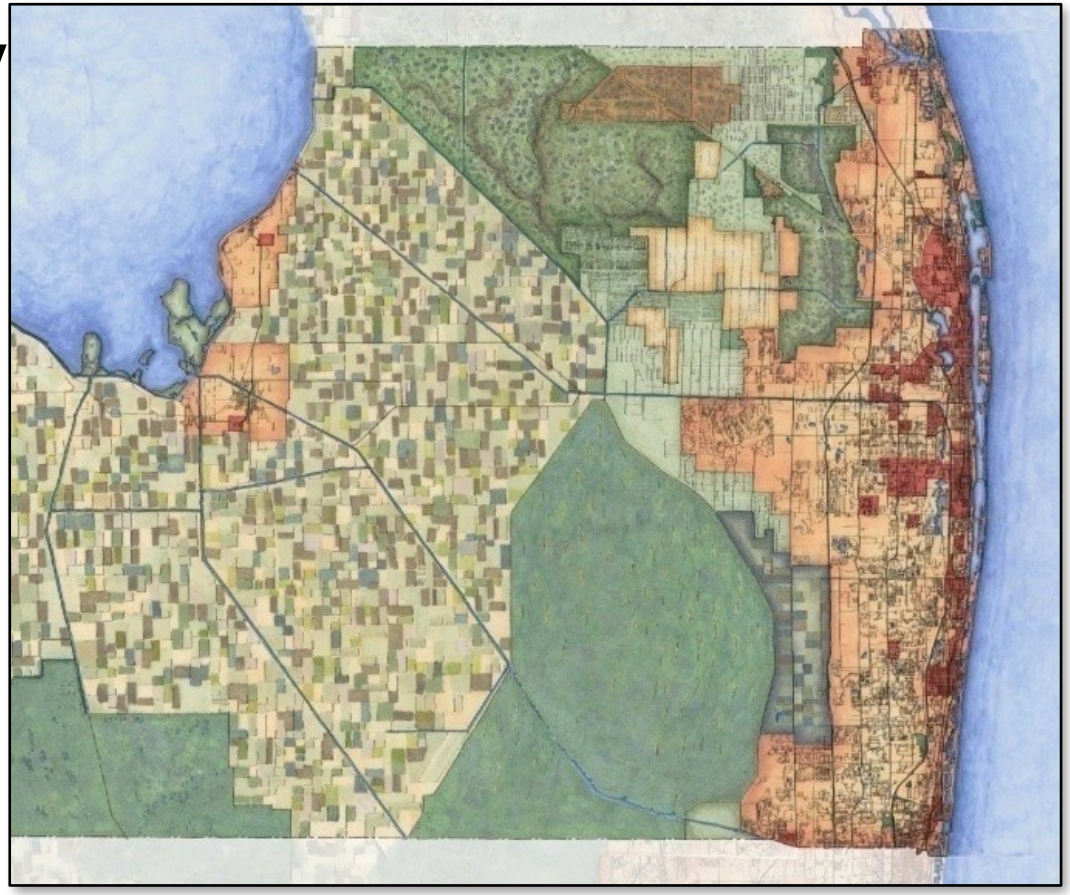
Florida Comprehensive Plans

- Local governments required to adopt Plans
- Series of Elements
  - Land Use
  - Transportation
  - Housing
  - Infrastructure
  - Conservation
- Goals, Obj., Policies
- Adopted by Ordinance



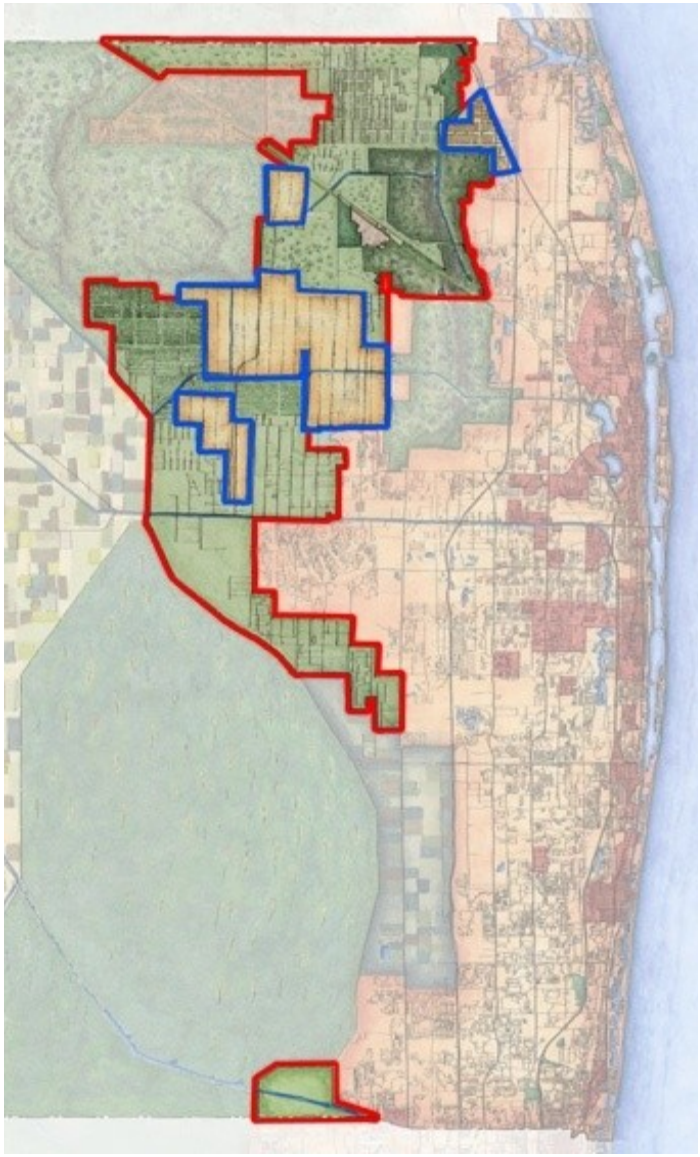
Managed Growth Tier System

- 5 Unincorporated County Tiers
  - Urban Suburban
  - Ag Reserv
  - Glades
  - Rural
  - Exurban



Managed Growth Tier System

- ITID within
  - Rural Tier
  - Exurban Tier



Future Land Use Atlas

- Future Land Use designation by parcel
  - Unincorporated County
- FLU Designations
  - Rural Residential
  - Low Residential
  - Medium Residential
  - Commercial
  - Industrial
  - Conservation, etc.



TABLE III.C
FUTURE LAND USE DESIGNATION BY TIER

Future Land Use	FLU Category	Tier				
		Urban/Sub & Glades USA	Exurban	Rural	Ag Reserve	Glades RSA[1]
Rural Residential	RR-20, RR-10	---	X	X	---	---
	RR-5	---	X	X	---	---
	RR-2.5	---	X	---	---	---
Western Communities	WCR	---	---	X	---	---
Essential Housing	EH	---	---	---	X	---
Urban Residential	LR, MR, HR	X	---	---	X[3]	---
Congregate Living Residential	CLR	X	---	---	X	---
Agriculture	AP	---	---	---	---	X
	SA	X	X	X	X	---
	AgR	---	---	---	X	---
	Ag Enclave	---	---	X	---	---
Commercial Low	CL-O	X	X	X	X	---
	CL	X	X	X	X	---
Commercial High	CH-O	X	---	---	---	---
	CH	X	---	---	---	---
Industrial	IND & CMR	X	---	---	X	---
	EDC	X	---	---	---	---
Commercial Recreation		X	---	X	X	X
Parks & Recreation		X	X	X	X	X
Conservation		X	X	X	X	X
Institutional & Public Facilities		X	X	X	X	---
Spoil		X				X

Exurban Tier Uses

- Policy 1.3-f Limits Commercial FLUA
  - Frontage on either:
  - 1) one collector and one arterial roadway; or
  - 2) two arterial roadways (as depicted on the Federal Functional Classification of Roads Map TE 3.1),
  - Unless property has cross-access to existing commercial or is a Traditional Marketplace Development (TMD).
- Area Qualifying Intersections
  - East side of Orange Blvd. & Seminole Pratt Whitney
    - West side limited to Office
  - East side of Northlake & Seminole Pratt Whitney

FLUA AMENDMENT PROCESS

Amendment Process

- FLU Change Requests
  - Proposed by private individuals or County
  - Four times per year
- Amendment Review
  - Consistency with Comprehensive Plan
  - Local Plans and Overlays
  - Compatibility
  - Service Delivery Impacts
- Legislative Decision by the BCC
  - 4 hearings per year

Amendment Process

- Public Notice
  - Community Groups & Interested Parties
  - Municipalities
  - Special Districts
  - Property Owners within 500-1,000 feet
  - Properties posted within 6 weeks of intake
- Staff Report prepared
  - Recommendation of denial or approval

Amendment Public Hearings

- Planning Commission
  - Advisory Board – makes recommendation
  - Vista Center, 2300 N. Jog Road, West Palm Beach
- Board of County Commissioners Transmittal
  - Elected officials
  - Governmental Center, 301 N. Olive Ave, West Palm Bch.
  - *If transmitted to State, then…*
- Board of County Commissioners Adoption
  - Adopt by ordinance or deny

DEVELOPMENT REVIEW PROCESS

Development Review Process

- Often concurrent with FLUA amendment
- Approval varies by use and zoning
  - Permitted
  - DRO Approval
  - Public Hearing
    - Quasi-judicial decision by the BCC
      - 12 hearings per year – can include FLUA amendments

Development Review Process

- Differs from FLUA Amendment Process
  - Greater level of detail
- Specific Site Plans
  - Setbacks
  - Site design
  - Uses
  - Hours, lighting
  - Access



Development Review Process

- 17 Review Agencies
  - Zoning
  - Planning
  - Engineering – Land Development & Traffic
  - Water Utilities
  - Environmental Resources Management
  - Health Department
  - Palm Tran, Airports, Facilities

Development Review Process

- Zoning Public Hearing
- Staff Report & Recommendation
- Public Notice
  - HOAs & Property owners
  - Signs posted
- Zoning Commission Public Hearing
- BCC Public Hearing
  - Adopted by resolution

AG RESIDENTIAL ZONING DISTRICT

Agricultural Residential Zoning

C. Residential Districts

1. AR, Agricultural Residential District

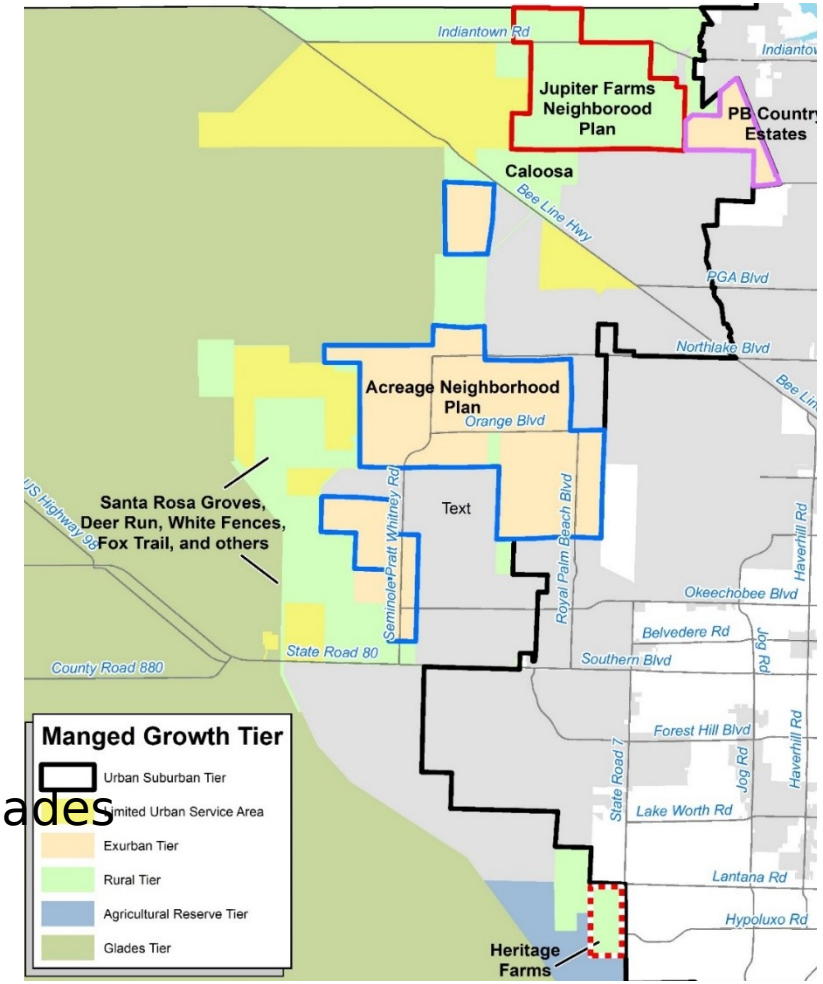
The AR district is to protect and enhance the rural lifestyle and quality of life of residents in areas designated rural residential, to protect watersheds and water supplies, wilderness and scenic areas, conservation and wildlife areas, and to permit a variety of uses that require non-urban locations but do not operate to the detriment of adjoining lands devoted to rural and residential purposes.

AR Zoning Data

AR Zoning by Future Land Use & Ti

FLU	Acres	Exurban	Rural
RR-2.5	23,318	23,318	
RR-5	6,526		6,526
RR-10*	23,093	252	22,257
RR-20	2,109		2,109
	55,046	**23,570**	**30,892**

* Total includes 584 ac. In Glades



AR Zoning Uses

Type	Uses Allowed		Type	Uses Allowed
Res	Single Family		Gov	Park, Neighborhood Infill
Res	Family Community Residence		Gov	Park, Passive
Res	Acc. Dwelling Unit		Gov	Park, Public
Res	Acc. Family Day Care		Gov	School – Elementary or Secondary
Res	Acc. Guest Cottage		Civic	Assembly Institutional Nonprofit
Res	Acc. Home-based Business		Civic	Assembly Membership Nonprofit
Res	Acc. Kennel, Type 1		Civic	Cemetery
Res	Acc. Landscape Service		Civic	Day Care General
Res	Acc. Large Family Child Care		Civic	Day Care Limited
Res	Acc. Limited Pet Boarding		Civic	Government Services
Ag	Agriculture, Bona Fide		Civic	Place of Worship
Ag	Community Vegetable Garden		Utility	Electric Substation
Ag	Equestrian Uses & Stables		Utility	Renewable Energy Solar Facility
Ag	Nursery		Utility	Renewable Energy Wind Facility

AR Zoning

Property Development Regulations

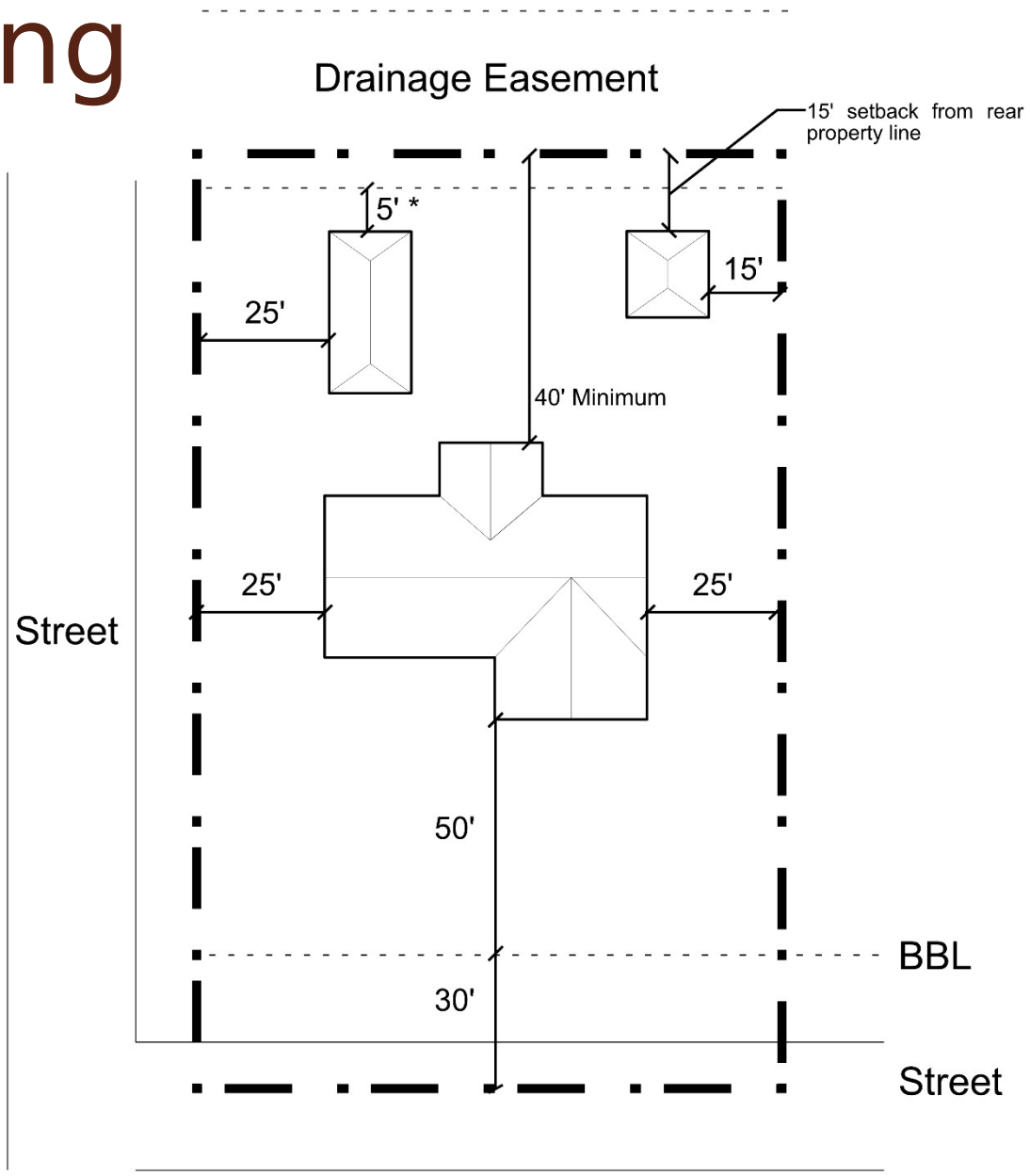
AR/RR-2.5	Min. Lot Dimensions			Max. Building Coverage	Min. Setbacks*			
	Size	Width and Frontage	Depth		Front	Side	Side Street	Rear
Principal Residence	2.5 ac.	200’	200’	20%	50’	25’	25’	40’
Accessory Dwelling	--	--	--		50’	25’	25’	25’
Accessory Structure	--	--	--		50’	15’ (1-5 ac) 25’ (5+)	25’	15’ (1-5 ac) 25’ (5+)

- Side, Side Street, Rear: 6 feet

Hedges

- Front: 6 feet
- Side, Side Street, Rear: 10 feet

AR Zoning



*Accessory structures set back 5 feet from drainage easements unless the Applicant can demonstrate that drainage requirements are met through the Building Permit process.

MUPD Uses Allowed in CL FLU

Car Wash	A	Restaurant, Type 1	A
Catering Service	P	Restaurant, Type 2	A
Cocktail Lounge	A	Retail Sales	P
Convenience Store	P	Self-Service Storage, Limited Access	A
Financial Institution, drive through	A	Self-Service Storage, Multi-Access	A
Financial Institution, ATM	D	Vehicle Sales and Rental, Light	A
Gas and Fuel Sales, Retail	A	Veterinary Clinic	P
Green Market	D	Vocational Institution	P
Kennel, Type 3	P	Entertainment, Indoor & Outdoor	A
Laundry Service	A	Fitness Center	A
Medical or Dental Office	P	Animal Shelter	A
Office, Business or Professional	P	College or University	A
Personal Services	P	Funeral Home	A
Repair and Maintenance, Light	D	Data and Information Processing	A
Repair Services, Limited	P	Research and Development	A

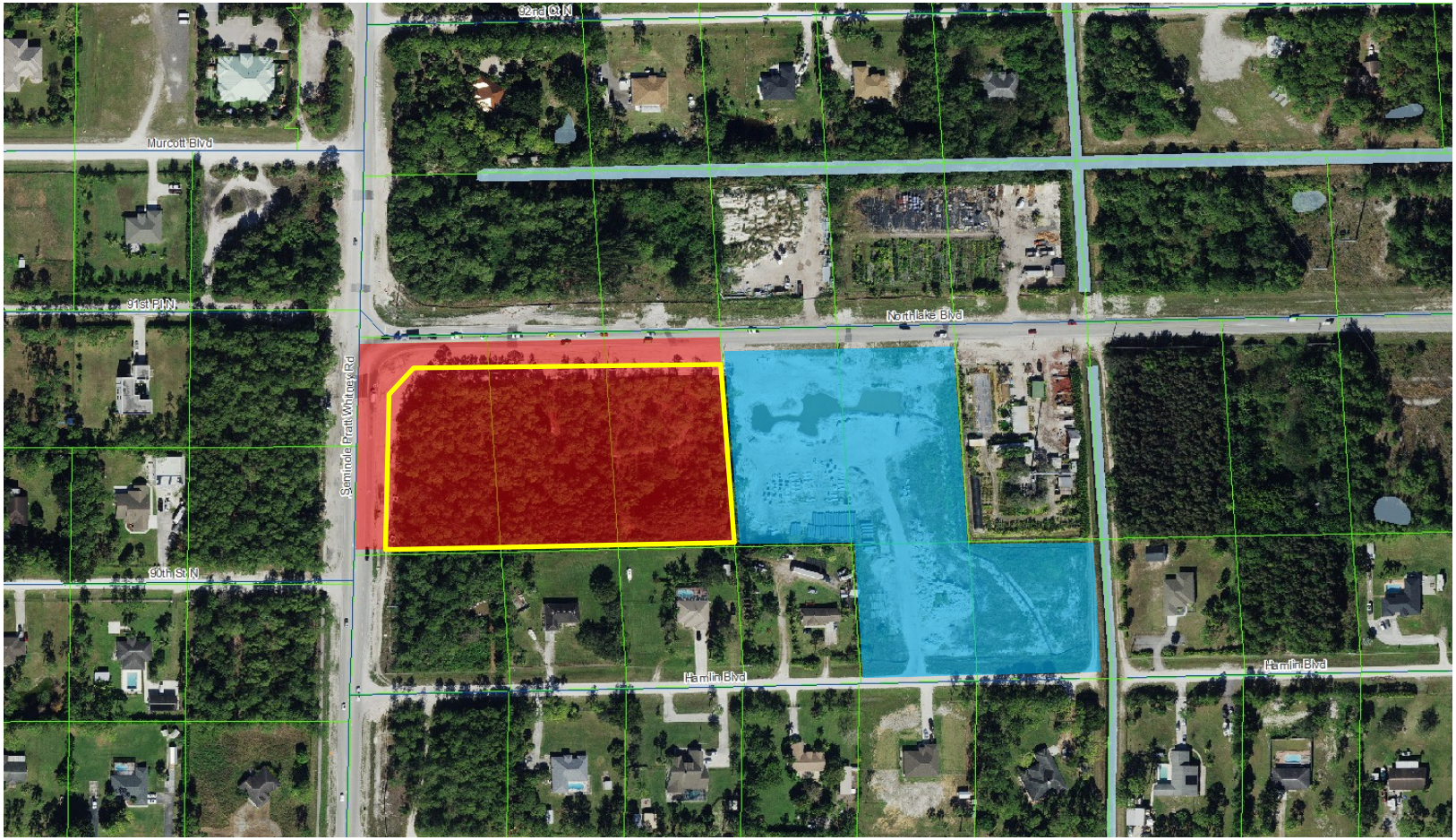
PROPOSED APPLICATIONS

West End Crossing FLUA

- 5.93 acres
- Current – RR-2.5
- Proposed – CL/RR-2.5
- Retail Gas Sales, Retail Sales, Restaurant (fast food)



West End Crossing FLUA



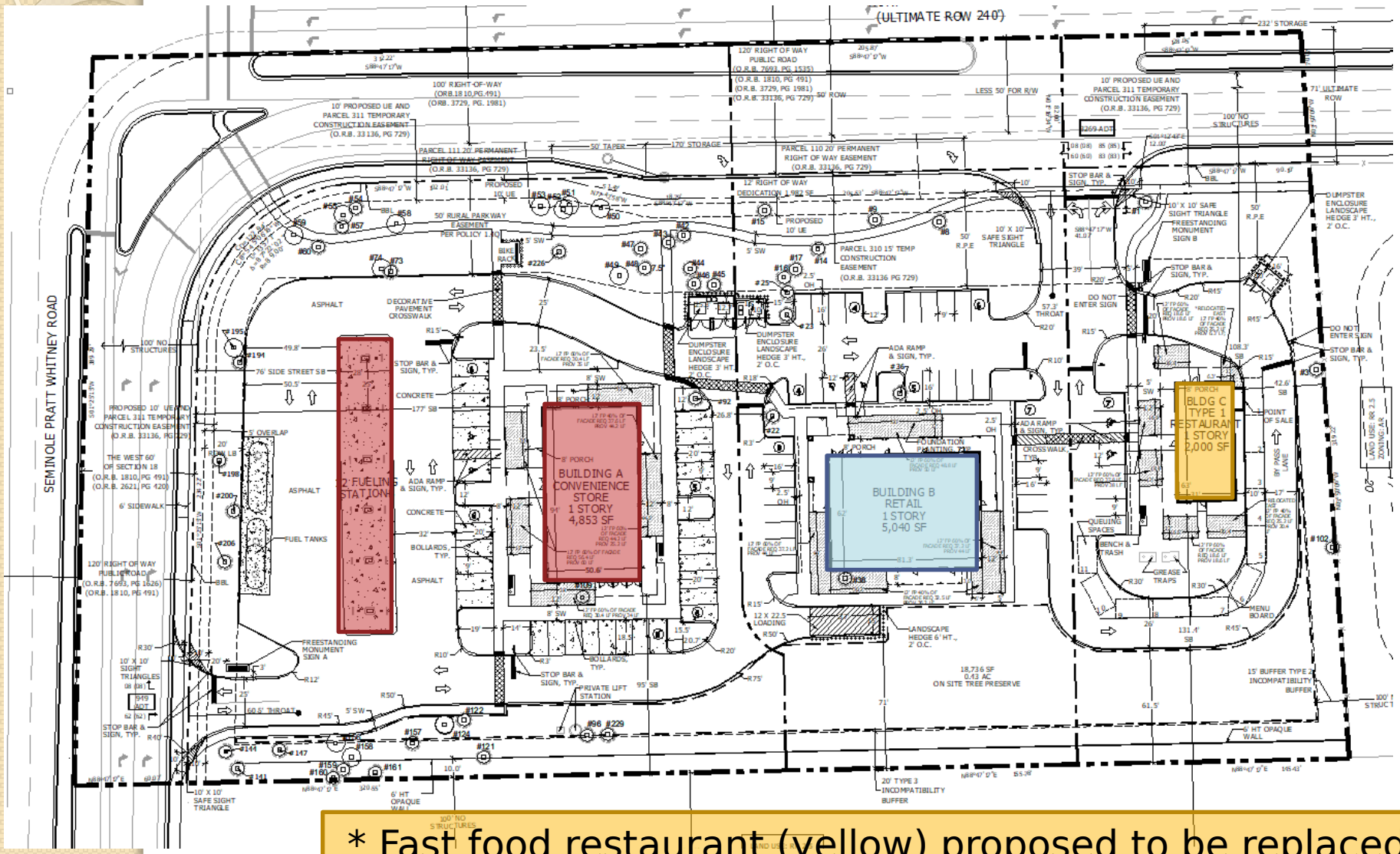
West End Crossing FLUA



West End Crossing Zoning

- 5.93 acres
- Current – Agricultural Residential (AR)
- Proposed – Multiple Use Planned Development (MUPD)
- Uses Proposed - Retail Gas Sales, Retail Sales, & Type 1 Restaurant (fast food proposed to be replaced)

West End Crossing Zoning



* Fast food restaurant (yellow) proposed to be replaced

THE END

Recreational Vehicle Parking

Art. 6 Commercial Vehicles – With Home-based Business

3. Recreational Vehicles, Sports Vehicles, Marine Vessels, and Trailers Outdoor Storage

A **maximum of one recreational vehicle and any two or a maximum of three** of the following, may be parked outdoors on a residential parcel with a residential unit: sports vehicle or marine vessel with accompanying trailers, and trailers may be parked outdoors in a residential district provided that the vehicles are:

a. owned and used by a resident of the premises;

b. not parked in a required front setback or other area between the structure and the street, or on the street except for the purpose of loading or unloading during a period not to exceed two hours in any 24-hour period;

c. located in the side or rear yard and are screened from surrounding property and streets with an opaque wall, fence, or hedge a minimum of six feet in height;

d. not used for living, sleeping, or housekeeping purposes;

e. operative and currently registered or licensed, as required by State or Federal law;

f. vehicles or marine vessels on navigable waterways are exempt; and,

g. one vehicle which does not meet the requirements above may be approved

Ord. 2024-004

Art. 6, Parking. Commercial Vehicles – Without Home-based Business

A maximum of one Commercial Vehicle shall be parked per dwelling unit, providing all of the following conditions are met:

1) vehicle is registered or licensed;

2) used by a resident of the premises;

3) limited to Class 1, 2, and only those vehicles in Class 3 up to a maximum of 12,500 pounds gross vehicle weight rating (GVWR);

4) height does not exceed nine feet, including any load, bed, or box; and,

5) total vehicle length does not exceed 26 feet.

Ord. 2024-004

Art. 4 Commercial Vehicles – With Home-based Business

k. Vehicles, Parking, and Outside Storage

1) Parking. The need for parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Vehicles and trailers used in connection with the business must be parked in legal parking spaces on the lot operating the Home-based Business and shall not be parked within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence. The operation of refrigeration units is prohibited while the vehicle is parked or stored on the property.

2) Employee Parking. One parking space shall be provided on the property for each employee working at the residence.

3) Hours of Operation. The loading or unloading, or movement of any parked or stored Commercial Vehicles, equipment, or other similar activities, or arrival/departure of employees shall be prohibited between the hours of 8:00 p.m. and 6:00 a.m.

4) Commercial Vehicle Registration and Ownership. The Commercial Vehicles parked on the Home-based Business property must be registered to the Home-based Business and/or owned by a resident of the dwelling unless approved as a Home-based Business Contractor Storage Yard pursuant to the approval process in this Article.

Class 1 Trucks

6,000 lbs. or less



Ford Ranger



Chevrolet Colorado



GMC Canyon



Dodge Dakota



Toyota Tacoma

Municibid

Class 2 Truck

6,001 - 10,000 lbs.



Chevrolet Silverado 1500



Chevrolet Silverado 2500



Dodge Ram 1500



Dodge Ram 2500



Ford F-150



Ford F-250



GMC Sierra 1500



Nissan Titan

Municibid

Class 3 Trucks

10,001 – 14,000 lbs.



Chevrolet Silverado 3500



Dodge Ram 3500



Ford E-350



Ford F-350



GMC Sierra 3500

Municibid

Class 4 Trucks

14,001 – 16,000 lbs.



Dodge Ram 4500



Isuzu 1F304



Ford F-450



GMC 4500

Municibid

Class 5 Trucks

16,001 – 19,500 lbs.



Dodge Ram 5500



Ford F-550



Freightliner M2



GMC 5500



International TerraStar

Municibid

Class 6 Trucks

19,501 – 26,000 lbs.



Chevrolet Kodiak (GMC TopKick) C6500



Ford F-650



Freightliner M2 106



International Durastar 4300

Municibid

Class 7 Trucks

26,001 - 33,000 lbs.



Ford F-750



GMC C7500



International WorkStar



Mack Granite

Municibid

Class 8 Trucks

33,001+ lbs



Tractor Trailer



18-Wheelers

Municibid

NEXT STEPS

Public Hearings to Date

- Planning Staff Recommendation – Denial
- Planning Commission – Denial
- Board of County Commissioners - Transmit

Next Steps

- Public Hearings Remaining
  - Zoning Staff
    - Report & Recommendation – TBD
  - Zoning Commission –TBD
  - BCC Adoption - TBD

TABLE 2.2-e.1
Maximum Floor Area Ratios (FARs) For Non-Residential Future Land Use Categories and Non-Residential Uses

Future Land Use	FLU Category	Tier				
		Urban/Suburb	Exurban	Rural	Ag Reserve	Glades
Residential	All Residential Categories	.35 (Low Density) .45 (Medium & High Density)	.20	.20	.15	.20
Agriculture	AP	not allowed	not allowed	not allowed	not allowed	.10
	SA	.15	.15	.15	.15	.15
	AgR	not allowed	not allowed	not allowed	.15	not allowed
	AGE	not allowed	not allowed	See note[10]	not allowed	not allowed
Commercial Low (Neighborhood Commercial)	CL-O	.50[1]	0.05-.20[12]	.20	.20 w/MUPD[4]	.20
	CL	.50[1]	.10 1.0 w/ TMD	.10 1.0 w/ TMD	.10 [5] .20 w/MUPD[4, 9] .40 w/ TMD [4]	.10
Commercial High (Community or Regional Commercial)	CH-O	.85	not allowed	not allowed	not allowed	not allowed
	CH	.85[3]	not allowed	not allowed	not allowed	not allowed
Industrial	IND	.45-.85[9]	not allowed	not allowed	.45	.45
	EDC	.45-.85[9]	not allowed	not allowed	not allowed	not allowed[11]
	CMR	.45-.85[9]	not	not allowed	.45	not

Agricultural Residential Zoning

Acreage Neighborhood Plan

- **15,800 parcels** – 21,500 acres AR/RSA Zoning

