



**2016
FUTURE LAND USE ATLAS AMENDMENT APPLICATION**

Palm Beach County Planning Division
2300 North Jog Road, WPB, FL 33411, (561) 233-5300

I. Amendment Data

Round	16-B	Intake Date	July 15, 2015
Application Name	Indian Trails Grove	Concurrent?	Yes
Acres	+/-4,929.304	Text Amend?	Yes
Location	Approximately two (2) miles west of the intersection of Seminole Pratt Whitney Road and Orange Boulevard		
	Current	Proposed	
Tier	Rural Tier	Rural Tier	
Use	Agricultural	Residential with accessory Commercial	
Zoning	Agricultural Production (AP), in part, and Agricultural Residential (AR), in part	RR-1.25 Planned Unit Development (RR-1.25 PUD)	
FLU	Agricultural Production (AP), in part (approximately 1,278.54 acres), and Rural Residential, 1 unit per 10 acres (RR-10), in part (approximately 3,650.764 acres)	Rural Residential, 1 unit per 1.25 acres (RR-1.25)	
Underlying FLU	Not applicable	Not applicable	
Conditions	Not applicable	None	

II. Site Data

Built Features	The subject property is primarily used for agriculture and there are no structures outside of accessory agriculture structures on the property. See Attachment F for Built Feature and Inventory Map.
PCN	<p>PCN's are as follows:</p> <ul style="list-style-type: none"> • 00-39-42-25-00-000-1000 • 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

	<ul style="list-style-type: none"> • 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 <p>Please see Attachment A for Legal and Attachment P for the Survey.</p>
Street Address	18033/18230 70 th Road North and 18600 59 th Lane North
Frontage	<ul style="list-style-type: none"> • Approximately 1,535 lineal feet along Hamlin Boulevard; • Approximately 9,490 lineal feet along 180th Avenue North • Approximately 5,327 lineal feet along Orange Boulevard • Approximately 7,709 lineal feet along 59th Lane North • Approximately 3,122 lineal feet along Louise Street
Legal Access	See conceptual Master Plan in Attachment Q
Contiguous under same ownership	Not applicable
Acquisition details	<p>PCN's 00-39-42-25-00-000-1000, 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 and 00-40-42-34-00-000-1010 were purchased for \$163,831,200.00 by Palm Beach West Associates I, LLLP from Indian Trail Groves L.P. on November 9, 2005 per the Special Warranty Deed recorded in Official Records Book (ORB) 19548, Page (PG) 796 on November 17, 2005.</p> <p>PCN's 00-40-43-00-000-3020 and 00-40-43-04-00-000-9010 were purchased for \$21,116,738.00 by Palm Beach West Associates I, LLLP from Irving Cowan, Individually and as Trustee, on November 14, 2005 per the Special Warranty Deed recorded in ORB 19548, PG 552 on November 17, 2005.</p>
Size purchased	The parcels acquired were not part of a larger property. Please see Attachment A for copies of all the deeds and the applicable corporation documents.

III. Development History

Previous FLUA Amendments	There have been no previous FLUA Amendment approvals granted on the subject property. The subject property was included within the 53,000-acre Central Western Communities (CWC) Sector Plan that was never adopted or implemented.
Zoning Approvals, Control Number	There have been no previous Zoning approvals granted on the subject property.
Concurrency	Water and wastewater concurrency was approved through a Potable Water and Wastewater Development Agreement entered into among PBC and Indian Trail Groves, L.P./Irving Cowan (later assigned to Palm Beach West Associates I, LLLP) and recorded in ORB 18924, PG 0357 on July 19, 2005. Copies of the agreement and the assignment can be found in Attachment I. Please note the language in the third paragraph on page 4 of the agreement which requires Palm Beach West Associates I, LLLP to execute an amendment to the agreement within 90 days AFTER development order issuance by the Board of County Commissioners (BCC) for the development plan approved by the BCC.

	All other concurrency will be applied for at the appropriate time.
Plat, Subdivision	The subject property has not been platted, is not subject to a master plan and has not been subdivided.

IV. Development Potential Data and Analysis

	Current	Proposed
Max Trip Generator	<i>[Provided by Engineering]</i>	
Maximum DU ¹	3,650.764 ⁵ acres X 0.10 du/ac = 365 du	4,929.304 acres X 0.80 du/ac = 3,943 du
Population Estimate	365 du X 2.39 persons = 872 persons	3,943 du X 2.39 persons = 9,423 persons
Maximum Beds	Not applicable	Not applicable
Maximum SF ^{2,4}	Not applicable	Not applicable; however, the proposed PUD is requesting to allow a maximum of 2% of commercial uses for use primarily by residents of the PUD which would equate to 98.58 acres of a commercial pod. The applicant is proposing 350,000 square feet of commercial/retail and office uses within three (3) commercial pods.
Max Trip Generation	Not applicable	Not applicable
Conditioned DU ^{3,4}	Not applicable	Not applicable
Conditioned Beds ^{3,4}	Not applicable	Not applicable
Conditioned SF ^{3,4}	Not applicable	Not applicable
Conditioned Trip G. ^{3,4}	Not applicable	Not applicable
Trip Increase Max.	Not applicable	
Trip Inc. Conditioned or Concurrent	Not applicable	

Notes

1. Maximum units per acre see Future Land Use Element Table III.C.1;
2. Maximum FAR see FLUE Table III.C.2 for FAR. If the site's acreage is large enough to be a planned development, utilize the PDD maximum whether or not a PDD is proposed. If the site's acreage does not meet the minimum PDD thresholds, the non-PDD maximum may be utilized.
3. For applications with a voluntary condition for a maximum development potential and use which will become binding in the adopting ordinance;
4. FLUA Amendments with a concurrent zoning application must calculate maximum development potential at the typical use & trip generation (eg. General Retail for Commercial future land uses) and in addition, calculate the trip generation for the actual proposed zoning application.
5. Density only calculated on that portion of the subject property within the RR-10 FLUA designation.

V. Agent Information

Name	Chris Barry, AICP CUD, Senior Planner
Company Name	Urban Design Kilday Studios
Address	610 Clematis Street, Suite CU02
City, State, Zip	West Palm Beach, FL 33401
Phone / Fax Number	(561) 366-1100 / (561) 366-1111
Email Address	cbarry@udkstudios.com

VI. Applicant Information

	Applicant A	Applicant B
Name	Kevin Ratterree, Vice President	Not applicable
Company Name	Palm Beach West Associates I, LLLP by Palm Beach West I Corporation, General Partner	Not applicable
Address	1600 Sawgrass Corporate Parkway, Suite 400	Not applicable
City, State, Zip	Sunrise, FL 33323	Not applicable
Phone / Fax Number	(954) 753-1730 / (954) 575-5240	Not applicable
Email Address	kevin.ratterree@glhomes.com	Not applicable
Type (Owner, Contract Purchaser)	Owner	Not applicable

VII. Consistency & Compatibility

Justification	Please see Attachment G for Consistency with the Comprehensive Plan and Florida Statutes statement prepared by Urban Design Kilday Studios.
Residential Density Increases	Please see Attachment G for Consistency with the Comprehensive Plan and Florida Statutes statement prepared by Urban Design Kilday Studios.
Comprehensive Plan	Please see Attachment G for Consistency with the Comprehensive Plan and Florida Statutes statement prepared by Urban Design Kilday Studios.
Florida Statutes	Please see Attachment G for Consistency with the Comprehensive Plan and Florida Statutes statement prepared by Urban Design Kilday Studios.
Compatibility	Please see Attachment G for Consistency with the Comprehensive Plan and Florida Statutes statement prepared by Urban Design Kilday Studios.

Adjacent Lands	Uses	FLU	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)

VIII. Public Facilities Information

A. Traffic Information

Please see Attachment H for the Land Use Plan Amendment Application Traffic Statement prepared by Simmons & White.

	Current FLU	Maximum	Conditioned or Concurrent
Max Trip Generation	3,650 tpd	46,077 tpd	Not applicable
Trip Increase Max.	42,427 tpd		
Trip Inc. Conditioned or Concurrent	Not applicable		

Significantly impacted roadway segments that fail Long Range	See Attachment H	See Attachment H	See Attachment H
Significantly impacted roadway segments for Test 2	See Attachment H	See Attachment H	See Attachment H
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.		
Nearest Palm Tran Stop	The nearest stop is at the intersection of Southern Boulevard and Seminole Pratt Whitney Road which is 7+ miles from the subject property. The applicant expects that Palm Tran will have no comments similar to the Minto West project.		
Nearest Tri Rail Connection	Route 40 has a direct link to the Downtown West Palm Beach Tri-Rail Station.		
C. Portable Water & Wastewater Information			
Please see Attachment I for the Level of Service letter from the PBC Water Utilities Department dated November 2, 2015 and the Utility Statement prepared by GLH Engineering.			
Potable Water & Wastewater Providers	Palm Beach County Water Utilities Department		
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) and (2) Seminole Pratt Whitney Road, at 64 th Place North, approximately 2 miles east of the subject property (30" water main and 20" force main)		
D. Drainage Information			
The subject property is within the SFWMD L-8 Basin and is currently permitted under Permit No. 50-02564-S. Legal positive outfall will be provided by the L-8 Canal which is adjacent to the west side of the subject property. Please see Attachment J for Drainage Statement prepared by GLH Engineering.			
E. Fire Rescue			
Nearest Station	Palm Beach County Fire-Rescue Station #22		
Distance to Site	Approximately 2.41 miles		
Response Time	TBD		
Effect on Resp. Time	Please see letter from the Fire-Rescue Department in Attachment K.		

F. Environmental

Significant habitats or species	<p>The existing land use and vegetative associations are typical of an intensive agricultural operation. Virtually the entire property is under cultivation for various vegetable row crops such as lettuce, tomato, cabbage, and other varieties. Remnant freshwater systems are scattered throughout the assessment area from agricultural operations that commenced back in the 1950's and 1960's as was typical during this era. Most of these wetland areas have been significantly impacted by invasive exotic vegetation to the point that little native vegetation coverage remains and wildlife usage is extremely limited. Please see Attachment L for the Environmental Assessment prepared by the Wantman Group.</p>
Flood Zone*	<p>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.</p>
Wellfield Zone*	<p>The subject property is located outside of the wellfield protection zones. Please see Attachment M for Wellfield Protection Zone Statement prepared by GL Homes.</p>

** 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.

H. Parks and Recreation - Residential Only

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	8,551 persons	28.98 acres
Beach	Phil Foster Park, 900 E. Blue Heron Boulevard, Riviera Beach, FL 33404	0.00035		2.99 acres
District	Samuel Friedland Park, 18500 Hamlin Boulevard, Loxahatchee, FL 33470	0.00138		11.8 acres

I. Libraries - Residential Only

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	8,551 persons	17,102 holdings
Periodicals	5 subscriptions per 1,000 persons		43 subscriptions
Info Technology	\$1.00 per person		\$8,551.00
Professional staff	1 FTE per 7,500 persons		1.14 FTE
All other staff	3.35 FTE per professional librarian		3.8 FTE
Library facilities	0.34 sf per person		2,907 s.f.

J. Public Schools - Residential Only

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

IX. Attachments

- A. PCN's, Legal Description and Warranty Deed**
- B. Agent Consent Form**
- C. Applicant's Ownership Affidavit**
- D. Applicant's Notice Affidavit and Property Appraiser Information List**
- E. Disclosure of Ownership Interests**
- F. Built Feature Inventory & Map**
- G. Consistency with the Comprehensive Plan and Florida Statutes, Residential & Non-Residential Analyses and Proposed PDR's**
- H. Traffic Approval Letter & Traffic Study**
- I. Water & Wastewater Provider LOS Letters & Utility Statement**
- J. Drainage Statement**
- K. Fire Rescue Letter**
- L. Natural Feature Inventory & Map**
- M. Wellfield Zone**
- N. Historic Resource Evaluation Letter**
- O. Palm Beach County School District LOS Letter**
- P. Survey**
- Q. Master Plan**