



**COUNTY INITIATED
FUTURE LAND USE ATLAS AMENDMENT
AMENDMENT ROUND 08-1**

PLANNING COMMISSION, MARCH 28, 2008

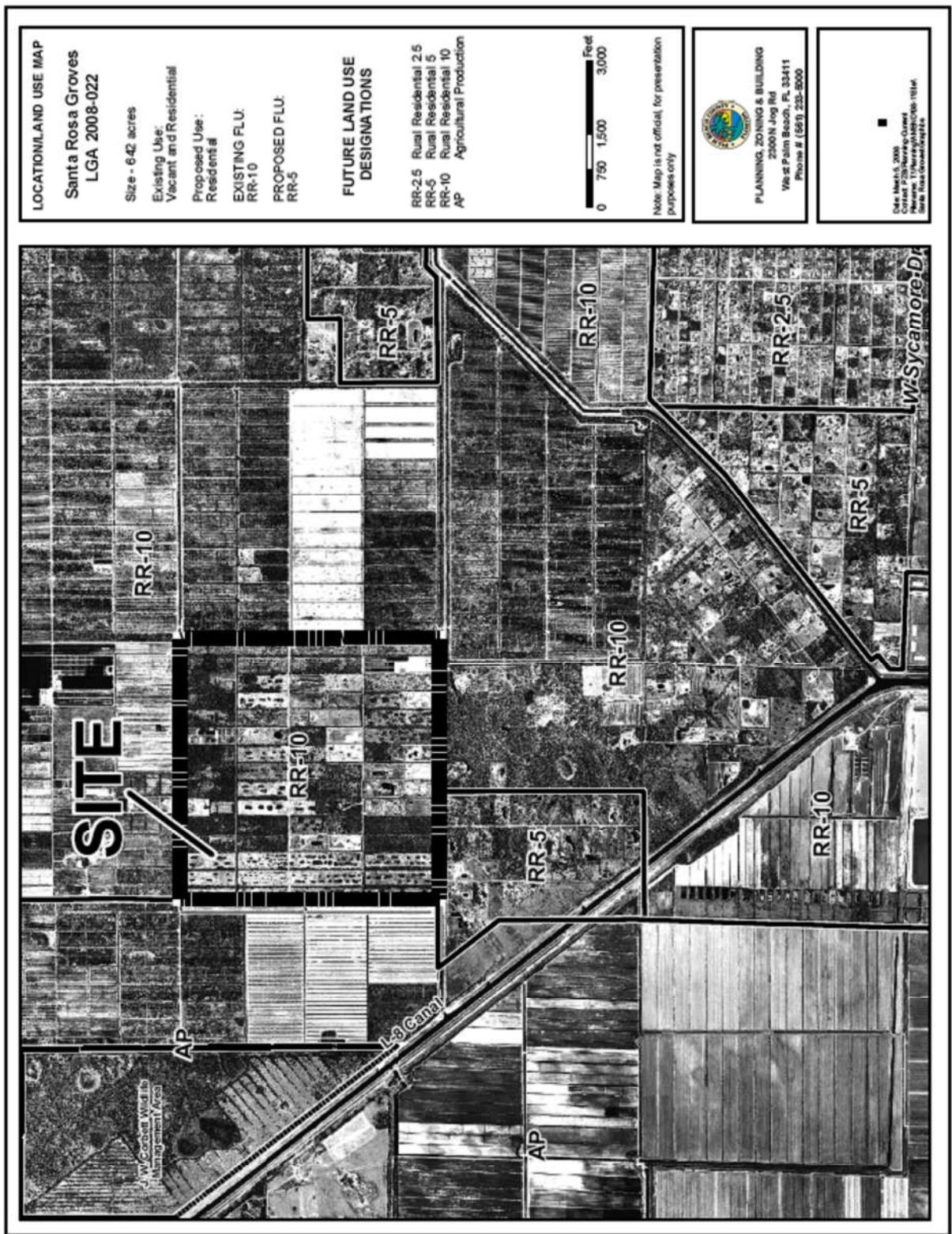
I. General Data

Project Name: Santa Rosa Groves (LGA 2008-022)
Request: RR-10 to RR-5
Acres: 642 acres
Location: Approximately 3 miles west of Seminole Pratt-Whitney Road, south of Louise Street, north of Marie Court, west of Carol Street and east of Dennis Street
Project Manager: Stephanie Gregory, Planner
Comm. District: Commissioner Jess R. Santamaria, District 6
Planning Recommendation: Staff recommends ***approval*** of the proposed amendment based on the data and findings in this report.

II. Item Summary

Amendment Intent & Summary: To hold a public hearing on a proposed amendment to the Future Land Use Atlas (FLUA) to change the future land use designation for the Santa Rosa Groves subdivision, totaling 642 acres, from Rural Residential, 1 unit per 10 acres (RR-10) to Rural Residential, 1 unit per 5 acres (RR-5).

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III. Hearing History

Local Planning Agency:

Board of County Commissioners Transmittal Public Hearing:

The Department of Community Affairs:

Board of County Commissioners Adoption Public Hearing:

IV. Background/History

Santa Rosa Groves is an unrecorded residential subdivision in the central western portion of Palm Beach County, specifically within the proposed Central Western Communities Overlay. The subdivision of lots occurred prior to the 1973 Subdivision and Platting Regulations (Ordinance 73-4) and thus received an Affidavit of Exemption from platting.

During the preparation of the 1989 Comprehensive Plan, the County established a future land use designation of Rural Residential, 5 units per acre (RR-5) for the 13 residential subdivisions of the Central Western Communities area, including Santa Rosa Groves. The Department of Community Affairs (DCA) objected to the designation on the basis that it encouraged urban sprawl. As a part of a negotiated settlement agreement, the County established a Rural Residential, 10 units per acre (RR-10) designation for these residential subdivisions. During this time, the County also established policies to require the combination of contiguous lots in order to meet density requirements if certain ownership criteria were not met.

In 2001, the County initiated an amendment in Round 01-1 (01-1 RRES) to consider changing the future land use designation of Santa Rosa Groves, along with 12 other residential subdivisions within the Central Western Communities area from RR-10 to RR-5. The impetus for the amendment was the re-establishment of the RR-5 future land use designation as a result of the Managed Growth Tier System that was adopted in 1999. In addition, the amendment was initiated in order to reflect the existing development patterns and residential densities of the unrecorded subdivisions within the Central Western Communities. Based on the data available at the time, staff recommended denial for the redesignation of Santa Rosa Groves and two other residential subdivisions but approval for the other 9 subdivisions. Planning staff requested denial as the number of potential new lots, created through the redesignation of Santa Rosa Groves, produced an impact on the transportation network beyond that permitted by the governing policy of the Comprehensive Plan. The Land Use Advisory Board (LUAB) recommended approval of staff's recommendation in an 11-0 vote. The Board of County Commissioners in a 6-1 vote passed a motion to adopt the amendment pursuant to staff's recommendation. As a result, the future land use designation for Santa Rosa Groves remained RR-10.

In 2007, the Board of County Commissioners adopted Ordinance 2007-018 to designate Santa Rosa Groves, along with 21 other subdivisions, as an unincorporated rural neighborhood (URN) within the unincorporated protection area (UPA). The UPA is defined as all unincorporated lands located outside of the urban service area. If any voluntary annexation is to occur for lands designated as a URN, the annexation requires the approval by an affirmative vote of at least 5

members of the BCC and a majority of the registered electors residing within the boundaries of the unincorporated rural neighborhood voting on the question.

Finally, as a part of the 08-1 Round, a large-scale privately initiated land use amendment was submitted for 335.36 acres of the Santa Rosa Groves subdivision by Santa Rosa Groves LLC. After reviewing the amendment, staff determined that the entire subdivision should be analyzed to determine if it would be consistent with Future Land Use Element Policy 1.4-b which allows the county to initiate an amendment for qualifying subdivisions to RR-5.

V. Data and Analysis

A. Consistency with Justification and Demonstration of Need Requirements:

- 1. Justification:** This is a County initiated amendment and is based on a data error. During the 01-1 round in which the subdivision was considered for a county initiated amendment to change the land use designation from RR-10 to RR-5, the project manager using the best information available at the time inaccurately determined that one parcel control number (PCN) reflected one lot. However, several lots were tied to a singular parcel control number thus resulting in an inaccurate analysis. By using one PCN as a lot, it increased the number of lots eligible for subdivision beyond 15% (Criterion 2 of FLUE Policy 1.4-b) and increased the number of potential new lots such that the amendment created an impact on the transportation network (Criterion 3 of FLUE Policy 1.4-b). Therefore, staff recommended denial of the proposed amendment.
- 2. Demonstration of Need:** There is a need to change the FLUA in order to reflect the existing lot pattern within the Santa Rosa Groves subdivision, consistent with the requirements stated in Future Land Use Element Policy 1.4-b.

B. Consistency with County Plans and Programs

The intent of this county initiated amendment is to change the future land use designation for Santa Rosa Groves from Rural Residential, 1 unit per 10 acres (RR-10) to Rural Residential, 1 unit per 5 acres (RR-5) based on Future Land Use Element Policy 1.4-b.

Future Land Use Element Policy 1.4-b: The Rural Residential (RR-5) Future Land Use Category shall be established to maintain a rural residential lifestyle for the Rural Tier. The County will initiate an amendment to the Future Land Use Atlas to designate qualifying subdivisions which meet the criteria listed below, as RR-5:

1. The average lot size is less than 10 acres;
2. The number of lots eligible for further subdivision does not exceed 15% of the total number of existing lots, consistent with the County's 85% Rule described in Land Use Policy 2.2.1-f; and,
3. The number of potential new lots created has minimal impact on the transportation network as defined in Land Use Policy 3.5-d.

This future land use category shall recognize all existing lots as of the date of the designation, but shall require a minimum of 5 acres for all newly created lots thereafter, unless developed as a Rural Residential (RR) Cluster or Variable-Lot-Size development.

Staff Analysis: In order to accurately reflect the current development potential of the subdivision under RR-10, the lot combination requirement per Future Land Use Element Policy 2.2.1-f was first applied to the individual lots within the subdivision. This policy requires all contiguous lots, which were owned by the same person or entity and do not meet a set of criteria, to comply with the density requirements of the 1989 Comprehensive Plan. The majority of lots within the subdivision are less than 10 acres (see attachment 3). The following table demonstrates the lot sizes within the subdivision:

	Lot < 5 acres	5 acres ≤ Lot < 10 acres	Lot ≥ 10 acres
# of lots	0	93	6

As such, the lots that do not meet the density requirement (lots less than 10 acres) would be required to combine with a contiguous lot unless exempted by Policy 2.2.1-f.

In order to determine if a single lot is exempt from the lot combination requirement, a lot analysis was conducted for each lot within the subdivision. This analysis examined building records and the ownership pattern of each lot to determine whether or not the lots meet the following criteria as outlined in FLUE Policy 2.2.1-f:

1. A lot that was not contiguous to any other lot owned by the same person or entity as of December 1, 1989; or
2. A lot for which a building permit application has been filed with the County on or before December 1, 1990; or
3. A lot or lots that are contiguous to a lot owned by the same person or entity and that has an existing dwelling unit; such lot(s) shall be allowed one additional dwelling unit on the remaining contiguous lot(s); or
4. A lot or lots that are contiguous to a lot owned by the same person or entity for which a building permit has been granted on or before October 1, 1990; such lot(s) shall be allowed one additional dwelling unit on the remaining contiguous lots; or

The analysis determined that 19 of the 99 lots were not exempt by FLUE Policy 2.2.1-f and thus subject to the lot combination requirement to meet the RR-10 designation (see Attachment 4 and 5). After combining contiguous lots and taking into account the location of roads and easements, the overall number of lots within the Santa Rosa Groves subdivision would be 89 lots. Therefore, the subsequent review of Policy 1.4-b will use 89 lots as the basis of the analysis.

Review of FLUE Policy 1.4-b: The average lot size for the Santa Rosa Groves subdivision is 7.2 acres. It is consistent with the first criterion of FLUE Policy 1.4-b as the average lot size is less than 10 acres. In addition, out of the 89 lots within Santa Rosa Groves, 13 of the lots (14.6%) are 10 acres or greater and thus eligible for subdivision. Therefore, the amendment is consistent with the second criterion, as the number of lots eligible for further subdivision does not exceed 15%.

	RR-10	RR-5	# of new lots
10 acres ≤ Lot < 15 acres	7	14	7
15 acres ≤ Lot < 20 acres	6	15	9
TOTAL	13	29	16

Finally, sixteen new lots could potentially be created by this amendment. The creation of these new lots will not have a significant impact on the transportation network as defined in Future Land Use Element Policy 3.5-d. At the maximum density of 105 dwelling units, project traffic is insignificant for both 2025 and Test 2 analyses (see attachment 6 for complete data).

<u>Trip Generation</u>		
	RR-10	RR-5
# of Lots	89	105
Daily Trips	890	1050
AM Trips	72	83
PM Trips	97	112

In addition, the existing lot sizes within the subdivision will be consistent with the RR-5 land use designation as all of the lots are currently 5.0 acres or greater. Therefore, the amendment is consistent with this policy.

C. Unified Land Development Code Implications

This proposed amendment will not result in a subsequent amendment to the County's land development regulations in the Unified Land Development Code (ULDC).

VI. Public And Municipal Review

A. Intergovernmental Coordination: Notification of this amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) for review on March 11, 2008.

B. Other Notice: Public notice by letter, was mailed to the owners of properties within the Santa Rosa Groves subdivision. In addition, on March 12, 2008, several interested parties were notified by mail such as J.W. Corbett Wildlife Management Area and the Indian Trail Improvement District.

VII. Staff Assessments and Conclusions

Overall, the proposed amendment from RR-10 to RR-5 would reflect the current development pattern of the subdivision by implementing Future Land Use Element Policy 1.4-b. In addition, it would rectify data errors that lead to the continuation of the RR-10 designation.

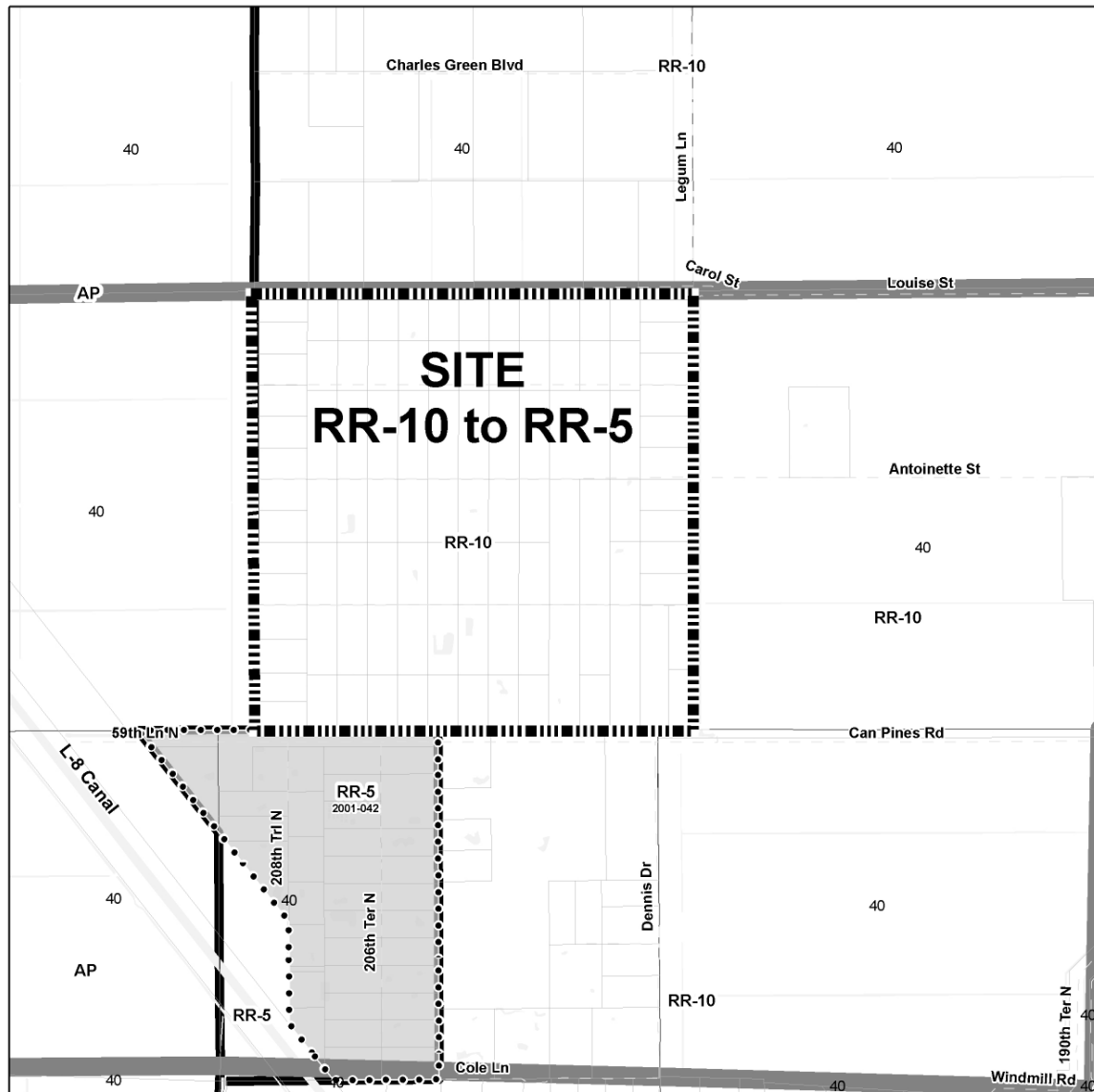
As such, staff recommends **approval** of this amendment.

Attachments

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Exhibit 1

Amendment No.:	Santa Rosa Groves (LGA 2008-022)
FLUA Page No.:	39
Amendment:	RR-10 to RR-5
Location:	Approximately 3 miles west of Seminole Pratt-Whitney Road, south of Louise Street, north of Marie Court, west of Carol Street and east of Dennis Street
Size:	642 acres
Property No.:	99 parcel control numbers provided on the following page
Conditions:	None

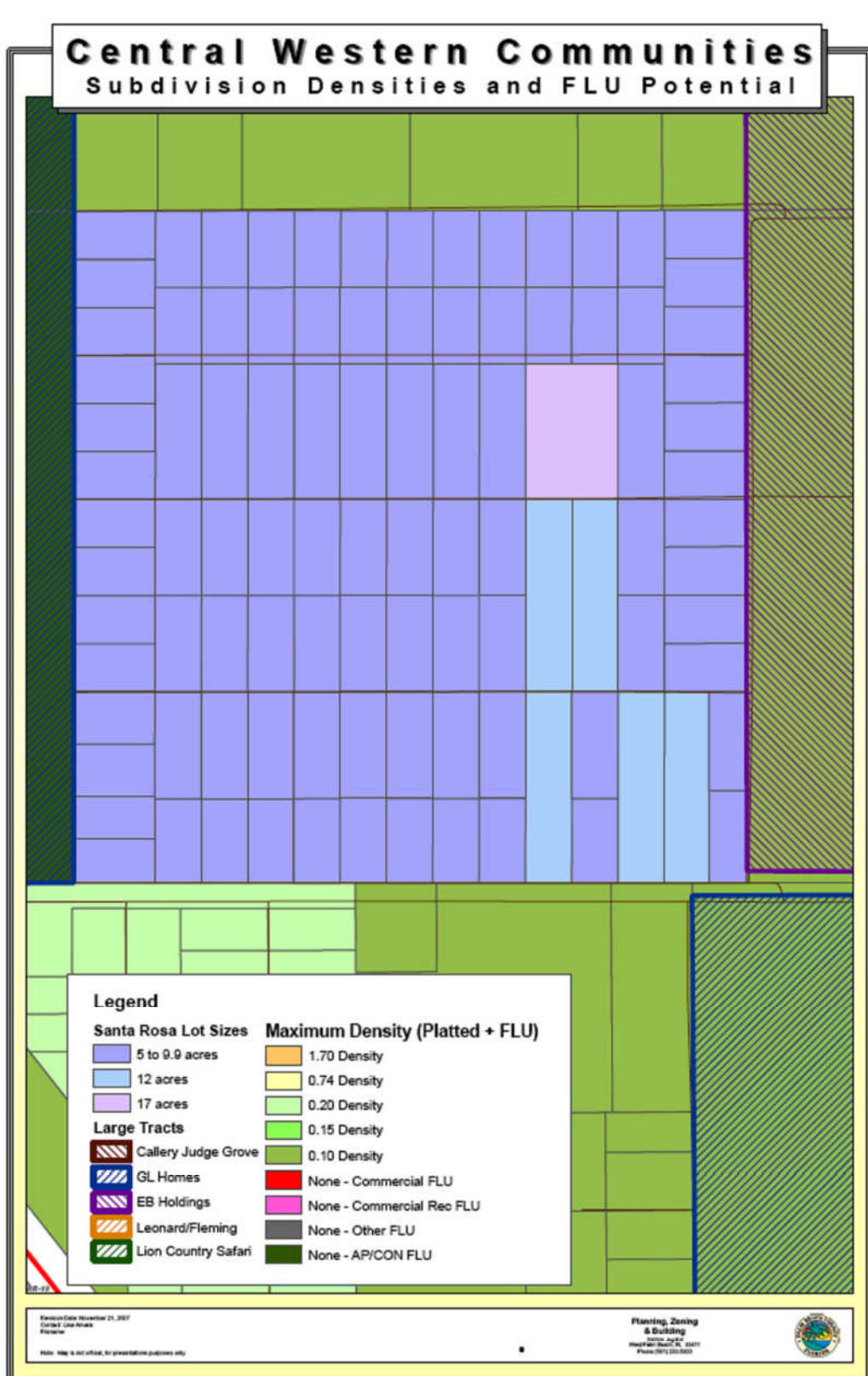


Legal Description & Parcel Control Numbers

SECTION 32, TOWNSHIP 42 SOUTH, RANGE 40 EAST

00404232000001010	00404232000003450	00404232000005240
00404232000001290	00404232000003460	00404232000005250
00404232000001490	00404232000003470	00404232000005260
00404232000001500	00404232000003630	00404232000005270
00404232000001510	00404232000003640	00404232000005280
00404232000001520	00404232000003650	00404232000005310
00404232000001540	00404232000003660	00404232000005320
00404232000001550	00404232000003670	00404232000005330
00404232000001560	00404232000003680	00404232000005340
00404232000001570	00404232000003690	00404232000005360
00404232000001580	00404232000003700	00404232000005530
00404232000001590	00404232000003710	00404232000007090
00404232000001600	00404232000003720	00404232000007100
00404232000001610	00404232000003730	00404232000007110
00404232000001620	00404232000003740	00404232000007120
00404232000001790	00404232000003750	00404232000007130
00404232000001800	00404232000003760	00404232000007140
00404232000001810	00404232000003770	00404232000007150
00404232000001820	00404232000003780	00404232000007160
00404232000001830	00404232000003940	00404232000007170
00404232000001840	00404232000003950	00404232000007180
00404232000001850	00404232000003960	00404232000007190
00404232000001860	00404232000003970	00404232000007200
00404232000001870	00404232000003980	00404232000007210
00404232000001880	00404232000005010	00404232000007220
00404232000001890	00404232000005020	00404232000007340
00404232000001900	00404232000005030	00404232000007350
00404232000001910	00404232000005040	00404232000007360
00404232000001920	00404232000005050	00404232000007370
00404232000001930	00404232000005060	00404232000007380
00404232000003420	00404232000005070	00404232000007390
00404232000003430	00404232000005082	00404232000007400
00404232000003440	00404232000005230	00404232000007410

Santa Rosa Groves Existing Lot Sizes



Lot Combination Data and Analysis

PCN	Current Property Owner	Lot Combination Policy 2.2.1-f				Lot Exempt from Policy 2.2.1-f
		Criteria 1	Criteria 2	Criteria 3	Criteria 4	
00404232000001010	TOOLSEE SANKAR & KHEMRAJIE TRUST	Y	N	N	N	Y
00404232000001290	GOLD COAST GROVES INC	Y	N	N	N	Y
00404232000001490	LAU CHI MING	Y	N	N	N	Y
00404232000001500	ECKHARDT WILLIAM R	Y	N	N	N	Y
00404232000001510	BRUFFEY WILLIAM C &	Y	N	N	N	Y
00404232000001520	LUXAL LLC	Y	N	N	N	Y
00404232000001540	SANTA ROSA GROVES INC	N	N	N	N	N
00404232000001550	SANTA ROSA GROVES INC	N	N	N	N	N
00404232000001560	SANTA ROSA GROVES INC	N	N	N	N	N
00404232000001570	SANTA ROSA GROVES INC	N	N	N	N	N
00404232000001580	SANTA ROSA GROVES INC	N	N	N	Y	Y
00404232000001590	SANTA ROSA GROVES INC	N	Y	N	N	Y
00404232000001600	V&S CONSTRUCTION OF WELLINGTON INC	Y	N	N	N	Y
00404232000001610	SANTA ROSA GROVES INC	N	N	N	N	N
00404232000001620	SANTA ROSA GROVES INC	N	N	N	N	N
00404232000001790	HARLOY ENTERPRISES INC	Y	N	N	N	Y
00404232000001800	NELSON GLADYS &	Y	N	N	N	Y
00404232000001810	JACKSON CHRISTOPHER H	Y	N	N	N	Y
00404232000001820	SANTA ROSA GROVES INC	N	Y	N	N	Y
00404232000001830	SANTA ROSA GROVES INC	N	N	N	Y	Y
00404232000001840	FAUSTIN YVON &	Y	N	N	N	Y
00404232000001850	SANTA ROSA GROVES INC	N	N	N	N	N
00404232000001860	SANTA ROSA GROVES INC	N	N	N	N	N
00404232000001870	SANTA ROSA GROVES INC	N	N	N	N	N
00404232000001880	YIP KENNETH NING &	Y	N	N	N	Y
00404232000001890	YIP KENNETH NING &	Y	N	N	N	Y
00404232000001900	SANTA ROSA GROVES INC	N	Y	N	N	Y
00404232000001910	JACKSON CHRISTOPHER	Y	N	N	N	Y
00404232000001920	DUMAS MICHELLE	Y	N	N	N	Y
00404232000001930	MOMPREMIER MARGUERITE E	Y	N	N	N	Y
00404232000003420	SANTA ROSA GROVES INC	Y	N	N	N	Y
00404232000003430	SANTA ROSA GROVES INC	Y	N	N	N	Y
00404232000003440	ANDERSON WILLIAM L &	Y	N	N	N	Y
00404232000003450	RODRIGUEZ ANTONIO F &	Y	N	N	N	Y
00404232000003460	ANDERSON WILLIAM L &	Y	N	N	N	Y

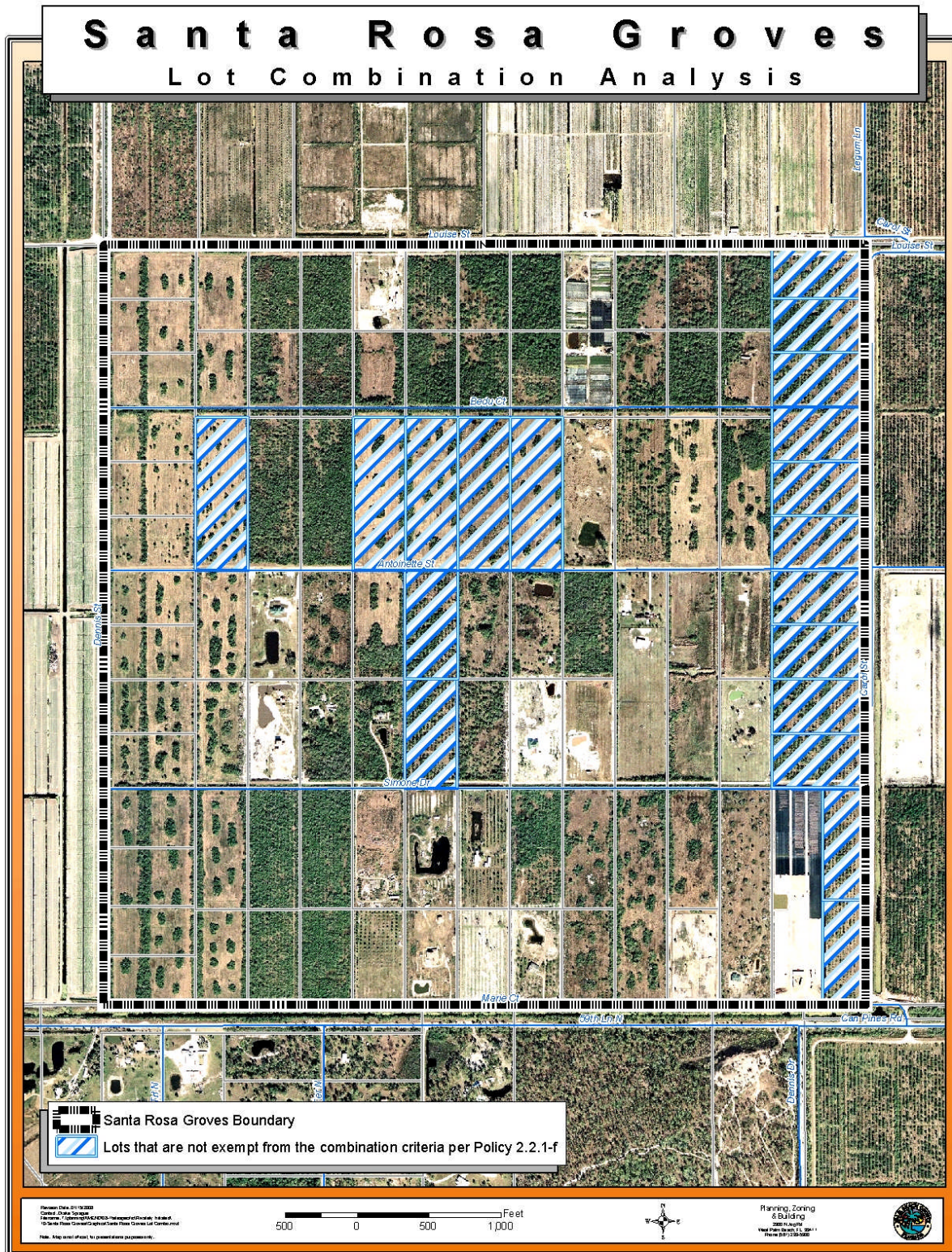
00404232000003470	FARRELL WILLIAM R & DEBORAH B TRUST	N	N	N	N	N
00404232000003630	SANTA ROSA GROVES INC	N	N	N	N	N
00404232000003640	SANTA ROSA GROVES INC	N	N	N	N	N
00404232000003650	TIEDER RICHARD J	Y	N	N	N	Y
00404232000003660	TIEDER RICHARD J	Y	N	N	N	Y
00404232000003670	SANTA ROSA GROVES INC	N	N	N	N	N
00404232000003680	SANTA ROSA GROVES INC	Y	N	N	N	Y
00404232000003690	SANTA ROSA GROVES INC	Y	N	N	N	Y
00404232000003700	SANTA ROSA GROVES INC	Y	N	N	N	Y
00404232000003710	SANTA ROSA GROVES INC	Y	N	N	N	Y
00404232000003720	SANTA ROSA GROVES INC	Y	N	N	N	Y
00404232000003730	SANTA ROSA GROVES INC	Y	N	N	N	Y
00404232000003740	SANTA ROSA GROVES INC	Y	N	N	N	Y
00404232000003750	CHESNEY JAMES E	Y	N	N	N	Y
00404232000003760	GRANT SHARON W	Y	N	N	N	Y
00404232000003770	AMOS JOSHUA M &	Y	N	N	N	Y
00404232000003780	LAU PAUL &	Y	N	N	N	Y
00404232000003940	LAU PAUL &	Y	N	N	N	Y
00404232000003950	BURANDT JAMES JR &	Y	N	N	N	Y
00404232000003960	HOWELL PAUL W &	Y	N	N	N	Y
00404232000003970	FILA BRUCE STEVEN &	Y	N	N	N	Y
00404232000003980	SANTA ROSA GROVES INC	Y	N	N	N	Y
00404232000005010	SANTA ROSA GROVES INC	N	N	N	N	N
00404232000005020	DEWAR WILLIAM E &	Y	Y	N	N	Y
00404232000005030	MAGARINO TITO M &	Y	N	N	N	Y
00404232000005040	COMRIE WALTER S &	Y	N	N	N	Y
00404232000005050	SANTA ROSA GROVES INC	N	Y	N	N	Y
00404232000005060	BELLARD REGINAL L &	Y	N	N	N	Y
00404232000005070	GUERRERO LUIS &	Y	N	N	N	Y
00404232000005082	MIHELICH KRESIMIR N &	Y	N	N	N	Y
00404232000005230	SANTA ROSA GROVES INC	N	N	N	Y	Y
00404232000005240	SANTA ROSA GROVES INC	N	N	N	Y	Y
00404232000005250	SANTA ROSA GROVES INC	N	N	N	N	N
00404232000005260	SANTA ROSA GROVES INC	N	N	N	N	N
00404232000005270	SANTA ROSA GROVES INC	N	N	N	N	N
00404232000005280	WILSON PATRICK	Y	Y	N	N	Y
00404232000005310	GALT TODD S &	Y	N	N	N	Y
00404232000005320	WILLEVER MORTON E &	Y	N	N	N	Y
00404232000005330	MARTINEZ ALICIA	Y	N	N	N	Y
00404232000005340	MIHELICH KRES &	Y	N	N	N	Y
00404232000005360	SANTA ROSA GROVES INC	N	N	N	Y	Y

00404232000005530	SANTA ROSA GROVES INC	N	N	N	N	N
00404232000007090	MEYER ROBERT &	Y	N	N	N	Y
00404232000007100	YAP HERBERT &	Y	N	N	N	Y
00404232000007110	GOLD COAST GROVES INC	Y	N	N	N	Y
00404232000007120	GOLD COAST GROVES INC	Y	N	N	N	Y
00404232000007130	SANTA ROSA GROVES INC	Y	N	N	N	Y
00404232000007140	SANTA ROSA GROVES INC	Y	N	N	N	Y
00404232000007150	SANTA ROSA GROVES INC	Y	N	N	N	Y
00404232000007160	SANTA ROSA GROVES INC	Y	N	N	N	Y
00404232000007170	SANTA ROSA GROVES INC	Y	N	N	N	Y
00404232000007180	SANTA ROSA GROVES INC	Y	N	N	N	Y
00404232000007190	GOLD COAST GROVES INC	Y	N	N	N	Y
00404232000007200	GOLD COAST GROVES INC	Y	N	N	N	Y
00404232000007210	KOENIG THOMAS B	Y	N	N	N	Y
00404232000007220	MEYER ROBERT &	Y	N	N	N	Y
00404232000007340	FARRELL WILLIAM R & DEBORAH B TRUST	N	N	N	N	N
00404232000007350	BOREN JIM III	Y	N	N	N	Y
00404232000007360	PEREZ JOSE R	Y	N	N	N	Y
00404232000007370	DRANE LAUREN &	Y	N	N	N	Y
00404232000007380	SANTA ROSA GROVES INC	Y	N	N	N	Y
00404232000007390	SANTA ROSA GROVES INC	Y	N	N	N	Y
00404232000007400	SANTA ROSA GROVES INC	Y	N	N	N	Y
00404232000007410	SANTA ROSA GROVES INC	Y	N	N	N	Y

Y = meets criteria

N = does not meet criteria

Lot Combination Map



Traffic Data

2025 Analysis

Roadway	From	To	2025 Vol	Trip Dist.	Project Traffic	2025 Total	Lanes	LoS D	Sig.	V/c
Orange Blvd	SPW Rd	140th Ave N	8500	15%	24	8524	2	15400	0.16%	0.55
SPW Rd	Sycamore Dr E	60th St N	30000	45%	72	30072	4	32700	0.22%	0.92
SPW Rd	60th St N	Orange Blvd	30000	5%	8	30008	4	32700	0.02%	0.92
SPW Rd	Orange Blvd	Northlake Blvd	33000	35%	56	33056	4	32700	0.17%	1.01

Test 2 PM Analysis

Roadway	From	To	2007 Vol	G.R.	Hist. Growth	App. Traffic	Trip Dist.	Project Traffic	2012 Total	Lanes	LoS E	Sig.	v/c
Orange Blvd	SPW Rd	140th Ave N	712	1%	36	123	15%	2	874	2	1550	0.15%	0.56
SPW Rd	Sycamore Dr E	60th St N	1514	1%	77	705	45%	7	2303	4	3270	0.21%	0.70
SPW Rd	60th St N	Orange Blvd	1270	1%	65	878	5%	1	2214	4	3270	0.02%	0.68
SPW Rd	Orange Blvd	Northlake Blvd	959	1%	49	1265	35%	5	2278	2	1550	0.35%	1.47

Existing RR-10 LU Designation

Land Use	ITE Code	Intensity	Daily Rate	Daily Trips	AM Rate	AM Trips	PM Rate	PM Trips
SFH	210	89	10	890	$T=0.7x+9.43$	72	$\ln(T)=0.9\ln(X)+0.53$	97

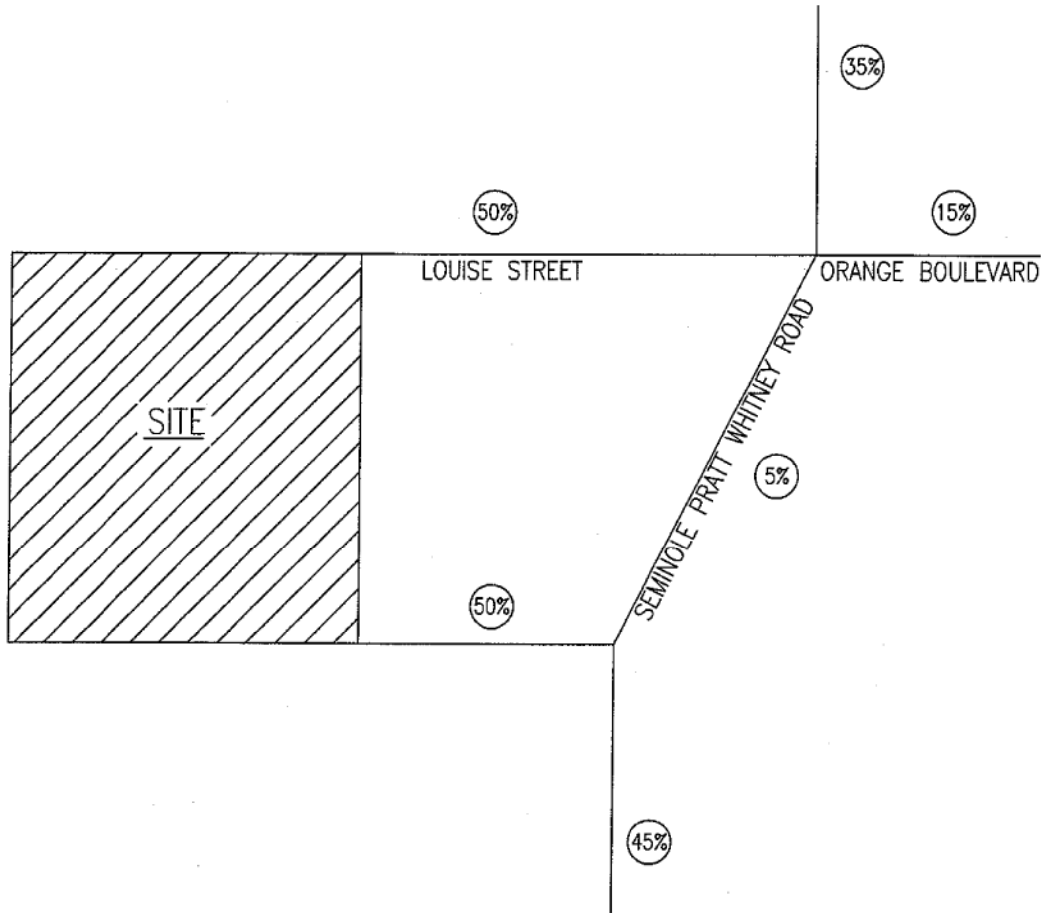
Proposed RR-5 LU Designation

Land Use	ITE Code	Intensity	Daily Rate	Daily Trips	AM Rate	AM Trips	PM Rate	PM Trips
SFH	210	105	10	1050	$T=0.7x+9.43$	83	$\ln(T)=0.9\ln(X)+0.53$	112

Net Trips	160	11	15
RDI	Directly accessed link		Directly accessed link



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5601 Corporate Way, Suite 200, West Palm Beach, Florida 33407
Telephone (561) 478-7848 • Authorization No. 3452



PROJECT DISTRIBUTION

LEGEND

(55%) PROJECT DISTRIBUTION

339.355 ACRE LAND
USE PLAN AMENDMENT
07-100 AH 10-01-07
REVISED 10-30-07

5601 CORPORATE WAY, SUITE 200, WEST PALM BEACH, FLORIDA 33407
TELEPHONE (561) 478-7848

Oct. 1, 2007 8:42AM Simmons & White

No. 0052 P. 2

SIMMONS & WHITE, INC.
ENGINEERS * PLANNERS * CONSULTANTS

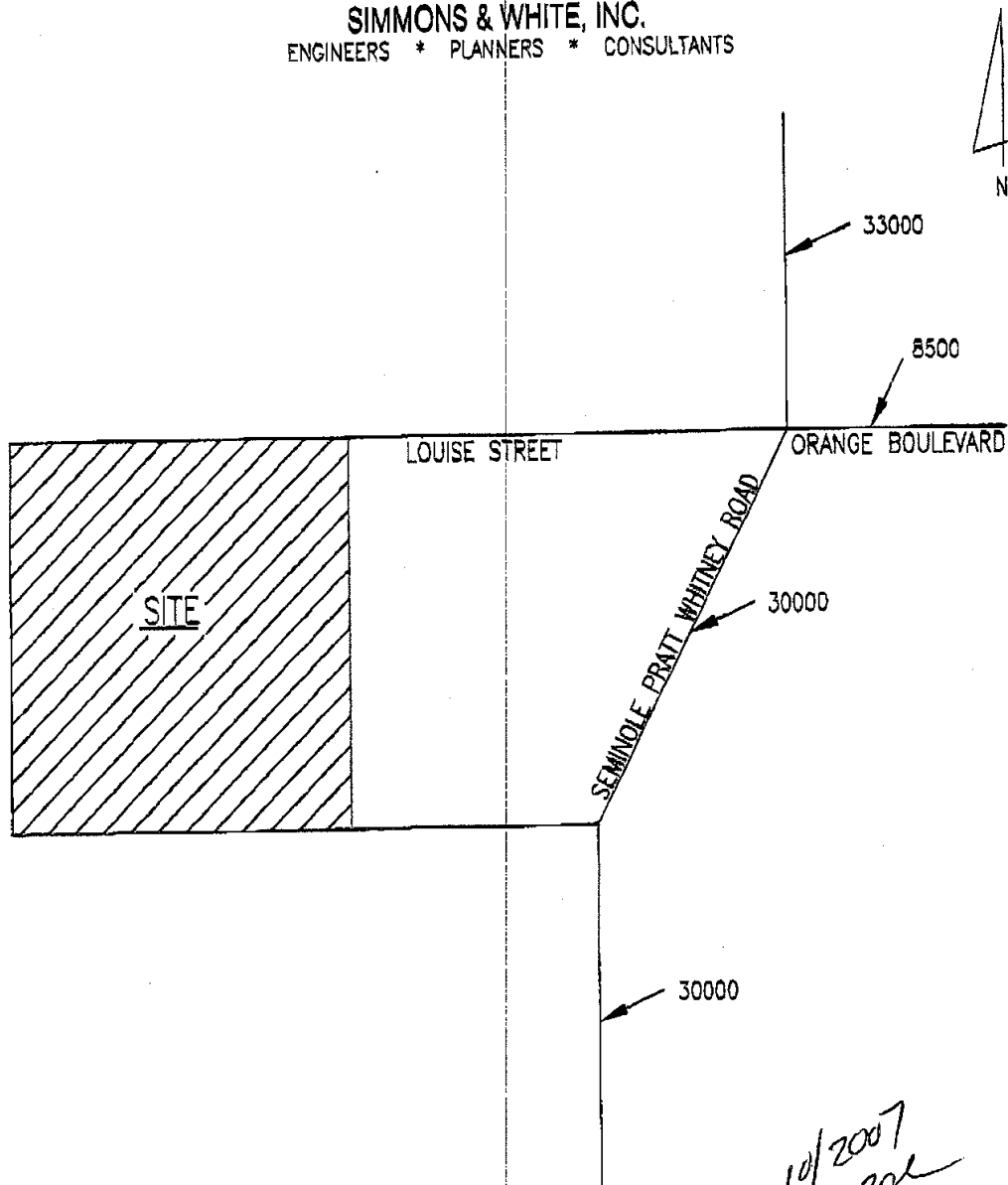


FIGURE A
(YEAR 2025 VOLUMES)

*10/2007
poc*

LEGEND

20000	2025 AADT
0	PROJECT ASSIGNMENT
20000	TOTAL 2025 TRAFFIC
32700	LOS "D" STANDARD

* INSIGNIFICANT PROJECT ASSIGNMENT

339.355 ACRE LAND
USE PLAN AMENDMENT
07-100 AH 10-01-07

5601 CORPORATE WAY, SUITE 200, WEST PALM BEACH, FLORIDA 33407
TELEPHONE (561) 478-7848

Correspondence
