



## MEMORANDUM

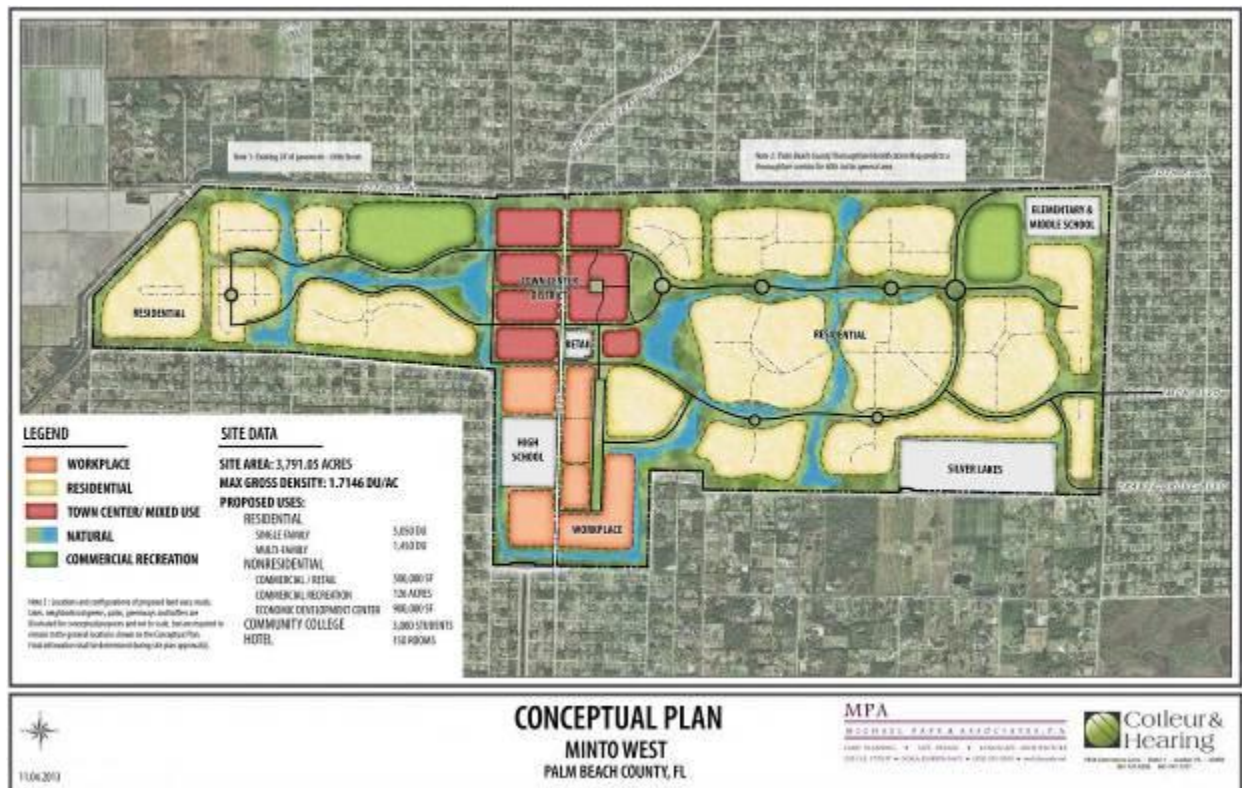
**To:** Wellington Council  
**From:** Tim Stillings  
**Thru:** Paul Schofield  
**Date:** August 4, 2014  
**Re:** Minto West

Minto Communities purchased the property formerly known as Callery-Judge Groves Agricultural Enclave, a 3,800 acre site located in the central western communities. As of July 22<sup>nd</sup> in the most recent applications submitted to Palm Beach County, Minto Communities is proposing a mixed use community to include up to 4,546 residential units (1.2 units per acre; 3,749 single family detached, 800 townhomes/condos), 2.2 million square feet of non-residential uses, a 150-room hotel, and a 3,000-student college campus. Minto representatives have submitted a request to the County for a Comprehensive Plan additional Amendment Round and Text Amendment. The intent is to revise the Future Land Use Atlas (FLUA) to reflect their anticipated development proposal (referenced above).



SITE LOCATION MAP-LARGE CONTEXT

The proposed amendments are being submitted for review as an Agricultural Enclave pursuant to the Agricultural Lands and Practices Act, Section 163.3162, Florida Statutes (Attachment 1). The property is currently an approved Agricultural Enclave with an approved development program of 2,996 residential units (0.8 units per acre) and 235,000 square feet of non-residential uses. In 2008, the County assigned an "Agricultural Enclave" Comprehensive Plan designation to the Callery-Judge Groves property. Several years ago the agricultural production was discontinued and the owners sought development opportunities. As previously mentioned, the Ag Enclave was obtained under the Agricultural Lands and Practices Act.



### Project Information

The County website contains Minto's application for text amendments to the Agricultural Enclave provisions of the County's Comprehensive Plan; links to agendas and back-up for Planning Commission and Board of County Commissioners' meetings where the item will be discussed; a Tentative Schedule of County action and additional resource information.

### ***Pending Application Process***

On August 8<sup>th</sup>, the Palm Beach County Planning Commission held a hearing for Minto West to provide a recommendation to the Palm Beach County Commission. On August 27<sup>th</sup>, the County Commission will hold a transmittal hearing for the proposed comprehensive plan amendment. If the County Commission approves transmittal of the proposed amendment to the State Land Planning Agency, the adoption hearing is tentatively scheduled for October 30<sup>th</sup>.

### ***Local Government Action***

To date, the communities in close proximity to the site have taken formal actions on the proposed Minto West. On June 3, 2014, the Town of Loxahatchee Groves adopted a resolution (Attachment 2) opposing the Minto West project as proposed at that time. On July 9, 2014, the Indian Trails Improvement District Board of Supervisors adopted a resolution (Attachment 3) objecting to approval of Minto West's applications to change the mix of land uses and "dramatically increase the densities and intensities on the property above those approved by Palm Beach County in 2008 for the Callery-Judge Agricultural Enclave." On July 17, 2014, the Village of Royal Palm Beach adopted a resolution (Attachment 4) opposing the project.

### ***Traffic Analysis Review and Recommendations***

At the Village's request, Susan E. O'Rourke, P.E., reviewed the traffic studies prepared for Minto West to provide input on the potential impacts to Wellington and its residents. The Minto West traffic studies were prepared by Pinder Troutman Consultants, Inc. (PTC). Ms. O'Rourke's review is attached (Attachment 5). The traffic studies are being revised

The project proposes a 20-year buildout (2035), with the first phase of 500 residential units prior to 2018. The current traffic study is being revised to reflect the changes in the development program including reduction of the residential units, increase in non-residential, and removal of the baseball stadium.

The current traffic analysis indicates two alternatives for traffic circulation: #1 through Indian Trails Improvement District (ITID) roads or #2 avoiding ITID District roads. The greatest potential impact to the Village is under scenario #2. Under this scenario, the traffic impacts to Southern Boulevard in the vicinity of Wellington would increase from 14%-17% up to 28%.

The conclusion of the traffic analysis review is:

1. There is potential for impact to roadways and intersections in the vicinity of Wellington over the next 20 years of project buildout.

2. Wellington should be engaged in the traffic mitigation negotiations and future allocation of proportionate-share contributions to ensure mobility in and around the Village is maintained.
3. Wellington should prepare and submit a desired list of improvements to be included in the mitigation and prioritization of the future proportionate-share contributions.

***Staff Recommendation***

The revised traffic analysis is expected to be submitted in the next few weeks and reviewed by Palm Beach County. It is recommended that Wellington continue to monitor the project and the proposed mitigation of its traffic impacts. Wellington should send correspondence to the County Commission regarding its desire to be engaged in the traffic mitigation discussions/negotiations and also be an active participant in the future allocation of the proportionate-share funding to ensure mobility in and around the Village is maintained.