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RESOLUTION NO. R2014-39

**A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL
IN OPPOSITION TO THE MINTO WEST PROJECT;
PROVIDING AN EFFECTIVE DATE; AND FOR OTHER
PURPOSES.**

WHEREAS, a 3,791 acre parcel, formerly owned by Callery Judge Groves, approved in 2008 by the Palm Beach County Commission for development that would permit 2,996 dwelling units at a density of 0.80 units per acre and 235,000 square feet of non-residential development on property designated as an "Agricultural Enclave" in the Palm Beach County Comprehensive Plan (the "Property"); and

WHEREAS, in 2013, the Property was conveyed to a new owner, Minto SPW, LLC ("Minto"); and

WHEREAS, Minto has since filed an application with Palm Beach County to amend the Palm Beach County Comprehensive Plan by revising the Agricultural Enclave provisions in the Future Land Use Element in order to permit the development of the following:

- 6,500 residential units (5,050 single family / 1.450 multi-family) @ 1.7 units/acre
 - 1.4 million square feet of non-residential
 - o 200,000 square feet of office
 - o 200,000 square feet of light industrial/manufacturing
 - o 500,000 square feet of aerospace and technology research and development
 - o 500,000 square feet of retail
 - 3,000 student university
 - 150 room hotel
 - Spring Training Baseball Complex
 - Community parks and recreation facilities
 - Elementary, middle and high school
- on the property (the "Minto West Project"); and

WHEREAS, the pending application more than doubles the currently approved residential density on the Property, and would increase the non-residential uses on the Property more than six times that of the currently approved plan; and

WHEREAS, as a designated Agricultural Enclave, the development has a statutory presumption that it is not urban sprawl if its land uses and densities include those that surround the property; and

WHEREAS, considering the Village of Wellington, the uses and intensities in the area generally known as the "Western Communities," the proposed amendment would be urban sprawl; and

1
2 **WHEREAS**, the approval of the proposed amendment would result in an urban
3 enclave, with uses and intensities of use disproportionate to those that surround the
4 Property; and
5

6 **WHEREAS**, the Town of Loxahatchee Groves is seeking to protect and maintain
7 the rural lifestyles for which people live in the Town and which is vital to the Town's
8 vision and future; and
9

10 **WHEREAS**, if the proposed amendments are adopted by the County
11 Commission, it would result in a massive development, and Okeechobee Boulevard
12 being converted into a thoroughfare for traffic from new developments to the west and
13 north of the Town, which would permanently alter the rural lifestyles of the Western
14 Communities; and
15

16 **WHEREAS**, when the County Commission approved the rezoning for the
17 Highland Dunes development in 2013, many Commissioners publicly recognized the
18 value to Palm Beach County of diverse lifestyles and intensities in Palm Beach County,
19 including the rural lifestyle of the Western Communities, and stated that careful
20 consideration must be given when applications for development in the area are
21 considered; and
22

23 **WHEREAS**, Minto is not entitled to any additional development rights, as the
24 current approved densities and uses were reviewed by the County in 2008 and
25 approved consistent with the Property's designation as an Agricultural Enclave at that
26 time, the uses and intensities of use in the Western Communities have not changed
27 since those 2008 approvals, and Minto purchased the Property knowing full well the
28 extent and scope of the permitted development on the Property; and
29

30 **WHEREAS**, denying the proposed applications would be in the best interest of
31 the residents of the Village of Wellington and the Western Communities, as well as
32 throughout the County by preserving the diversity of lifestyles that includes the rural and
33 agricultural uses that are predominant within the Western Communities.
34

35 **NOW, THEREFORE, BE IT RESOLVED BY WELLINGTON, FLORIDA'S**
36 **COUNCIL** that:
37

38 **SECTION 1.** The foregoing recitals are hereby affirmed and ratified as being true
39 and correct.
40

41 **SECTION 2.** The Wellington Council hereby formally opposes the pending
42 applications filed by Minto to increase the currently approved uses and intensities of
43 uses for the Minto West Project. The Wellington Council has no objection to the Palm
44 Beach County's previous approvals for the site, and strongly urges the Palm Beach
45 County Board of County Commissioners to not change those previous approvals.

1 **SECTION 3.** The Wellington Council hereby directs the Village Clerk to provide a
2 copy of this Resolution to each member of the Palm Beach County Commission, the
3 County Administrator, the Village of Royal Palm Beach, the Indian Trail Improvement
4 District, the Town of Loxahatchee Groves, the Palm Beach County League of Cities,
5 and other entities as may be determined by the Wellington Council, or Village Manager,
6 from time to time to be affected by the future development of the Property, for their
7 consideration and review.
8

9 **SECTION 4.** This Resolution shall become effective immediately upon adoption.
10

11 **PASSED AND ADOPTED** this 24th day of June, 2014.
12

13 **ATTEST:**

WELLINGTON

14
15
16 By: _____
17 Awilda Rodriguez, Clerk
18

By: _____
Bob Margolis, Mayor

19 **APPROVED AS TO FORM**
20 **AND LEGAL SUFFICIENCY**
21

22
23 By: _____
24 Laurie Cohen, Village Attorney
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