



Legislation Text


File #: AT2014-270, Version: 1

ADMINISTRATIVE TRANSMITTAL

DATE: June 12, 2014

TO: Mayor Margolis
Vice Mayor Greene
Councilman Willhite
Councilman Coates
Councilwoman Gerwig

FROM: Tim Stillings

THRU: 
Paul Schofield

CC: Senior Staff
Legal
Awilda Rodriguez

RE: Minto West

Minto Communities purchased the 3,800-acre property, formerly known as the Callery-Judge Groves, located south of 60th Street North, north of 50th Street North, and bisected by Seminole Pratt-Whitney Road (location map attached). Currently the site's land use is designated Agricultural Enclave and the Palm Beach County Comprehensive Plan has allocated 2,996 residential units and 235,000 square feet of commercial/retail. Minto West has submitted several applications (referenced below) to Palm Beach County to expand the development program to include 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
 - 200,000 square feet of office
 - 200,000 square feet of light industrial/manufacturing
 - 500,000 square feet of aerospace and technology research and development

6/12/2014

DISTRIBUTED TO ALL APPLICABLE PERSONS ON: 6/12/2014

COUNCIL ☒ MANAGER ☒

CLERK ☒ ATTORNEY ☒ STAFF ☒

ADDRESSED TO ALL COUNCIL

ADDRESSED TO _____

LOG NO: _____

- 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

A copy of the conceptual plan is attached. To achieve this proposed development program, Minto West needs several approvals: (1) Comprehensive Plan text amendment to the Agricultural Enclave and (2) a site-specific Future Land Use Atlas amendment; (3) a zoning map amendment (Agricultural Residential/Public Ownership to Traditional Town Development); and (4) a requested use approval for arena, stadium, or amphitheater. Amendments to the Unified Land Development Code (ULDC) were submitted, but subsequently withdrawn.

The proposed development program for Minto West poses potential issues for Wellington. The increase in the number of residential units may increase vehicle traffic within the Village, but this may be slightly offset by the vehicle traffic captured by the non-residential proposed. The traffic analysis indicates an increase in net new peak hour trips of 5,397. This will required significant changes to the roadways in and around the project site within a five-mile radius which may contribute to additional traffic within the Village. The changes include widening of Southern Boulevard, Seminole Pratt-Whitney Road, Okeechobee Boulevard, and State Road 7, as well as intersection modifications at Crestwood Blvd and Forest Hill Blvd.

The new community will also compete directly with Wellington businesses. The new residents in this community may also utilize Wellington's recreation programs thereby reducing capacity for Wellington residents, at least until the project's parks and recreation facilities are constructed.

Last week, the Loxahatchee Groves Town Council approved a resolution opposing the proposed amendments for Minto West. The Village of Royal Palm Beach is monitoring the amendments, but may take a position in the next few weeks. The Indian Trails Improvement District has adopted a resolution calling for a western community's joint approach to deal with the potential development (whether as currently approved, as requested, or somewhere in between). Given the potential impacts on the Village, does the Wellington Council wish to take a position regarding Minto West's proposal and the applications being processed by Palm Beach County?



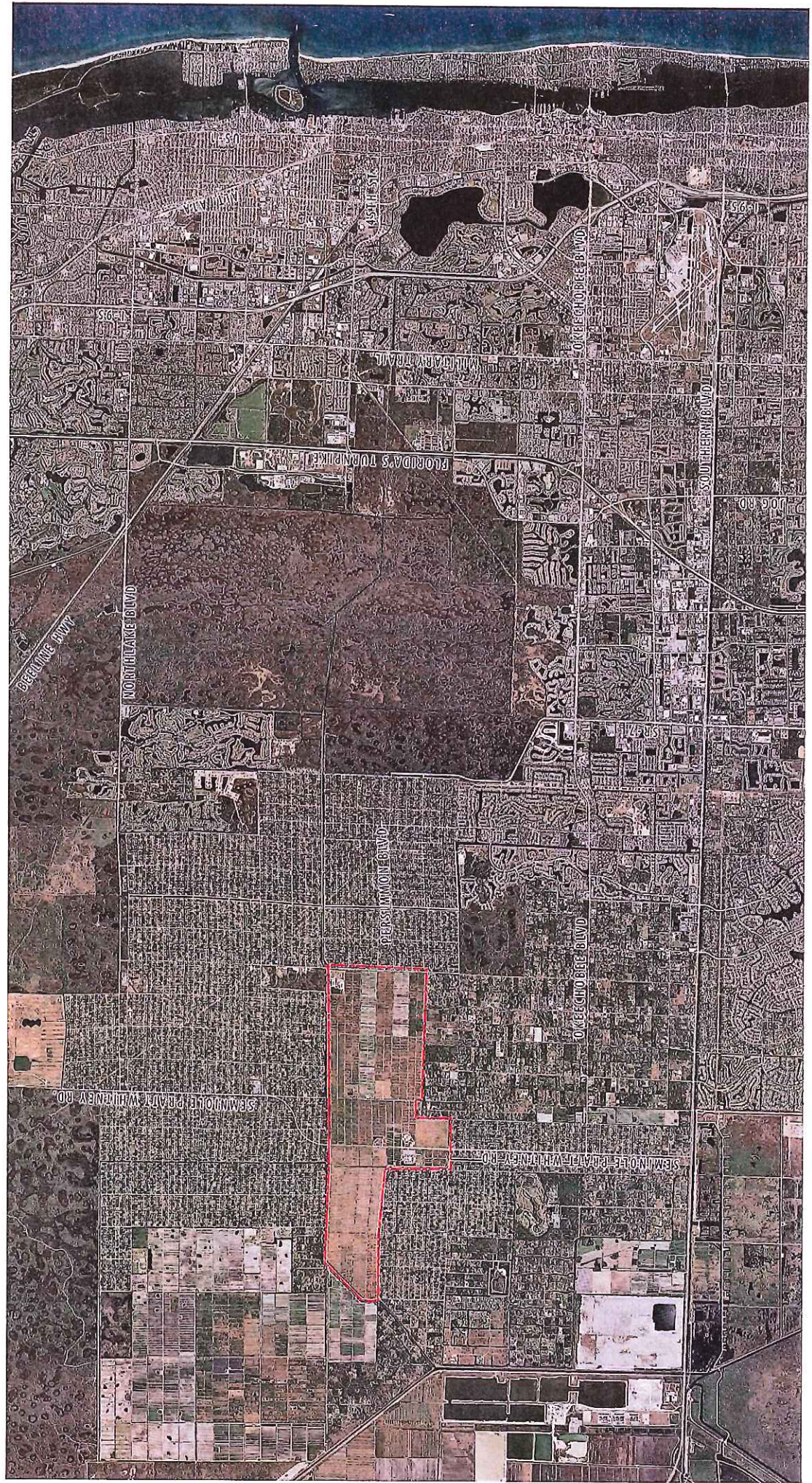
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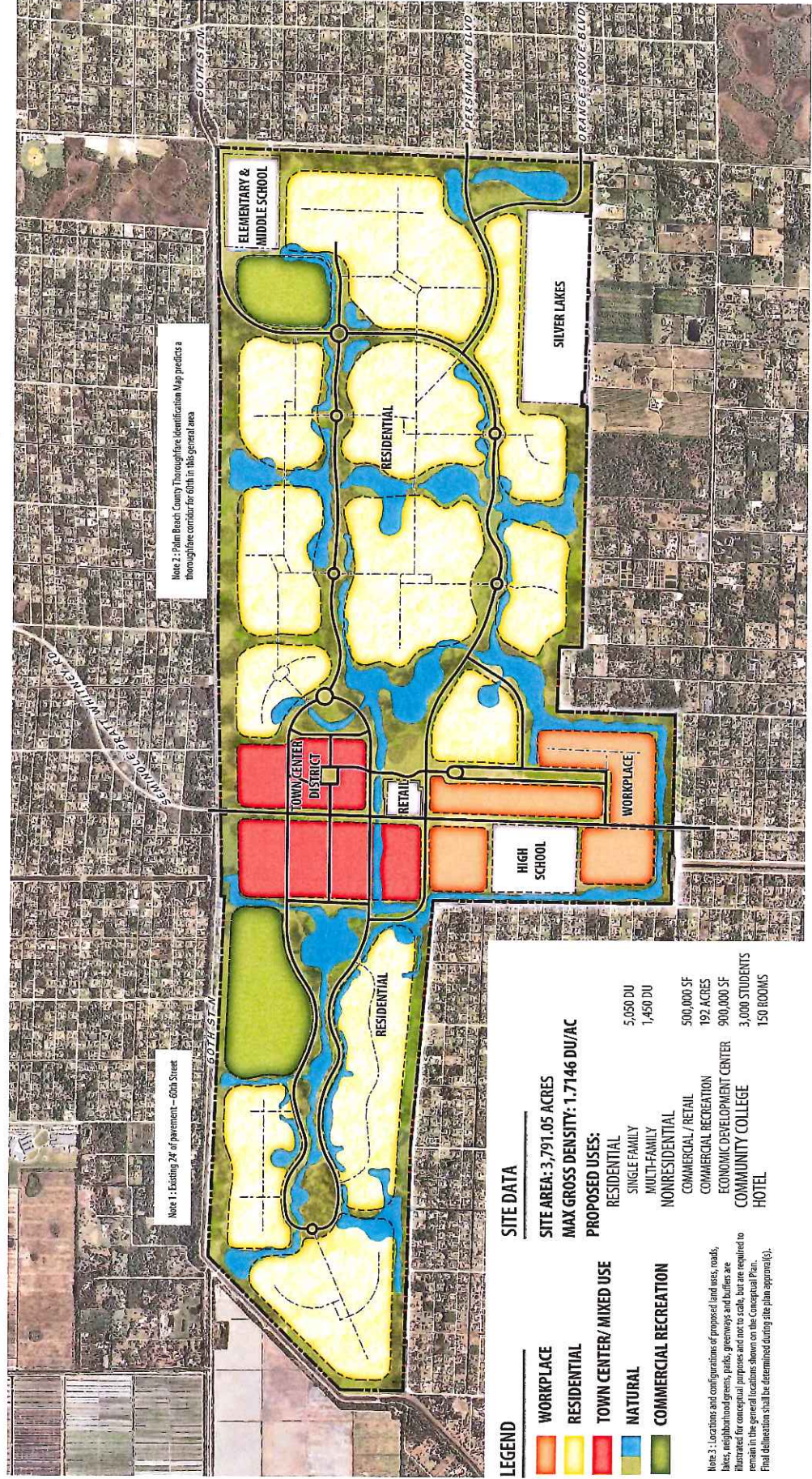
PALM BEACH COUNTY, FLORIDA

MPA

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LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
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CITE IN CATION MAD-1 ADSE CCONTENT



SITE DATA

SITE AREA: 3,791.05 ACRES
MAX GROSS DENSITY: 1,7146 DU/AC

PROPOSED USES:

RESIDENTIAL	5,050 DU
SINGLE-FAMILY	1,450 DU
MULTI-FAMILY	
NONRESIDENTIAL	
COMMERCIAL / RETAIL	500,000 SF
COMMERCIAL RECREATION	192 ACRES
ECONOMIC DEVELOPMENT CENTER	900,000 SF
COMMUNITY COLLEGE	3,000 STUDENTS
HOTEL	150 ROOMS

LEGEND

WORKPLACE
RESIDENTIAL
TOWN CENTER / MIXED USE
NATURAL
COMMERCIAL RECREATION

Note 3: Locations and configurations of proposed land uses, roads, lakes, neighborhood greens, parks, greenways and buffers are illustrated for conceptual purposes and not to scale, but are required to remain in the general locations shown on the Conceptual Plan. Final delineation shall be determined during site plan approval(s).