

4A-1

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: September 13, 2016

Consent  Regular  
 Ordinance  Public Hearing

Department: County Administration

I. Executive Brief

Motion and Title: Staff presentation on Westlake Impacts

**Summary:** On June 20, 2016, Minto West utilized unique provisions in Chapter 165.0615 Florida Statutes, created in 2012, that allowed it to incorporate as the City of Westlake. Beginning in mid-2013, County staff and Minto worked on a mixed-use residential and commercial development project within the Central Western Communities (CWC) portion of the County. The 3,800 acre project, then known as Minto West, obtained Comprehensive Plan amendments, Unified Land Development Code amendments, a Zoning Development Order and use approvals. In addition, Minto entered into a proportionate fair share agreement with the County, all to help achieve a long-standing County vision to help balance uses, provide for public benefits, and the requisite infrastructure within the CWC. Within the amendments, approvals, and agreements Minto West made numerous commitments to the County regarding public benefits, roads, drainage and other items. The County expects Westlake to adhere to the items within the development order. At the direction of the Board, staff reviewed the fiscal impacts of the municipal incorporation and provided the information via memorandum of August 24, 2016. The Board, at the Zoning Board meeting on August 25, 2016 directed staff to give a presentation of the information. District 6 (RB)

**Background and Policy Issues:** Minto West was among a number of properties intended to be addressed through the Sector Planning process undertaken by the County from 1999-2007. A Sector Plan was an optional strategic planning effort, established in State statute, to identify and implement specific planning strategies to address the unique needs of an area. The BCC adopted the Sector Plan Conceptual Overlay in 2005. Under this Plan, up to 3,200 units (0.8 units/acre) and up to 400,000 square feet (inclusive of the existing Grove Marketplace approval) were called for. However, the Department of Community Affairs found the amendment "not-in-compliance" with Chapter 163, Florida Statutes, and after extended negotiations, the County repealed the amendment in 2007. As Minto West was approved by the County, the project could build up to 4,546 residential units and more than 2 million square feet of non-residential uses.

**Attachment:**

- 1. Westlake Impacts Memo

Recommended by: N/A  
Department Director Date

Approved By: JCBaker 9/2/16  
County Administrator Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	_____	_____	_____	_____	_____
No. ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____


Is Item Included In Current Budget? Yes \_\_\_\_\_ No X \_\_\_\_\_ (Various Budgets)  
 Budget Account No.: Fund \_\_\_\_\_ Department \_\_\_\_\_ Unit \_\_\_\_\_  
 Object \_\_\_\_\_ Reporting Category \_\_\_\_\_

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

**C. Departmental Fiscal Review:** \_\_\_\_\_

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Dev. and Control Comments:**

 _____ OFMB Ex 9/02 # 9/2	 _____ Contract Dev. and Control 9/6/16 TA
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**B. Legal Sufficiency:**

  
 \_\_\_\_\_  
 Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_  
 Department Director



## Palm Beach County Interoffice Communication

**TO:** Commissioner Melissa McKinlay  
**FROM:** Verdenia C. Baker, County Administrator  
**DATE:** August 24, 2016  
**SUBJECT:** Westlake Impacts

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Per your request, staff has estimated the current taxable values for Westlake will be approximately \$15 million which generates property tax revenues of approximately \$72,000 annually based on the County's current operating millage rate of 4.7815. When fully developed, assuming 4,500 homes at a taxable value of \$350,000 each, this area may generate \$7.5 million annually in property taxes to the County's General Fund. This is a conservative estimate as it only relates to residential properties and does not include commercial properties.

The expected population is 12,500. State revenues for the Local Government Half Cent Sales Tax (portion of the State's 6% sales tax) and Communication Service Tax are allocated amongst the County and municipalities based on a population formula. North Palm Beach's current population is 12,100 and is projected to receive approximately \$1 million for Local Government Half Cent Sales Tax and \$630,900 for Communication Service Tax in FY 2016. Westlake may be eligible for these revenues in the future; however, the impact to the County may not be dollar for dollar since it is based on a population allocation formula.

The County will not be collecting building permit fees but will not be providing services and incurring expenses for this area. As a City, Westlake is responsible for municipal services. If the County should provide any of these services, an interlocal agreement would be needed with Westlake funding those services.

In addition to the financial impacts discussed above, Minto West made commitments through a development order to the County prior to Westlake incorporation regarding public benefits, roads, drainage, and other items. Those commitments are attached.

Please let me know if you have any questions or concerns.

Cc: County Commissioners  
Faye Outlaw, Asst. County Administrator  
Sherry Brown, OFMB Director

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## Minto West County Commitments

### Public Benefits

- The provision of parks and recreation facilities, to be open to the public as well as constructed and maintained by Seminole Improvement District (SID), comprising:
  - 242 acres of parks and recreation uses;
  - 15 miles of perimeter trails for pedestrians cyclists and equestrians;
  - 10 miles of pedestrian and bike pathways within the project;
  - Creation of a 4-mile long linear park along the M-2 Canal south of the project.
- Civic site dedications (totaling 72.70 acres) for:
  - Fire Station;
  - Sherriff's sub-station;
  - other Governmental Uses;
  - Elementary School site; and
  - provide retention, drainage and detention for these sites within the development.
- Reservation of two acres of land for future Park-and-Ride lot plus additional Palm Tran facilities to serve as a transit hub within the Central Western Communities area.

### Drainage/Roads

- Potential to address regional flooding, accepting approximately 168 cubic feet/second (cfs) of neighboring discharge on-peak (equivalent to 1"/day);
- Regional water storage for up to 250 acres of lake area with necessary easements to accept drainage on-site;
- Convey right-of-way deeds for Seminole Pratt Whitney Road, 60th Street North and Persimmon Boulevard to County;
- Funding of traffic signals where warranted and/or required by County Engineer (within the development and at specified locations in condition);
- Permit and install all lighting on County Thoroughfare roads within the project;
- Internal drainage system to accommodate drainage for public roads;
- Widening of Seminole Pratt Whitney Road at developer's expense; and
- Proportionate fair share agreement and other roadway mitigation payments totaling \$54,581,384.

### Other/Intangible

- 10% of units as Workforce Housing (total of 455 WFH units at 60% to 120% ranges); and
- Creation of Employment/Commercial hub with up to 2.2 million square feet of non-residential uses.