

**PALM BEACH COUNTY  
PLANNING, ZONING AND BUILDING DEPARTMENT  
ZONING DIVISION**

**Application No.:** TDD/R-2014-00094  
**Application Name:** Minto West TTD  
**Control No.:** 2006-00397  
**Applicant:** Minto PBLH LLC  
**Owners:** Minto PBLH, LLC  
 Seminole Improvement District Lessor  
**Agent:** Coteleur & Hearing, Inc. – Alessandria Kalfin  
 Coteleur & Hearing, Inc. - Don Hearing  
**Telephone No.:** (561) 747-6336  
**Project Manager:** Carrie Rechenmacher, Senior Site Planner

**TITLE:** an Official Zoning Map Amendment to a Traditional Development District REQUEST: to allow a rezoning from the Agriculture Residential (AR) and Public Ownership (PO) Zoning Districts to the Traditional Town Development (TTD) Zoning District. **TITLE:** Requested Use REQUEST: to allow a College or University and to allow a Hotel.

**APPLICATION SUMMARY:** Proposed is the rezoning of a 3,788.6-acre parcel of land from the Agricultural Residential Zoning District in part and the Public Ownership Zoning District in part to the Traditional Town Development (TTD) Zoning District, to allow for the development of 4,546 dwelling units at a gross density of 1.20 dwelling units per acre. The request also includes 2.0 million square feet (sq. ft.) of nonresidential use; 200,000 sq. ft. of Civic uses; and two Requested Uses for a 150-room Hotel and a 3,000-student College.

The TTD also includes an existing Packing Plant, a Commercial Communication Tower, a Water and Wastewater Treatment Plant, and Bona fide Agricultural uses. The Preliminary Master Plan (PMP) for the TTD is comprised of approximately 2,089.11 acres of open space and 1,699.49 acres of development area. The development pattern for the TTD is governed by 3 types of Transects: Natural, Sub-urban and Urban.

The Development areas of the TTD include a mix of Land Use allocations or Pods in the forms of Planned Unit Developments; Traditional Neighborhood Developments; Multiple Use Planned Developments; and Traditional Marketplace Developments. A total of 1.5 million sq. ft. is designated for Economic Development Center (EDC) uses and 500,000 sq. ft. for Retail uses. A total of 200,000 sq. ft. is designated for Public and Private Civic uses.

There are 2 concurrent applications/amendments submitted by the Applicant: a Future Land Use Amendment (LGA 2014-007) and related Text Amendment. In addition, there is a staff-initiated amendment to the Unified Land Development Code (ULDC) to implement the Minto West Agricultural Enclave as a TTD. Access to the subject site is proposed from Seminole Pratt Whitney Road, 140th Avenue, Persimmon Boulevard, 60th Street, and a future access along the northwest portion of the site.

**SITE DATA**

Location:	On the south side of 60th Street North, approximately 2 miles north of Okeechobee Boulevard, on the east and west sides of Seminole Pratt Whitney Road
Property Control Number(s)	00-40-43-12-00-000-3030; 00-40-43-01-00-000-1010; 00-40-43-02-00-000-1010; 00-40-43-02-00-000-9000; 00-40-43-03-00-000-1020; 00-40-43-03-00-000-1030; 00-40-43-01-00-000-1020; 00-40-43-12-00-000-1000; 00-40-43-12-00-000-1020; 00-41-43-06-00-000-1010; 00-41-43-06-00-000-3010; 00-41-43-05-00-000-1030; 00-41-43-05-00-000-1040; 00-41-43-06-00-000-1020; 00-41-43-07-00-000-1000; 00-41-43-07-00-000-1010; 00-41-43-08-00-000-1010; 00-41-43-08-00-000-1020; 00-40-43-01-00-000-7030
Existing Land Use Designation:	Rural Residential (RR-10) (53.17 acres) Agricultural Enclave (AGE) (3,735.43 acres)

Proposed Land Use Designation:	Agricultural Enclave (AGE)
Existing Zoning District:	Public Ownership District (PO) Agricultural Residential District (AR)
Proposed Zoning District:	Traditional Town Development (TTD)
Acreage:	3,788.60 acres
Tier:	Rural, Limited Urban Service Area (LUSA)
Overlay District:	Agricultural Enclave Overlay (AGEO)
Neighborhood Plan:	N/A
CCRT Area:	N/A
Municipalities within 1 Mile	Royal Palm Beach, Loxahatchee Groves
Future Annexation Area	N/A

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**RECOMMENDATION**

Staff recommends approval of the requests subject to 139 Conditions of Approval as indicated in Exhibit C.

**PUBLIC COMMENT SUMMARY:** At the time of publication, Staff had received 2 contacts from the public regarding this project requesting general information. In addition the following documents were received in regard to the application:

- 07/24/2014: Staff received a letter of objection from Indian Trail Improvement District (ITID) stating that on July 9, 2014 they held a meeting and adopted a Resolution objecting to the Minto West application and supports, instead, the 2008 Callery-Judge Ag Enclave proposal for 2,996 dwelling units and 235,000 square feet of non-residential uses. The letter states the Minto West’s urban form, land use mix and density and intensity are inconsistent with the Acreage, Loxahatchee Groves and surrounding communities.
- 09/18/2014: Staff received a letter from Ralf Brooks representing ALERTS of PB, Inc, addressed to the State of Florida Department of Economic Opportunity (DEO). The letter of objection, requests the DEO not adopt the plan amendment, as the approval would have an adverse regional impact to other local municipalities including Town of Royal Palm Beach, Town of Loxahatchee Groves, and ITID, and the unincorporated community of the Acreage. The letter charges this is a leap frog development that creates an Urban Enclave and contributes to urban sprawl, not consistent with certain portions of the Florida Statutes or the Comprehensive Plan, and would cause a negative impact affecting Traffic, Drainage, Education, Crime, and Environmental concerns such as Noise and Light pollution and Taxpayer costs.

**PROJECT HISTORY**

The following Table summarizes prior approvals and pertinent actions affiliated with the subject property.

Application Number	Request	Resolution/ Ordinance	Approval Date
N/A	Bona fide Agriculture (orange groves).	N/A	1966
<b>SE-1975-00008</b> Callery Judge Water and Wastewater treatment plant	An application of Land Holding Corporation for a Special Exception (SE) to allow an Interim Sewage Treatment Plant.	R-75-088	February 11, 1975
<b>DRC 94-00046</b>	Packing Plant Site Plan approval by the Development Review Committee.	N/A	February, 1994
<b>CA- 1995-00107</b> (1995-107) Callery Judge Water and Wastewater Treatment Plant	An application of Seminole Improvement District for a Class A Conditional Use to allow a Water and Wastewater Treatment Plant.	R-96-0998	July 25, 1996
<b>CA94-00046(A)-</b>	An application of Bellsouth Mobility	R-96-1949	December 2,

CJG Packing Plant-Tower	for a Class A Conditional Use (CA) to allow a Commercial Communication Tower (200 feet).		1996
<b>EAC-1994-00046 (B)</b> CJG Packing Plant-Tower	An application of Bellsouth Mobility for a Development Order Amendment/Expedited Application Consideration (EAC) to delete a Condition of Approval (D.5 storage tanks).	R-98-306	February 26, 1998
<b>1998-47 USAB1</b> Golden Groves/Seminole Limited Urban Service Area	RR-10 to Large Scale Multiple Use LS/MU 130 acres (15 acres CH-O, 110 acres IND, 5 acres open space); amend from Rural to Limited Urban Service Area Seminole-Pratt Whitney Road, east and south of the packing plant.	Denied- Not Transmitted	July 13, 1998 Recommendation of Denial
<b>1999-2005: MGTS</b> Managed Growth Tier System- and Central West Communities Sector Plan	Preparation and Adoption of Planning studies which identified these parcels as a potential centralized hub for "balancing" land uses in the area.	Ordinance 2005-34	August 22, 2005
<b>ABN-2006-00833</b> (1975-00008) Callery Judge Water and Wastewater treatment plant	An application to abandon the SE for an Interim Sewage Treatment Plant.	R-2006-1201	June 22, 2006
<b>2005-2007: MGTS</b> Managed Growth Tier System- and Central West Communities Sector Plan	Negotiation Period- State Dept. of Community Affairs determined not consistent with Chapter 163. The Ordinance never became effective due to administrative challenges.	Ordinance 2007-031	Repealed amendment on November 26, 2007
<b>LGA-2006-00015</b> Comprehensive Plan Amendment – Callery Judge Groves	An application for a Development of Regional Impact (DRI) - Large Scale Amendment to allow an Amendment of the Future Land use from RR10 to TTD/5 for the development of a new town consisting of 10,000 homes, 4.9 million SF non-residential uses, and sought to address regional water supply and drainage issues. Round 06-D1.  Planning Staff recommended denial of the request, but offered an alternative action consistent with Sector Plan Remedial Amendment.	No Ordinance-Denial	Denied by the BCC on May 15, 2007.
<b>TDD/R/ZV 2006-1142</b> Callery Judge Groves TTD	Zoning application for a DRI, Type II Variance, and Rezoning to TTD, 10,000 residential units and a total of 4.9 million sq. ft. of non-residential uses. Zoning Staff recommended denial.	R-07-0829 and R-07-0830	Denied by the BCC on May 15, 2007
<b>2008-11 Future Land Use Amendment (FLUA)</b> Text Amendment	An application of Callery Judge Groves requesting a Land Use Amendment, pursuant to 163.3164(4) F.S and a Text Amendment that established the current policies in the Plan.	Ordinance 2008-019	August 21, 2008

	The request limited the site to allow 2,996 units and 235,000 square feet of retail and office uses, just under the thresholds that would have triggered DRI review.		
Privately Initiated Amendments	An application of Minto West to allow an additional round to process a large scale amendment as permitted by the Comprehensive Plan.	Ordinance Pending	Submittal October 28, 2013
Privately Initiated Text Amendments	Proposal to modify policies in the Plan related to AGE FLU provisions, transects and providing public benefits.	Ordinance Pending	Initiated by the BCC April 28, 2014
<b>LGA-2014-007</b>	The application of Minto West to Modify the Comprehensive Plan Future Land Use and Text to increase the residential density from 2,996 residential units (0.80 du/acre) to 6,500 residential units (1.7 du/acre), and increase the non-residential intensity from a maximum of 235,000 square feet of Commercial uses to 1.4 million.  Request was modified on July 22, 2014 to allow 4,546 units and 2.2 million sq. ft. of non-residential uses, a hotel and college.	Ordinance Pending	Submittal November 04, 2014  Pending

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**SURROUNDING LAND USES**

**NORTH EAST:**

FLU Designation: Rural Residential (RR-2.5)  
Zoning District: Agricultural Residential District (AR)  
Supporting: Residential – Single Family (The Acreage)

**NORTH EAST: (Internal residual parcel)**

FLU Designation: Rural Residential (RR-10)  
Zoning District: Agricultural Residential District (AR)  
Supporting: Residential – Grove Elementary School and Western Pines Middle School

**NORTH WEST:**

FLU Designation: Rural Residential (RR-5)  
Zoning District: Agricultural Residential District (AR)  
Supporting: Residential - Single Family

**SOUTH EAST:**

FLU Designation: Rural Residential (RR-2.5)  
Zoning District: Agricultural Residential District (AR)  
Supporting: Residential - Single Family (The Acreage)

**SOUTH EAST: (Internal residual parcel)**

FLU Designation: Rural Residential (RR-10)  
Zoning District: Agricultural Residential District (AR)  
Supporting: Residential – Silver Lakes, Control No. 2006-00397

**SOUTH WEST:**

FLU Designation: Rural Residential (RR-5)  
Zoning District: Agricultural Residential District (AR)  
Supporting: Residential - Single Family (Loxahatchee Groves)



1 EAST:  
2 FLU Designation: Rural Residential (RR-2.5)  
3 Zoning District: Agricultural Residential District (AR)  
4 Supporting: Residential - Single Family (The Acreage)  
5

6 WEST:  
7 FLU Designation: Rural Residential (RR-10)  
8 Zoning District: Agricultural Residential District (AR)  
9 Supporting: Agriculture- Bona-fide Ag  
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11 SOUTH WEST: (Internal residual parcel)  
12 FLU Designation: Rural Residential (RR-10)  
13 Zoning District: Agricultural Residential District (AR)  
14 Supporting: Seminole Ridge High School  
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16 The subject site is bounded on the north and east by the Acreage subdivision which is made  
17 up of primarily 1.25 acre lots. Adjacent to the southeastern part of the site is the Town of  
18 Loxahatchee Groves, a large lot community averaging approximately 1 unit per 5 acres, and  
19 that supports both residential and various agricultural uses. To the northwest are Indian Trail  
20 Groves with an RR-10 designation on most of the area and a Rural Residential, 1 unit per 5  
21 acres area forming a part of the boundary with the subject site.  
22

23 There are 4 properties that total 245 acres that are surrounded by but not included in the  
24 proposed TDD. On the northeast portion of the site are the County public schools Grove  
25 Elementary and Western Pines Middle School with a total area of 56.43 acres, and a  
26 Communication Tower (Control No. 1996-027) located on the site. On the southwest portion of  
27 the TDD is a 119.31-acre agricultural site known as Silver Lakes Community and also has a  
28 Communication Tower approval (Control No. 2006-00397) on this property.  
29

30 Along the east side of Seminole Pratt-Whitney Road, and otherwise surrounded by the subject  
31 site, is a shopping plaza called the Grove Market Multiple Use Planned Development (MUPD)  
32 which is a total of 9.98 acres, (Control No. 1995-00106). Just south of the MUPD along the  
33 west side of Seminole Pratt-Whitney Road, is Seminole Ridge High Public School (Control No  
34 03-02) which consists of 60 acres. The Grove Market and the elementary and middle schools  
35 were formerly part of the Callery-Judge property, but received development approvals through  
36 the County for these uses and have been subsequently developed and are not included in the  
37 overall Minto West Development Order.  
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## 39 FINDINGS

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### 41 Rezoning Standards:

42 When considering a Development Order application for an Official Zoning Map Amendment to  
43 a Standard Zoning District, to a PDD or TDD, the BCC and ZC shall consider Standards 1-7  
44 listed under Article 2.B.1.B of the ULDC. The Standards and Staff Analyses are indicated  
45 below. An Amendment, which fails to meet any of these standards shall be deemed adverse to  
46 the public interest and shall not be approved.  
47

### 48 **1. CONSISTENCY WITH COMPREHENSIVE PLAN-** *The proposed amendment* 49 *is consistent with the Plan.* 50

51 FUTURE LAND USE (FLU) PLAN DESIGNATION: Rural Residential, 1 unit per 10 acres (RR-  
52 10) on 53.17 acres and Agricultural Enclave (AGE) on 3,735.43 acres  
53

54 PROPOSED FUTURE LAND USE (FLU) PLAN DESIGNATION: Agricultural Enclave (AGE)  
55 with revisions to Conditions, Conceptual Plan and Implementing Principles  
56

57 TIER: The subject site is in the Rural Tier.  
58

59 FUTURE ANNEXATION AREAS: The subject site is not within the future annexation area  
60 identified in the Comprehensive Plan.  
61

1 INTERGOVERNMENTAL COORDINATION: The subject site is located within one mile of  
2 Royal Palm Beach and the Town of Loxahatchee Groves.

3  
4 **A. CONCURRENT LAND USE AMENDMENT:**

5 The nearly 3,800-acre site is the subject of a Large Scale Land Use Amendment known  
6 as Minto West Agricultural Enclave LGA 2014-007. The request seeks to change the  
7 land use designation from RR-10 to AGE on 53.17 acres, and modify Conditions of  
8 Approval previously adopted on the remaining 3,735.43 acres designated as AGE. A  
9 public hearing was conducted by the BCC on August 27, 2014, and transmitted to the  
10 DEO under the provisions of the expedited state review process. The modified  
11 Conditions on the FLUA amendment, proposed for adoption are as follows:

12 A. Maximum gross density is 1.20 du/acre (4,546 maximum units); no additional density  
13 bonuses are permitted.

14 B. Non-residential uses shall be limited to the following maximum intensities:

- 15 • 500,000 square feet of Commercial
- 16 • 450,000 square feet of Commercial Office
- 17 • 1,050,000 square feet of Light Industrial and Research and Development Uses  
18 defined as those that are not likely to cause undesirable effects upon nearby  
19 areas. These uses shall not cause or result in the dissemination of excessive  
20 dust, smoke, fumes, odor, noise, vibration or light beyond the boundaries of the  
21 lot on which the use is conducted
- 22 • 200,000 square feet of Civic uses
- 23 • 150 room Hotel
- 24 • 3,000 student College/University

25 C. Development of the site must conform with the Site Data table, the Conceptual Plan  
26 and the Implementing Principles.

27 D. The Zoning development order shall include the provision of at least 10% of the  
28 residential units shall be provided as workforce housing.

29 E. The Zoning development order shall include provisions requiring the project to  
30 address regional drainage and/or water supply needs: providing at least 160 cfs  
31 discharge (1"/day) on peak, and a flowage easement for 250 acres of lake, and/or  
32 other equivalent solutions.

33 F. The Conceptual Plan and Implementing Principles require the:

- 34 • The Conceptual Plan—establishes a maximum of 15% of Enclave may be  
35 developed under the PUD-Residential Pod standards;
- 36 • The Conceptual Plan depicts the location of Rural Parkways; and
- 37 • The Implementing Principles establishes provisions consistent with the "Transect  
38 Zone" definition in the Comprehensive Plan.

39 G. The Zoning development order shall include a "Transect Plan" which further details  
40 the Transect Zones and sub-zones, demonstrating full compliance with all relevant  
41 policies, the Conceptual Plan and Implementing Principles.

42 H. To ensure a balanced development with a diversity of uses: the Zoning development  
43 order shall include a phasing plan and/or conditions of approval requiring minimum  
44 non-residential development to be included in each phase, unless all non-residential  
45 uses are built-out.

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47 **B. CONCURRENT COMPREHENSIVE PLAN TEXT AMENDMENTS:**

48 Included as a part of LGA 2014-007 are amendments to policies within the Plan  
49 pertaining to Agricultural Enclaves. The relevance to this zoning request are  
50 amendments to Policies for an Agricultural Enclave, including the appropriate zoning  
51 district, zoning requirements, clarifying the densities and intensities of use and their  
52 allowable locations, plus significant allocations of open space and provision of public  
53 benefits that are both for the future residents of the development, and for the larger  
54 region. The Applicant has agreed to all of these provisions, and is the basis of the  
55 County's recommendation for approval of the Comprehensive Plan text and FLUA  
56 amendments for the Minto West Agricultural Enclave.

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2 In the 2008 Plan amendment to establish the Agricultural Enclave in the Comprehensive  
3 Plan, the Plan required the adoption of a Conceptual Plan and Implementing Principles  
4 with a corresponding Agricultural Enclave FLUA amendment. This rudimentary plan  
5 identifies the maximum density and intensity approved under the FLUA amendment,  
6 and provides general guidance as to where it is located. The accompanying Principles  
7 are generalized guiding language that further informs the subsequent site plan design  
8 and identifies additional details not included in the Plan's policies that are to inform the  
9 development of the project. All subsequent plans for development are based on these  
10 and continue to refine and clarify the concepts in further detail. Thus, the proposed  
11 Preliminary Master Plan and Transect Plan link back to the Conceptual Plan but provide  
12 greater detail, assigning specific units and square footages to land area, while  
13 demonstrating larger compliance with the Comprehensive Plan policies. The Transect  
14 Plan serves as "the Planning Division's Master Plan" as it indicates which Pods conform  
15 to which Transect Zone and Subzone, the units, intensity and in turn, provide  
16 verification and demonstrable compliance with the Comprehensive Plan Policies.  
17 Conditions of Approval in the FLUA amendment are carried forward with this  
18 Development Order to ensure compliance with the Plan.  
19

20 The Transect was added to the Comprehensive Plan for several projects including the  
21 Agricultural Enclave in 2008. The basic concept of the Transect is that the Land Use  
22 densities and intensities of use, the intended physical form, and character of a place is  
23 established and described in a unified manner, and typically implemented through form-  
24 based code regulations. This was done at the time because the prior Owner was  
25 unwilling to commit to using established Traditional Development Districts that achieved  
26 "appropriate new urbanism concepts" (required per the statutes for Agricultural  
27 Enclaves, FS 163.3162(4) and FS 163.3164(4)). The Transect was a method to  
28 effectuate a density/intensity overlay using existing zoning districts that would achieve  
29 some measure of clustering and compactness not otherwise provided for in zoning. In  
30 the 2014 amendment, the Transect is retained, but requires more open space and  
31 greater clustering of units and intensity. Furthermore, it is tied to the TTD concept, as  
32 found in the ULDC, with a number of relevant changes to accommodate a greatly  
33 reduced density and expanded open space than the TTD regulations contemplate. This  
34 in no way diminishes the intent of the TTD, rather it furthers it. The Transects are  
35 further explained in the Density section below.  
36

37 During the course of the negotiations between the Applicant and Staff on the Land Use  
38 and Comprehensive Plan Text Amendments, the Text Amendments, which were  
39 originally proposed to be deleted by the Applicant, were instead retained and  
40 strengthened in addition to applying the TTD and other traditional development  
41 concepts. This led to the TTD being intermingled with the prior Transect concept. It  
42 adds both additional regulation, which the Applicant has agreed to comply with, but also  
43 greater predictability in the resultant development pattern, and also helps to guarantee  
44 separation from the surrounding suburban development pattern, ensuring compatibility  
45 with the surrounding uses. It provides for the clustering of density and intensity,  
46 sufficiently separated and buffered from the surroundings.  
47

48 To further guarantee compliance with the Plan policies, the Conceptual Plan, the  
49 Implementing Principles, and other commitments made by the Applicant, Staff has  
50 proposed Conditions approval in the FLUA amendment, which are carried forward, and  
51 also new Conditions of approval to guarantee all provisions are satisfied and fully  
52 implemented.  
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54 The Rezoning request is generally consistent with the proposed land use amendment.  
55

56 **C. DENSITY:**

57 Per LGA 2014-007, Condition A, Residential uses are limited to 1.2 dwelling units per  
58 acre, which equates to a maximum of 4,546 units. However, due to the Comprehensive  
59 Plan policies for the Agricultural Enclave, a significant portion of the area would be  
60 undeveloped: a minimum of 55% of the land area may not have any density assigned to  
61 it. This area is known as the Natural Transect, which may include open space uses  
62 such as recreation, agriculture, landscaping/buffering, water management tracts, water  
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1 supply purposes, environmental restoration, and greenways and other trail systems  
2 (including rural parkways). Per the Plan amendments, this area must be a minimum of  
3 200 feet in width from any perimeter edge of the Agricultural Enclave, and must average  
4 400 feet across the project. Furthermore there is an additional Plan provision that  
5 states that any residential unit placed within 1/8 of a mile (660 feet) of the Enclave, must  
6 be comparable to the built/land use density outside of the perimeter to further ensure  
7 compatibility.  
8

9 All proposed density, 4,546 units, must be located in the remaining two Transects within  
10 the Agricultural Enclave, the Sub-urban and Urban Transects, and are regarded as  
11 being the "developable area." The Urban Transect is the most intense transect in terms  
12 of density potential, with an allowance of up to 12 units per acre, and a maximum of  
13 20% of the units may be allocated to this Transect; however, it is limited to a maximum  
14 of 10% of the overall Enclave acreage. It consists of two parts, Employment Center  
15 which has no units and is to be developed as an MUPD, and the Town Center, to be  
16 developed as a TMD, and includes limited density assigned to fulfill the mixed use  
17 requirements of that district consistent with Comprehensive Plan policy for TMD. The  
18 Sub-urban Transect consists of low-to-moderate density residential areas and shall  
19 feature densities ranging between 0.5 to 8 units per acre, and may comprise no more  
20 than 40% of the overall Enclave acreage. These may be developed as either PUDs or  
21 TNDs. The Conceptual Plan and the FLUA Amendment Condition indicate that no more  
22 of 15% of the Enclave may be developed using PUD Residential Pods. Within the Sub-  
23 Urban Transect are three sub-zones, which further refine and detail the placement of  
24 density. The lowest density sub-zone is the "Neighborhood Edge" which is intended to  
25 be at the very edges of the developable area within the Enclave, built at a density of .5-  
26 1 unit per acre, and comprise no more than 20% of the overall land area. The density  
27 gradually increases through "Neighborhood General" sub-zone, which may have  
28 densities be between 1-5 units per acre, and consist of no more than 30% of the  
29 Enclave land area. The most intense sub-zone of the Sub-urban Transect is the  
30 "Neighborhood Center." The Neighborhood Center is required to have at least 20% of  
31 the units assigned, and have a minimum density of 4 units per acre (and the overall  
32 Transect may not be more dense than 8 units per acre). An analysis of the Preliminary  
33 Master Plan, dated August 26, 2014, indicates that 40 units are proposed for the Urban  
34 Transect (30 units in Pod L (TMD), and 10 units in Pod G (TMD)), and the balance of  
35 the units (4,506) would be allocated to the Sub-urban Transect (Pods B, E, F, M, N, O,  
36 P, Q, R, S, T, and U).  
37

38 The Sub-urban transect sub-zones are not indicated on the Conceptual, Transect, or  
39 Preliminary Master Plans. This is due to the complexities of laying out the individual  
40 neighborhoods, and full compliance with the Plan provisions will be required to be  
41 depicted on the Transect Plan, prior to Final Master Plan approval, and may be  
42 amended administratively as each Pod comes in for Final Site Plan approval.  
43 Additionally, Public and Private Civic uses are allocated to the Sub-Urban Transect.  
44

45 Per the proposed Transect Plan dated August 22, 2014, 2,089.11 acres or 55.11% of  
46 the land is allocated to the Natural Transect; 1,334.85 acres or 35.21% of the land is  
47 allocated to the Sub-Urban Transect; and 364.64 acres or 9.62% of the land area is  
48 allocated to the Urban Transect. These are consistent with the Comprehensive Plan  
49 amendments.  
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#### 51 **D. INTENSITY:**

52 Per LGA 2014-007, Condition B, non-residential uses shall be limited to the following  
53 maximum intensities:

- 54 • 500,000 square feet of Commercial;
- 55 • 450,000 square feet of Commercial Office;
- 56 • 1,050,000 square feet of Light Industrial and Research and Development Uses  
57 (defined as those that are not likely to cause undesirable effects upon nearby  
58 areas; these uses shall not cause or result in the dissemination of excessive  
59 dust, smoke, fumes, odor, noise, vibration or light beyond the boundaries of the  
60 lot on which the use is conducted);
- 61 • 200,000 square feet of Civic uses;

- 150 room Hotel; and,
- 3,000 student College/University.

As each individual Pod, as identified on the Conceptual Master Plan, comes into the Development Review process, each application will be reviewed for consistency with the stated parameters.

**E. SPECIAL OVERLAY DISTRICT/NEIGHBORHOOD PLAN/PLANNING STUDY AREA:**

The project is NOT within a special overlay district or neighborhood plan adopted by the Comprehensive Plan. However, the Minto West project is located within the area known as the Central Western Communities (CWC). The CWC area has been the subject of many planning studies over the years, including a sector plan effort that examined how large agricultural use parcels within a larger residential development pattern could convert to development and provide for greater regional needs while ensuring compatibility with the existing residential area. The current application is generally consistent with the Sector Plan Remedial Amendment/Stipulated Settlement Agreement from 2007. That Amendment was never adopted, but remained the last direction by the BCC concerning the form, types, and intensity of development in the CWC area.

**F. WORKFORCE HOUSING**

The FLUA Amendment, specifically condition G, which reads as follows, "The Zoning development order shall include the provision of at least 10% of the residential units shall be provided as workforce housing," requires workforce housing units to be included. The specifics and the mechanisms for providing the workforce housing are included in the conditions of approval. These are based on extensive negotiations between the developer and the County. Furthermore, these constitute one of the stated "public benefits" in the FLUA amendment.

**G. PHASING PLAN**

Per FLUA Condition H, the Applicant is required to submit a Phasing Plan at time of the Rezoning of the subject property to a TTD. A Phasing Plan dated August 14, 2014 was submitted at time of certification of the project; however, during the preparation of Conditions of Approval, both the Applicant and Planning Staff have determined that modifications must be done to the August 14th Plan to achieve the desirable balance of residential units and non-residential square footage over the development phases of the TTD. On September 10, 2014, Staff had a follow up meeting with the Applicant, and an Alternative Phasing Plan was proposed by the Applicant for discussion purposes. Subsequently, the Applicant submitted informally to the County on September 13, the Alternative Phasing Plan was utilized for the preparation of the Workforce Housing, Planning, and to some extent, Traffic Conditions of Approval. However, the Phasing of the TTD is still subject for further discussions on possible alternatives. Therefore, Staff recommends Conditions of Approval, (All Petitions Conditions 4 and 5) to require the Applicant to submit a revised Phasing Plan prior to the BCC Adoption of the FLUA amendment and rezoning hearing, generally consistent with the September 13th Plan, and in compliance with the recommended Conditions proposed by other County Departments.

**2. CONSISTENCY WITH THE CODE – *The proposed amendment is not in conflict with any portion of this Code, and is consistent with the stated purpose and intent of this Code.***

**A. CONCURRENT UNIFIED LAND DEVELOPMENT CODE (ULDC) AMENDMENTS:**

Under the Round 2014-01 Amendments to the ULDC, Zoning Division Staff initiated code amendments to the AGE0, TDDs and other pertinent sections of the ULDC. The proposed amendments are to modify the requirements related to the Allocation Plan, including Transects, Implementing Principles and Density or Intensity. The requirements are being removed from the ULDC and will be addressed under the concurrent Text and Plan Amendments of the Comprehensive Plan. Any amendments to these requirements or implementation will be mandated by the Planning Division.

1 Generally, the AGEO amendments include deletion of redundant provisions addressed  
2 by the FLUA amendment Conceptual Plan and Implementing Principles; clarification of  
3 development review procedures and plan requirements; and, exceptions for a TTD in  
4 the AGEO that recognizes the special circumstances of the Enclave. Also proposed are  
5 miscellaneous minor revisions to update the TDD requirements (originally adopted in  
6 2003) to reflect BCC approvals for Requested Uses within a TTD; block structure  
7 standards; spacing requirements for street trees; standards for porches and garages;  
8 and, exceptions from window requirements for certain non-residential uses.  
9

10 The Land Development Regulatory Board and Land Development Regulatory  
11 Committee found the proposed amendments consistent with the Comprehensive Plan.  
12 On August 27, 2014, the BCC approved 1<sup>st</sup> Reading of the Amendments. The Final  
13 adoption of the ULDC amendments is schedule for October 29, 2014.  
14

15 The proposed Rezoning to a TTD has been evaluated based on the current and  
16 proposed amendments to the ULDC. The following summarizes an analysis of issues  
17 related to the rezoning to a TTD:  
18

19 **B. AGRICULTURAL ENCLAVE OVERLAY (AGEO):**

20 The 3,788.3-acre development is located within the AGEO. The Overlay was created in  
21 the ULDC under Ordinance 2008-019 on September 1, 2010, following the amendments  
22 to the Comprehensive Plan in 2008 and adoption of the Agricultural Enclave. The  
23 regulations of the AGEO are to ensure compliance with the goals and policies and  
24 objectives of the Plan. The Development must include new urbanism concepts to  
25 achieve clustering, mixed use development, the creation of a rural village and city  
26 centers and the transfer of development rights. The AGEO requires this to be  
27 accomplished by rezoning the property to a TTD Zoning District.  
28

29 **C. TRADITIONAL TOWN DEVELOPMENT ZONING DISTRICT**

30 The Applicant is proposing to rezone the 3,788.6-acre subject property (3,735.43 acres  
31 of Agricultural Residential and 53.17 acres of Public Ownership) to a TTD. If approved  
32 by the BCC, the property will be the first TTD in Palm Beach County. This rezoning will  
33 be consistent with the requirements pursuant to Article 3.B.17 AGEO of the ULDC,  
34 which requires a property with an AGE Future Land Use designation to be rezoned to a  
35 TDD Zoning District.  
36

37 Generally, the TTD is a larger scale community development that provides a framework  
38 for compact, interconnected, walk able neighborhoods with an identifiable center and  
39 edge. The TTD provides a mix of housing choices within proximity to the commercial,  
40 civic, recreation and open spaces amenities.  
41

42 **D. CONCEPTUAL PLAN/TRANSECT PLAN/PRELIMINARY MASTER PLAN (PMP):**

43 The rational nexus between the Conceptual Plan [Exhibit 1], Transect Plan [Exhibit 2]  
44 and the PMP [Exhibit 3] has been briefly mentioned in Standard 1, Consistency with the  
45 Comprehensive Plan, the Zoning Division is providing further explanation of how these  
46 plans (Conceptual, Transect and PMP) are interrelated and will be utilized for the  
47 implementation of the TDD. Furthermore, pursuant to FLU Amendment Condition H, the  
48 Applicant is required to submit a Phasing Plan [Exhibit 4] at the Rezoning of the subject  
49 property to a TTD. The Phasing Plan has been mentioned in Standard 1, Consistency  
50 with the Comprehensive Plan, and will be further discussed under Standard 5,  
51 Development Pattern.  
52

53 The Conceptual Plan identifies the density, intensity and general land use locations.  
54 The intent of the Conceptual Plan is to be adopted with the Land Use Amendment  
55 Ordinance, and will not be expected to be modified without the BCC's approval. As  
56 conditioned in the Land Use Amendment, the Transect Plan provides a bridge between  
57 the Conceptual Plan to the Master Plan, establishing important design components to  
58 demonstrate new urbanism concepts. Therefore, the Transect Plan is a tool for Staff to  
59 monitor and control the development pattern of the TTD and where the density/intensity  
60 are required to be clustered within the development. The Transect Plan must be  
61 updated by the Property Owner as the development of the TTD progresses. As

previously described under Standard 1, there are 3 Transect Zones: Urban, Sub-urban and Natural. The Transect Plan will be regulated and monitored by the Planning Division staff.

The current ULDC requires the rezoning application be accompanied with a PMP that shows the general location, intensity and density of the TTD. The PMP is required to be consistent with the Conceptual Plan, Implementing Principles and the Transect Plan. The BCC will approve the Transect Plan and the PMP at the Rezoning of the TTD Hearings. The PMP will be updated as the development of the TTD progresses to ensure consistency with the Conceptual and Transect Plans. The PMP will be regulated and monitored by the Zoning Division. The following table shows the relation between the TTD's Land Use Allocation and the affiliated Transects:

TTD Transect/Land Use Allocation			
	Natural Transect	Suburban Transect	Urban Transect
<b>Pods</b>	<u>Civic</u> Pod C-4 <u>Recreation</u> Pods C & V	<u>TND</u> Pods E,F,M, M, P & S <u>PUD</u> Pods B,O, Q,R,T & U	<u>TMD</u> Pods L & G <u>MUPD</u> Pods H,I,J & K

**E. PRELIMINARY MASTER PLAN - LAND USE ALLOCATION AND REQUIREMENTS**

The proposed PMP shows a balance of mixed allocation of land uses (aka Pods). The Applicant utilizes the alternative minimum and maximum land use percentages as described in the Conceptual Plan and Implementing Principals. The Land Use Allocations are in the form of Pods which follow the specific regulations of the Planned Unit Development (PUD); Traditional Neighborhood (TND); Traditional Marketplace (TMD); and the Economic Development Center-Multiple Use Planned Development (EDC MUPD). There are also Pods that will accommodate Public/Private Civic uses, and Recreational uses, and existing agriculture, see Table below for Land Use Allocation. The location of the Pods and associated density/intensity are determined by the Transects and subzones, which are described in the Transect Plan. A more comprehensive analysis of each of the Pod types will be provided further in this Staff Report.

**Land Use Allocation- Conceptual Plan**

AG Enclave TTD Pod Limitations							
District/Pod	Corresponding Transect	Land Area		Dwelling Units		Intensity	
		Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
TND*	Sub-Urban	15%	40%	60%	100%		10%
TMD	Urban		5%		20%	30%	100%
MUPD	Urban		5%		0%		70%
PUD	Sub-Urban		15%		40%		1%
Open Space/REC	Natural	55%			0%		0%

\*Dwelling units within a TND may be of one housing type, provided the TND complies with the minimum and maximum densities of the Suburban Transect subzones and all other provisions of the district.

All developments within TDDs are subject to the review and approval procedures that apply to planned developments of Article 3.E, PDDS. The Rezoning to a TTD does not require individual layout (subdivision or block plan) of each land use allocation for the PUD, TND or Civic sites at the time when presented to the BCC for approval. However, each of these Pods must receive Final Approval by the Development Review Officer (DRO); each Pod will be evaluated under its applicable ULDC requirements at the time of Approval. The PMP will also be updated to reflect the latest DRO approval.

As for the non-residential Pods/uses, the current Code requires a Preliminary Site Plan be approved by the BCC for TMD, MUPD and the 2 Requested Uses (College and Hotel), the current Art.3.F.1.C.1. *Traditional Town Development (TTD) Required Plan Options* is proposed to be amended to allow the Applicant to submit a Preliminary Site Plan at a future date, the TMD, MUPD and the 2 Requested Uses do not have a

1 Development Order until a Preliminary Site Plan is approved. The proposed  
2 Amendment (new text is underlined) reads as follows:  
3

4 *The BCC may approve a Preliminary Master Plan for a TTD, including TMD,  
5 MUPD, TND and PUD Pods, and Requested Uses, without concurrent  
6 submittal of Preliminary Site Plans or Subdivision Plans. The BCC shall  
7 approve a Preliminary Site Plan for a TMD, MUPD and any Requested Uses  
8 prior to Final Site Plan approval. Preliminary Site Plan or Subdivision Plan  
9 approval shall not be required for a TND or PUD Pod, unless the Applicant  
10 has requested Waivers or other standards requiring BCC approval.  
11*

12 The TTD is located in a LUSA, and deemed an urban development by the  
13 Comprehensive Plan; therefore, the development follows the regulations of the Urban  
14 Suburban Tier, except as specified in the Conditions of Approval and amended ULDC.  
15 It is important to note that the Applicant may request a Type II Variance or future ULDC  
16 amendments provided they are consistent with the Conceptual Plan Land Use/Text  
17 Amendment requirements for any variations from the above Tier requirements.  
18

19 The following explains how the PMP implements the design principles of the Conceptual  
20 Plan, and layout of each land use allocation/Pods is consistent with the 3 Transects as  
21 delineated in the Transect Plan:  
22

### 23 **E.1 NATURAL TRANSECT**

24 Pursuant to the Conceptual Plan and Transect Plan, a total of 55.11% (2,087.89 acres)  
25 of the 3,788.6-acre property will be designated as the Natural Transect. As part of the  
26 Natural Transect is a 50-acre area designated for a District Park, Pod C-4. The Natural  
27 Transect will act as a physical divide between the development area (Sub-Urban and  
28 Urban Transects) and the existing suburban development pattern which surrounds the  
29 Enclave and will also serve as a contiguous, linked open space system.  
30

31 The PMP and the Applicant's Justification Statement indicate the perimeter of the TTD  
32 will be provided with a minimum 200 feet with an average 400 foot wide open space.  
33 Generally, the Natural Transect that is located at the peripheral of the TTD will have one  
34 or a combination of the following:

- 35 ■ An 80-foot wide Rural Parkway Easement (RPE) on certain segments of the  
36 perimeter specific regulations related to RPE will be discussed further;
- 37 ■ A 50-foot wide Landscape Buffer (specific regulations related to landscape buffer will  
38 be discussed further);
- 39 ■ Water bodies and wetlands;
- 40 ■ Preservation and conservation;
- 41 ■ Well fields; and/or,
- 42 ■ Agricultural Uses (specific regulations related to agricultural uses will be discussed  
43 below).  
44

45 **E.1.a Agricultural Uses** – Existing Agricultural uses are allowed to continue and  
46 expand pursuant to the amended Policy 2.2.5-d of the Comprehensive Plan, which  
47 allows limited, sustainable agricultural uses to continue in accordance with the  
48 Standards of the Agricultural Residential Zoning District. The Plan also specifies that all  
49 Development Orders must be consistent with the adopted Conceptual Plan and  
50 Implementing Principles. Bona fide agricultural uses will be permitted until such time as  
51 a specific area of the Enclave is physically converted to the uses permitted by such  
52 Development Orders.  
53

54 Concurrent amendments to Art.3.B.17.F of the ULDC, have been proposed to clarify  
55 continued use of existing Agricultural areas, as follows:  
56

57 *Existing agricultural areas having an agricultural classification by the Property  
58 Appraiser at time of rezoning to a TTD shall be permitted to continue or expand,  
59 in accordance with the standards for the AR district, unless inconsistent with the  
60 FLUA Conceptual Plan.  
61*



Zoning Division Staff recommends a Condition (Use Limitation Condition 1) to address existing agricultural uses until such time each Pod comes in for development.

**E.1.b District Park (Pod C 4)** See E.2.c Civic for Staff write-up.

## **E.2 SUB-URBAN TRANSECT**

Pursuant to the Conceptual Plan/Transect Plan, the intent of the Sub-urban Transect is to cluster residential units to the east of Seminole Pratt Whitney Road, and provides transition from lower to higher density as development is located further from the perimeter of the TTD.

The PMP shows 6 Pods designated as TND, 6 Pods as PUD, 3 Public Civic Pods and 5 Private Civic Pods totaling 1,334.85 acres in the Sub-urban Transect. The proposed number of units and housing types (attached and detached) are restricted by what is shown on the Conceptual Plan. Zoning Division Staff further recommends All Petitions Condition 7 to ensure the restriction is being monitored in the process of future Development Orders. The following highlights issues associated with each of these Pods:

**E.2.a. Traditional Neighborhood Development** - TNDs are primarily residential areas with neighborhood-scale commercial, civic, and open-space uses. A TND developed as part of a TTD is subject to the minimum land use allocations provided in Table 3.F.5.D, Traditional Town Development Land Use Allocations. The current ULDC requires a minimum of 60% of the TTD land area be designated as TND; however, the proposed ULDC amendments allow deviations in the land use mix if it is consistent with the FLU Conceptual Plan. The proposed ULDC amendments to Article 3.B.17.E reads as follows:

### **AGE FLUA Conceptual Plan Transects**

#### **a. Developable Transects**

All uses within the Developable Transects, shall be located within and in accordance with the standards applicable to a TMD, TND, MUPD or PUD Pod, as designated on the Master Plan, unless stated otherwise herein or in the AGE FLUA Conceptual Plan.

In addition, the current ULDC has limitations on single family residential uses within a TND; under the proposed ULDC Amendments of Article 3.F, it allows an AGEO TND to provide 100% single family residential use if the proposal is consistent with the AGE FLUA Conceptual Plan. The proposed ULDC amendments to Table 3.F.3.C reads as follows:

*An AGE TND shall comply with Table 3.F.3.C, TND Land Use Mix, except that the maximum percentage permitted for single family homes may be increased to 100 percent, and the minimum multi-family or townhouse requirement may be reduced to zero, if consistent with the AGE FLUA Conceptual Plan.*

The Planning Division has determined that these TND Pods, as shown on the PMP, and on the Conceptual Plan (AG Enclave TTD Pod Limitations Table), are in compliance with the proposed ULDC Amendments.

As mentioned above, there are 6 TND Pods proposed within the development. The TND Pods are located internally to the development adjacent to the Traditional Marketplace Pods, providing the urban pedestrian-oriented walkable form of residential development. Five of the six Pods are located east of Seminole Pratt Whitney Road. The 6<sup>th</sup> Pod is north of the TMD (Pod G) on the west side of Seminole Pratt Whitney Road.

<b>Pod</b>	<b>Acreage</b>	<b>Total No. of Units</b>	<b>Housing Type</b>
Pod E	29.3	150	150 Attached (Townhouse or Multi-family)
Pod F	75.68	350	200 Detached (single family or zero lot line); and 150 Attached

Pod M	112.6	600	450 Detached and 150 Attached
Pod N	55.48	260	150 Detached and 110 Attached
Pod P	147.46	610	610 Detached
Pod S	158.9	759	759 Detached
<b>Total:</b>	<b>579.42</b>	<b>2,729</b>	<b>2,167 Detached and 560 Attached</b>

The TND Pods will not be required to present the block plans and layouts before the ZC/BCC at a future date, unless the Property Owner/Applicant is requesting Type II Waivers, Requested Uses; Variances or modifications to the Pod layout above the Administrative DRO Review thresholds pursuant to Art.2.D of the ULDC. The Applicant has shown a typical Block Plan of a TND Pod in the Design Standards [Exhibit 5].

**E.2.b Planned Unit Development** - Pursuant to the ULDC Article 3.E.2, a PUD is to offer a residential development alternative, which provides a living environment consisting of a range of living opportunities, recreation and civic uses and a limited amount of commercial uses. The Text Amendment Conditions limit the PUD Pods to a total of 15% or 568.64 acres of the AGE TTD Land area. Staff has determined that the PMP and the Transect Plan are in compliance with the Land Use Condition.

There are 6 PUD Pods proposed within the development:

Pod	Acreage	Total No. of Units	Housing Type
Pod B	125	500	300 Detached and 200 Attached
Pod O	62.7	165	165 Detached
Pod Q	133	325	325 Detached
Pod R	88.78	250	250 Detached
Pod T	52.56	140	140 Detached
Pod U	106.6	397	397 Detached
<b>Total:</b>	<b>568.64</b>	<b>1,777</b>	<b>1,577 Detached and 200 Attached</b>

The PUD Pods will not be required to present the street layouts before the ZC/BCC at a future date, unless the Property Owner is requesting Type II Waivers, Requested Uses; Variances or modifications to the Pod layout above the Administrative DRO Review thresholds pursuant to Art.2.D of the ULDC.

**E.2.c Civic** - All the required civic sites are located in the Sub-urban Transects, except for C-4, a 50-acre District Park, which is located in the Natural Transect. The ULDC has no minimum requirement for the overall TTD, but has a maximum of 20% of gross land area for provision of civic sites. However, the ULDC requires a minimum of 2% of the TND or PUD land area to be reserved for civic sites. The Applicant is proposing approximately 3.2% of gross land area for a total of 121.02 acres of civic uses (public and private). Additionally, the proposed ULDC amendments (Art.3.F.1) allow the required civic land area to be relocated outside the boundaries of a specific pod to a central location within the TTD.

The PMP shows 4 public civic sites and 5 private civic sites, as follows:

Pod	Civic Type	Public Acreage	Private Acreage
Pod C-1	Public	4.3	-
Pod C -2	Public	5.85	-
Pod C-3	Public	12	-
Pod C-4	Public	50	-
Pod PC-1	Private	-	10.47
Pod PC-2	Private	-	10.1
Pod PC-3	Private	-	12.5
Pod PC-4	Private	-	11
Pod PC-5	Private	-	4.8
<b>Total:</b>		<b>72.15</b>	<b>48.87</b>

Pursuant to the proposed ULDC amendment, Art.3.B.17.E.4, all government and civic uses that are owned and operated by a government entity may be permitted to utilize

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ZC

1 the standards established for the Public Ownership Zoning District. However, the  
 2 Private Civic sites will have to develop in a form, using property development  
 3 regulations of either a TND or a TMD, and in accordance with Table 4.A.3.A, Use Matrix  
 4 of the ULDC.

5  
 6 **E.3 URBAN TRANSECT**

7  
 8 Pursuant to the Conceptual Plan and the Transect Plan, the intent of the Urban  
 9 Transect is to have the most intense components of the TTD, i.e. majority of the non-  
 10 residential uses such as the Town and the Employment Centers. These Centers will be  
 11 located east and west of Seminole Pratt Whitney Road. The Urban Transect will consist  
 12 of 10% of the TTD gross land area, and will be developed including Town Centers (TMD  
 13 Pods) and Employment Centers. The Employment Centers will be developed in the  
 14 form of an MUPD with an Economic Development Center FLU designation.  
 15 Furthermore, Planning Division recommends Conditions (Planning Condition 2) to limit  
 16 the intensity of non-residential uses.

17  
 18 **E.3.a Traditional Marketplace Development**

19 Pursuant to ULDC Article 3.F.4, the purpose of the TMD is to provide a concentrated  
 20 area for shopping, entertainment, business, services and cultural opportunities by  
 21 allowing a mix of commercial and institutional uses and establishing architectural and  
 22 form based design standards that create pedestrian-oriented development. The ULDC  
 23 also supports housing opportunities in the TMD through vertical integration of a small  
 24 amount of residential uses in the Town Center. The ULDC utilizes Form Based  
 25 standards for the implementation of these Pods.  
 26

27 There are 2 TMD Pods proposed within the development:

Pod	Acreage	Total No./Types of Units	Non-Residential S.F.
Pod G	80.92	10	Retail - 350,000 s.f. EDC - 300,000 s.f. <sup>1</sup>
Pod L	61.71	30	Retail – 150,000 s.f. EDC – 250,000 s.f. <sup>1</sup> Hotel – 150 room
<b>Total:</b>	<b>142.63</b>	<b>40 Attached</b>	<b>Retail – 500,000 s.f., EDC – 550,000 s.f. and 150-room Hotel</b>

28 Footnote 1: The PMP currently shows square footage associated with EDC in the 2 TMD Pods, Staff has  
 29 reminded the Applicant that EDC is not allowed in a TMD Pod; and therefore the Applicant has agreed to  
 30 amend the PMP to convert and relocate square feet from Pods G and L to any of the EDC/MUPD Pods.  
 31 See All Petitions Condition 2.

32  
 33 The Applicant must request a Preliminary Site Plan approval for each TMD Pod in the  
 34 future. At time of these Development Order applications, the block layout, building form,  
 35 placement architecture, and parking will be reviewed.

36  
 37 It is important to note that density transfer from the TMD to any residential Pods (TND  
 38 and PUD) is not permitted through the Administrative DRO Approval process. Staff  
 39 recommends All Petitions Condition 8 to impose that restriction.

40  
 41 **E.3.b EDC MUPD** - The intent of an MUPD is to provide for the efficient use of land by  
 42 the integration of multiple uses, or large single uses, within a unified development. The  
 43 recently adopted ULDC (August 28, 2014) allows the development of an MUPD in a  
 44 TTD subject to the requirement of a EDC. The EDC/MUPD will accommodate corporate  
 45 offices, light industrial uses, research and development and support uses. These  
 46 support uses could include limited commercial, hotels, and colleges/universities. Retail  
 47 uses are prohibited in the MUPDs. A Requested Use for a College/University is  
 48 proposed within Pod I (see Findings of Requested Uses).  
 49

50 **E.3.c Packing Plant** - The Conceptual Plan and the PMP also indicate an existing 26.8-  
 51 acre Packing Plant located in the EDC MUPD, between Pods J and K. In 1995, Gallery

Judge Groves built the Packing Plant as a use accessory to the Bona fide agricultural citrus production and modified its operations to include packing fruit for domestic and international consumption. The Site Plan for the Packing Plant was approved under Development Review Committee (prior DRO) Application 1994-046 and the Packing Plant remains on the site plan as an agricultural use. The land area of the Packing Plant is allocated to the MUPD; however, the existing square footage does not entitle additional commercial square footage, should the existing use go away. However, any changes to this use not consistent with the Bona fide agricultural use definition shall require an amendment to the Comprehensive Plan.

There are 4 EDC/MUPD Pods proposed within the development:

Pod	Acreage	Non-Residential S.F.
Pod H	43.94	EDC - 275,000 s.f. <sup>1</sup>
Pod I	68.38	EDC - 175,000 s.f. <sup>1</sup> College – 3,000 Students
Pod J	32.2	EDC – 250,000 s.f. <sup>1</sup>
Pod K	42.23	EDC – 250,000 s.f. <sup>1</sup>
	26.8	Packing Plant
<b>Total:</b>	<b>213.55</b>	<b>EDC – 950,000 s.f. and a 3,000 student College</b>

Footnote 1: The PMP currently shows square footage associated with EDC in the 2 TMD Pods (Pods G and L), Staff has reminded the Applicant that EDC is not allowed in a TMD Pod; and therefore the Applicant has agreed to amend the PMP to convert and relocate square feet from Pods G and L to any of the above EDC/MUPD Pods. See All Petitions Condition 2.

The Applicant must request a Preliminary Site Plan approval by the BCC for each EDC/MUPD Pod in the future. At the time of these Development Order applications, the block layout, building form, placement, architecture, and parking will be reviewed.

## F. DESIGN STANDARDS

Pursuant to Art.2.A.1.G.3.g.3, the Applicant is requesting to submit a copy of Design Standards in lieu of the Regulating Plans. The ULDC requires the BCC to approve Preliminary Regulating Plans for all applications that are subject to the Public Hearing process. However, the Code also allows an Applicant to request the Zoning Director's approval for an alternative to the Regulating Plans. Zoning Division Staff is in support of this request based on the significant scale of this project and the long build out date of 2035. Each Pod will be required to provide a Final Regulating Plan when submitted for Final Approval by the DRO. At that time, the details of the site elements will be defined for each Pod. In addition, Zoning Staff recommends a Condition (See All Petitions Condition 5) that requires the Applicant to update the Design Standards as each Pod/Land Use Allocation comes in for Final Approval by the Development Review Officer. In that case, the details of site elements such as architectural features, parking, landscaping, and signs will be submitted for compliance with Code and any additional requirements pursuant to the TTD's Conceptual Plan and/or Implementing Principles.

Generally, the Design Standards should contain text, graphics and pictures to illustrate the prevailing design theme and concept applicable to a project. At a minimum, the Design Standards shall include: focal points; exemplary features; public amenities and a Preliminary Master Sign Plan. The Applicant has submitted Design Standards [Exhibit 5] that meet these minimum requirements by providing text and graphic descriptions of the following proposed elements:

- Block Structures
- Street Network and cross-sections;
- Natural Transects perimeter buffer/open space/waterways;
- Multi-modal networks which include bridle trails, sidewalks and bike lanes; and,
- Master Sign Plan.

## G. LANDSCAPING

**G.1 Perimeter Buffers** - The PMP and the Applicant's justification indicate the perimeter of the TTD will be provided with a minimum of 200 feet with an average 400 foot wide open space, which is located within the Natural Transect. Generally, the open space at the perimeter of the TTD will consist of a 50-foot wide Rural Parkway

1 Easement (RPE) and a 50-foot Landscape Buffer. These open lands and landscape  
2 buffers will include pedestrian access and equestrian trails when possible, and shall be  
3 used to define and transition between different neighborhoods and districts.  
4

5 In addition, Policy 1.4-q requires a RPE to be implemented at specific segments of the  
6 TTD's perimeter and internal arterial and collector streets. These specific locations are  
7 listed in Planning Conditions related to planting requirements and timing of  
8 implementation.  
9

10 The ULDC also requires a Type III Incompatibility Buffer along the perimeter of a TTD;  
11 however, the ULDC, Art.3.F.5.D.4 has been revised to allow an alternative if it is  
12 consistent with the FLUA Conceptual Plan, see Note 9 of the Conceptual Plan. The  
13 proposed amendment reads as follows:  
14

15 *A minimum 50 foot wide Type 3 Incompatibility Buffer shall not be required around the*  
16 *perimeter of an AGE TTD if an alternative buffer is approved as part of a FLUA*  
17 *Conceptual Plan.*  
18

19 At this stage, the Applicant has not provided specific landscape plans; other than  
20 showing conceptual designs under the Street Cross-sections; and, therefore Staff  
21 recommends Landscape Condition 1 to address the perimeter buffers, where  
22 applicable. Zoning Division Staff has considered since a 50-foot wide RPE will  
23 encompass the majority portion of the TTD perimeter; therefore, a 50-foot wide  
24 Landscape Buffer is only required in certain segments of the south, east and west  
25 property lines. This Buffer would provide additional screening to address incompatibility  
26 of the TDD and the adjacent surrounding residential uses. Implementation of this Buffer  
27 will be in accordance with the approved Final Phasing Plan.  
28

29 **G.2 Right-of-Way Buffers** – As previously mentioned under Policy 1.4-q, the RPE will  
30 not be only limited to the perimeter of the TDD, but will be extended along both sides of  
31 Seminole Pratt Whitney, where it expands to 80 feet in width, the RPE will not be  
32 required in areas along the Town Center, adjacent to Pods G and L, and to the existing  
33 High School. The RPE are to feature a network of path/trail system and 70% native  
34 landscaping along both sides of Seminole Pratt Whitney Road. These would further  
35 buffer trips along the major north south route, limiting and obscuring the view of  
36 development areas.  
37

38 In addition, the RPE will be located at the two major east-west collectors, aka Rural  
39 Parkways (Town Center Parkway and Persimmon Boulevard). Planning Division  
40 recommends Conditions of Approval to address planting requirements and recordation  
41 of the easement as each development Phase comes in for approval.  
42

43 The ULDC also requires a range of 15 to 20 foot wide Right-of-Way Buffer along both  
44 sides of the arterial/main collector streets external to each TDD Pod. As each  
45 Pod/Phase comes in for approval, Staff will evaluate each Pod/Phase for compliance  
46 with Article 7 of the ULDC. Overall, there will be a minimum of 65 to 100 foot wide open  
47 space (RPE and Right-of-Way Buffer) on certain segment of each arterial/main collector  
48 street.  
49

50 **G.3 Incompatibility Buffer adjacent to 4 Parcels that are not part of the TTD** –  
51 There are 4 parcels that are not located within the TTD, but are within the physical  
52 boundary of the TTD: The Grove Elementary and Western Pines Middle Schools, Silver  
53 Lakes, The Groves Market, and the Seminole Ridge High School. Pursuant to the  
54 ULDC, there should be a Type III Incompatibility Buffer along the affected perimeters  
55 between the TTD and the existing facilities. However, the Conceptual  
56 Plan/Implementing Principles allow flexibility in the application of Buffers in these  
57 specific areas.  
58

59 **H. Street Cross-Sections** - The Applicant proposes several cross-sections (**Design**  
60 **Standards, Exhibit 5**) that generally, meet the intent of Table 3.F.2.A, TTD Street

1 Design Standards by Tier. However, the Applicant is proposing a wider island to support  
2 growing area for the trees along the Commercial Collector Street; therefore, it exceeds  
3 the maximum width of the street by 6 feet. Staff recommends that, at time of submittal  
4 for Final DRO Approval for a Pod or Pods, the Applicant must seek a Type II Variance  
5 or an amendment to the ULDC, whichever process is more applicable to allow  
6 something other than what is required by the ULDC.  
7

8 **H.1.a Street Lighting** – The proposed ULDC has been amended to require all lights to  
9 be shielded in accordance with the standards for the Exurban and Rural Tiers.  
10 However, these requirements are not applicable to street lights in any public Right-of-  
11 Way that meet the requirements of the appropriate public utility pursuant to  
12 Art.5.E.4.E.2.c.2) Street Lights.  
13

14 **3. Compatibility with Surrounding Uses** – *The proposed use or amendment is*  
15 *compatible and generally consistent with the uses and character of the land surrounding*  
16 *and in the vicinity of the land proposed for development.*  
17

18 The proposed rezoning to a TTD is compatible, and is generally consistent with existing uses  
19 and surrounding zoning districts. The proposed project contains a maximum density of 1.2  
20 dwelling units per acre and approximately 2.2 million square feet of non-residential uses. The  
21 Planning Division has determined that the proposed density and intensity are consistent with  
22 the surrounding area and serve to add balance to the single-use sprawl pattern development  
23 characteristic of the central western communities.  
24

25 As mentioned previously in Standard 2, the Transects will be utilized to regulate the  
26 development of the TDD. The Natural Transect specifically addresses compatibility with the  
27 uses and character of the surrounding land. The majority portion of the Natural Transect is  
28 located at the perimeter of the TTD, and ranges from a minimum of 200 feet with an average of  
29 400 feet in width. The open space areas will provide physical separation, and contain  
30 enhanced landscape features, including but not limited to: Rural Parkway, landscape buffers,  
31 trails, water bodies and agricultural uses.  
32

33 Additionally, the placement of larger lots, i.e. lower density around the perimeter of the TTD will  
34 ensure compatibility with the surrounding community. As each Pod is submitted for Final  
35 approval by the DRO, specific setbacks and other property development regulations will be  
36 defined further respecting the surrounding uses that exist around the site.  
37

38 Overall, the compact design, integration of significant Natural Transect open spaces and  
39 transition density along the perimeter of the project ensure compatibility between the TTD and  
40 adjacent neighborhoods.  
41

42 **4. Effect on Natural Environment** – *The proposed amendment will not result in*  
43 *significantly adverse impacts on the natural environment, including but not limited to*  
44 *water, air, storm water management, wildlife, vegetation, wetlands, and the natural*  
45 *functioning of the environment.*  
46

47 **ENVIRONMENTAL RESOURCE MANAGEMENT COMMENTS:**

48 **VEGETATION PROTECTION:** The property has been a commercial citrus grove and does not  
49 support significant amounts of native vegetation.  
50

51 **WELLFIELD PROTECTION ZONE:** The property is not located with a Well field Protection  
52 Zone.  
53

54 **CONTAMINATION ISSUES:** The property has been an operating citrus grove for a number of  
55 years. During the operation, approximately 20 registered fuel tanks were in use around the  
56 site. Two discharges were reported and both were remediated to Florida Department of  
57 Environmental Protection's standards. While the County does not have any records of spills  
58 concerning the use and storage of other regulated substances on the site, there is always the  
59 potential of an unreported spill having occurred somewhere on the grove property. Therefore,  
60 a Phase II Environmental Audit, based upon the State's best management practices, shall be  
61 submitted to The Department of Environmental Resources Management prior to the approval  
62 of the Master Plan.

1  
2 IRRIGATION CONSERVATION CONCERNS AND SURFACE WATER: All new installations of  
3 automatic irrigation systems shall be equipped with a water sensing device that will  
4 automatically discontinue irrigation during periods of rainfall pursuant to the Water and  
5 Irrigation Conservation Ordinance No. 93-3. Any non-storm water discharge or the  
6 maintenance or use of a connection that results in a non-storm water discharge to the storm  
7 water system is prohibited pursuant to Palm Beach County Storm water Pollution Prevention  
8 Ordinance No. 93-15.  
9

10 ENVIRONMENTAL IMPACTS: The site has no known outstanding contamination issues.  
11 There are no significant environmental issues associated with this petition beyond compliance  
12 with ULDC requirements.  
13

14 5. **Development Patterns** – *The proposed amendment will result in a logical, orderly, and*  
15 *timely development pattern.*  
16

17 The proposed rezoning application will result in a logical, orderly, and timely development  
18 pattern. As previously discussed in Standards 1 and 2, the proposed rezoning to a TTD District  
19 is required to be consistent with the Land Use and the ULDC. This District will assist in the  
20 implementation and development pattern described in the Conceptual Plan and Implementing  
21 Principles.  
22

23 The Applicant was originally proposing to implement the TDD with a total of 11 phases over a  
24 21-year build out date until 2035 [Phasing Plan dated August 14, 2014, Exhibit 5]. The  
25 Applicant has provided a total of 32% of the acreage in phase one including 1,208.66-acres  
26 and parcels F, L, M and Q comprising of 1,305 dwelling units. The remainder of the acreage is  
27 divided over 10 additional phases. On September 13, 2014, the Applicant informally provided a  
28 revised Phasing Plan [Alternative Phasing Plan, Exhibit 6] to show a total of 10 phases. The  
29 majority of the Engineering and Planning Conditions of Approval are established utilizing the  
30 Alternative Phasing Plan to ensure a logical distribution of land uses/pods are implemented  
31 along with the appropriate roadway improvements.  
32

33 Pursuant to Art.2.E, a minimum of 40 percent of the TTD land area must be developed in  
34 Phases 1 and 2. The proposed phasing meets the requirement of Art.2.E.3.B; however, the  
35 proposed number of phases exceed the requirement under Art.3.F.1.H, and deviations from  
36 the Phasing requirements are subject to the approval of the BCC; therefore, it is part of the  
37 Applicant's request to allow the implementation of the development in excess of 4 phases.  
38

39 6. **Adequate Public Facilities** – *The proposed amendment complies with Art. 2. F*  
40 *Concurrency*  
41

42 **ENGINEERING COMMENTS:**  
43

44 Traffic Impacts:

45 The Property Owner has estimated that the build out of the project would be in the year 2035.  
46 Estimated net trip generation from the project is 63,562 trips per day, 4,662 trips in the AM  
47 peak hour, and 4,932 trips in the PM peak hour. Additional traffic is subject to review for  
48 compliance with the Traffic Performance Standard.  
49

50 The project has addressed the required roadway and intersection improvements to meet  
51 adopted Level of Service Standards (LOS). The Property Owner will be required to make  
52 proportionate share payments, based on the project's impacts, for these proposed  
53 improvements. These improvements along with the associated phasing and proportionate  
54 share of the cost are listed in the Engineering Conditions of this report. Some of the  
55 improvements required to meet the adopted LOS are either currently programmed or under  
56 construction by the County and the Florida Department of Transportation (FDOT) and are  
57 considered assured. However, many are not in any improvement program. Future State and  
58 County road programs will have to address the timing and funding of the various potential  
59 projects.  
60

61 The total proportionate share for the project is estimated to be about \$50 million. This amount  
does not include the widening of Seminole Pratt Whitney Road from Persimmon Blvd to 60th

1 Street North from 2 lanes to 4 lanes (initially) and 6 lanes (at a later stage), the entire cost of  
2 which would be the responsibility of the Property Owner. The above proportionate share  
3 amount and the cost of widening Seminole Pratt Whitney Road would be impact fee creditable.  
4 The impact fee for this project is estimated to be in the amount of approximately \$32 million. In  
5 addition to the above, the Property Owner would be required to make a contribution towards  
6 Okeechobee Blvd CRALLS mitigation in the amount of approximately \$3.3 million. It should be  
7 noted that the proportionate share amount for a specific improvement may be applied to make  
8 other improvements.

9  
10 Of all the intersection improvements required, two may be considered major. These two  
11 intersections are Northlake Blvd and Beeline Highway and Okeechobee Blvd and SR-7. Both  
12 of these intersections, which are currently at-grade, would require grade separation to meet  
13 the adopted LOS. The Property Owner would be required to make about quarter of the total  
14 cost of improvements to these two intersections. These improvements would not be required  
15 until the project is about 56% built out.

16  
17 There are about 9 intersections that would require additional left turn lanes. The Property  
18 Owner would be required to pay a proportionate amount of about \$0.445 million for these  
19 improvements (included in the above total \$50 million proportionate share payment).

20  
21 Link improvements, besides widening of Seminole Pratt Whitney Road from Persimmon Blvd  
22 to 60th Street N from 2L to 6L, required (in addition to already programmed by the County and  
23 FDOT) are as follows:

- 24
- 25 1. Coconut Blvd from Temple Blvd to Northlake Blvd from 2L to 4L;
- 26 2. Northlake Blvd from Coconut Blvd to SR-7 from 4L to 8L;
- 27 3. Okeechobee Blvd from 140th Ave to Folsom Rd from 2L to 4L;
- 28 4. Northlake Blvd from SR-7 to Beeline Hwy from 4L to 6L;
- 29 5. Southern Blvd from Forest Hill Blvd to Royal Palm Beach Blvd from 6L to 8+ L;
- 30 6. Southern Blvd from Big Blue Trace to Forest Hill Blvd from 6L to 8L;
- 31 7. Coconut Blvd from Orange Blvd to Temple Blvd from 2L to 4L;
- 32 8. Okeechobee Blvd from Crestwood Blvd to Royal Palm Beach Blvd from 4L to 6L;
- 33 9. Southern Blvd from Royal Palm Beach Blvd to SR-7 from 8L to 8+ L;
- 34 10. Royal Palm Beach Blvd from 60th St N to Orange Blvd from 2L to 4L;
- 35 11. Northlake Blvd from 140th Ave to Coconut Blvd from 4L to 6L;
- 36 12. Southern Blvd from SR-7 to Sansbury's Way from 8L to 8+ L;
- 37 13. Southern Blvd from Benoist Farms Rd to Pike Rd from 8L to 8+ L;
- 38 14. Okeechobee Blvd from Royal Palm Beach Blvd to Wildcat Way from 6L to 8L;
- 39 15. SR 710 (Beeline Hwy) from Northlake Blvd to Jog Rd from 4L to 6L; and,
- 40 16. Southern Blvd from Sansbury's Way to Benoist Farms Rd from 8L to 8+ L;

41  
42 Platting:

43 The Property Owner shall plat the subject property in accordance with provisions of Article 11  
44 of the Unified Land Development Code.

45  
46 Drainage:

47 The Property Owner shall obtain an onsite Drainage Approval from the Palm Beach County  
48 Engineering Department, Permit Section, prior to the application of a Building Permit for non-  
49 residential parcels.

50  
51 The Property Owner shall provide to Palm Beach County sufficient public road drainage  
52 easement(s) through the project's internal drainage system, as required by and approved by  
53 the County Engineer, to provide legal positive outfall for runoff from those segments of  
54 Seminole Pratt Whitney Road, 60th Street North, Persimmon Boulevard, the other east-west  
55 connector road, as well as the other public roadway(s) along the property frontage or within the  
56 project.

57  
58  
59 The Property Owner shall obtain a conceptual permit from South Florida Water Management  
60 District to accommodate an approximately 168 cfs on-peak discharge from offsite into the



1 project's surface water management system, and address the approximately 250 acres of  
2 surface water management to be used for the on-peak discharge for offsite.

3  
4 The Property Owner made an offer to allow the use of 1" per day removal rate (approximately  
5 168 cfs) from offsite through their proposed surface water management system for the public  
6 benefit of those living in the western community. Seminole Improvement District, which would  
7 service the Property Owner, has a permitted capacity from South Florida Water Management  
8 District of 2" per day removal rate. The Property Owner has designed its proposed surface  
9 management system to only utilize 1" per day removal rate of its permitted capacity.

10  
11 In order to provide for an additional approximately 168 cfs of on-peak offsite discharge into its  
12 proposed surface water management system, the Property Owner needs to reach agreement  
13 with one or more of the other governmental entities that may take advantage of the  
14 opportunity. The agreement(s) will need to establish the responsibilities for the design,  
15 construction, operation, and maintenance of all the facilities needed to accommodate the  
16 additional on-peak discharge from offsite. These conditions address the requirements of the  
17 Property Owner in the obtaining of such agreement(s). If an agreement is not reached, it is  
18 pointed out that the ultimate decision as to what is done with that additional approximately 168  
19 cfs discharge is the sole decision of the South Florida Water Management District. The South  
20 Florida Water Management District will take into account the drainage needs of the region, as  
21 well as the capacity of the regional system, in making a decision concerning the ultimate use of  
22 this extra capacity offered by the Property Owner as a public benefit.

23  
24 Right of Way:

25 The Property Owner shall obtain Right of Way Permit(s) from the Palm Beach County  
26 Engineering Department, Permit Section, for access onto, or work within County right of way.

27  
28 The street cross sections are for illustrative purposes only and are not a part of this approval.  
29 Street cross sections will be reviewed at the time of each individual parcel or plat submittal and  
30 must meet the requirements of Land Development Design Standards Manual, Section 100, or  
31 as otherwise approved by the County Engineer.

32  
33 **FIRE PROTECTION:**

34 Staff recommends Fire Protection Condition 1 to address provision of water supply for future  
35 development of the TTD.

36  
37 **HEALTH:**

38 No Staff Review Analysis.

39  
40 **PALM TRAN:**

41 Palm Tran requests an easement for a Bus Stop Boarding and Alighting Area every quarter-  
42 mile along the main conveyance of Seminole-Pratt Whitney Road, and a Bus Bay and/or Bulb  
43 Out at a Bus Stop Boarding and Alighting Area every half-mile along the main conveyance of  
44 Seminole-Pratt Whitney Road. A minimum two-acre Park and Ride lot with a Bus Bay and/or  
45 Bulb Out at a Bus Stop Boarding and Alighting Area near each commercial center (Pods along  
46 Seminole Pratt Whitney Road) is also requested.

47 The purpose of the requested transit easements is for the future construction of mass transit  
48 infrastructure to support future bus routes, and accommodate planned growth in the western  
49 Acreage area by providing fixed route bus service near each commercial Pod in the proposed  
50 large-scale Minto West site as development occurs.

51  
52 **PARKS AND RECREATION:**

53 Each Pod will be required to meet the ULDC recreational requirements.

54  
55 **SCHOOL IMPACTS:**

56 In accordance with adopted school concurrency, a Concurrency Determination for 5,900  
57 residential units (4,450 single family units, 650 apartment units, 800 multi-family units) had  
58 been approved on February 18, 2014 (Concurrency Case #14012904C). The subject property  
59 is located within Concurrency Service Area 10 (SAC 420E and 421E). This number excludes  
60 600 age restricted units. Please also note that a restrictive covenant must be provided to the  
61 School District for the 600 age restricted units no later than three (3) months after the first

1 building permit is issued. The proposed development will also dedicate a 12-acre site for use  
2 by the School District as a public elementary school.

3  
4 The Applicant has since revised the request and has proposed a decrease in residential units  
5 from the aforementioned figures to 3,746 single family units (300 of these SF units are to be  
6 age restricted) and 800 multi-family (200 of these MF units are to be age restricted). The new  
7 total is 4,546 units, 500 of which will be age restricted units. A restrictive covenant must be  
8 provided to the School District for the 500 age restricted units no later than three (3) months  
9 after the first building permit is issued.

10  
11 Using the revised unit numbers minus the 500 age restricted units, the newly proposed 3,446  
12 SF and 600 MF units would generate approximately 1,107 public school students. This  
13 compares to the 1,572 public school students that would be generated with the previous unit  
14 totals submitted by the Applicant and reviewed by District Staff. The schools currently serving  
15 this project area are: Loxahatchee Groves Elementary School, Golden Grove Elementary  
16 School, Osceola Creek Middle School, Western Pines Middle School and Seminole Ridge  
17 Community High School.

18  
19 School bus shelters for the proposed Minto West development will be determined when the  
20 project enters the DRO/Final Site Plan process.

## 21 22 **WATER UTILITIES**

23 Palm Beach County entered into an Agreement (R2006-0732) with the Seminole Improvement  
24 District (District) on April 18, 2006 which allows the District to reserve and purchase up to 5  
25 million gallons per day (MGD) of bulk water and wastewater capacity over a 30-year term.

26  
27 The proposed Minto West Project (Minto) includes 4,546 dwelling units, of which 800 are  
28 proposed as multi-family and the remaining 3,746 are proposed as single family residences.  
29 Also included with the request are 2.2 million square feet of non-residential uses, a 150 room  
30 hotel, a 3,000 student college, over 200 acres of parks/recreation facilities, and a future  
31 elementary school site.

32  
33 The potable water demand as estimated by the engineering firm of Simmons & White on  
34 September 10, 2014, is approximately 2 MGD for potable water and 1.5 MGD of wastewater  
35 generated.

36  
37 If Minto desires Palm Beach County to provide water and wastewater services to the project,  
38 there are two options under the existing Agreement which include:

- 39
- 40 • The District would remain the retail utility provider and wholesale purchase bulk water and  
41 wastewater from the County. Under this scenario, the District would own and maintain the  
42 water and sewer infrastructure within the District and directly bill the customers.
  - 43
  - 44 • The District would sell its retail utility rights to the County and the County would own and  
45 maintain the water and sewer infrastructure within the District and directly bill the  
46 customers.
  - 47

48 In both scenarios above, raw water will be obtained from the surficial aquifer. The County  
49 currently has a Consumptive Use Permit from the South Florida Water Management District  
50 which allows the County to withdrawal approximately 87 MGD from the aquifer on an annual  
51 average daily flow basis. Currently, the County's annual average daily withdrawal is  
52 approximately 62 MGD, leaving approximately 25 MGD available.

53  
54 In both scenarios above, potable water will be provided by the County's existing potable water  
55 treatment plants and distribution system. These treatment plants have rated capacity from the  
56 Florida Department of Environmental Protection of 103 MGD. Currently, the County's peak  
57 day demand on these plants is approximately 55 MGD, leaving approximately 48 MGD  
58 available. These capacities exclude the Lake Region Water Treatment Plant which serves the  
59 Glades Communities as that system is not interconnected with the eastern systems.

1 In both scenarios above, wastewater will be treated at the East Central Regional Water  
2 Reclamation Facility (ECRWF) which is the largest wastewater plant in the County with a  
3 rated capacity of 70 MGD. The County is one (1) of five (5) local entities that own capacity in  
4 the ECRWF. The facility is operated by the City of West Palm Beach through an Interlocal  
5 Agreement with all entities. The County owns the largest ownership interest in the ECRWF  
6 at 24.5 MGD. The County is currently utilizing 14 MGD of its owned capacity leaving  
7 approximately 10 MGD in available treatment capacity. The treated wastewater effluent (reuse  
8 water) would be directed to the Florida Power and Light West County Energy Center for  
9 cooling water. A recent Physical Condition and Performance Report, completed in August  
10 2014, as well as a recent Compliance Evaluation and Inspection by the Florida Department of  
11 Environmental Protection (FDEP), concludes that ECRWF is operated and maintained in a  
12 sound manner and fully complies with all permit Conditions. The liquid treatment processes  
13 are fully rated at 70 MGD.

14  
15 **7. *Changed Conditions or Circumstances* – *There are demonstrated changed***  
16 ***Conditions or circumstances that necessitate the amendment.***  
17

18 Florida State Statutes require the Agricultural Enclave to comply with New Urbanism design  
19 principles. The existing zoning designation is not consistent with the existing Future Land Use  
20 designation of Agricultural Enclave nor does it provide for the incorporation of appropriate new  
21 urbanism principles. The subject amendment will provide consistent zoning and land use  
22 designations and it will allow for new urbanism design.

23  
24 The County has historically recognized the western area as sprawling residential development  
25 that is unsupported by sufficient non-residential uses and infrastructure. The densities and  
26 intensities associated with the previous Agricultural Enclave would only perpetuate this  
27 concern. Allowing an increase in both density and intensity will help balance the mix of uses  
28 within the western community. Non residential commercial, employment opportunity and  
29 recreational and civic services would be made available in a Planned Development with  
30 implementing New Urbanism principals.

31  
32 CONCLUSION: Staff has evaluated the standards listed under Article 2.B.1.B 1-7 and  
33 determined that there is a balance between the need for change and the potential impacts  
34 generated by this change. Therefore, Staff is recommending approval of the rezoning request.  
35 Staff has also determined that any of the potential impact and incompatibility issues will be  
36 adequately addressed subject to the recommended Conditions of Approval as indicated in  
37 Exhibit C.

38  
39  
40 **FINDINGS:**

41  
42 Requested Use Hotel and College:

43 Conditional Uses, Requested Uses and Development Order Amendments:  
44

45 When considering a Development Order application for a Conditional or Requested Use, or a  
46 Development Order Amendment, the BCC and ZC shall consider Standards 1 – 8 listed in  
47 Article 2.B.2.B. of the ULDC. The Standards and Staff Analyses are indicated below. A  
48 Conditional or Requested Use or Development Order Amendment which fails to meet any of  
49 these standards shall be deemed adverse to the public interest and shall not be approved.

- 50  
51 **1. *Consistency with the Plan* – *The proposed use or amendment is consistent with the***  
52 ***purposes, goals, objectives and policies of the Plan, including standards for building and***  
53 ***structural intensities and densities, and intensities of use.***  
54

55 The Requested Use request for a 150-room Hotel and a 3,000 student college is *consistent*  
56 *with the purposes, goals, objectives and policies of the Plan.* The Agricultural Enclave policies  
57 provide for a mix of land uses and state that uses such as schools and other civic uses shall  
58 be promoted within the Urban Transect.

- 59  
60 **2. *Consistency with the Code* - *The proposed use or amendment complies with all***  
61 ***applicable standards and provisions of this Code for use, layout, function, and general***  
ZC

1           *development characteristics. The proposed use also complies with all applicable*  
2           *portions of Article 4.B, SUPPLEMENTARY USE STANDARDS.*  
3

4     The BCC may approve a PMP for a TTD, and general location of the Requested Uses. The  
5     Applicant has submitted two Requested Uses: a 150-room Hotel and a 3,000-student College  
6     for the initial TDD approval to address these uses primarily for traffic concurrency purposes.  
7     These Requested Uses do not have a Development Order until the BCC approved a  
8     Preliminary Site Plan for these Requested Uses pursuant to ULDC Article 3.F.1.C.1. Once the  
9     Applicant has established a final site design, these uses will be required to be approved by the  
10    BCC and will meet all requirements of the ULDC. Following the BCC approval, a Final Site  
11    Plan and Architectural elevations shall be approved by the DRO.  
12

13    Furthermore, the Applicant shall provide a Final Regulating Plan concurrent with the Final Site  
14    Plan or Final Subdivision Plan and updates to the Transect Plan and Design standards as  
15    applicable. Staff has provided a Condition (All Petitions Condition 4) to address the Regulating  
16    Plan submittal.  
17

18    The Hotel is proposed to be located within Pod L in the TMD district. The ULDC is amended to  
19    add the Hotel to the TDD Use Matrix 3.F.1.F as a Requested Use in a TMD. Therefore, this  
20    use is consistent with the proposed amendment to the ULDC.  
21

22    The College is located in Pod I, an EDC/MUPD Pod. The ULDC, Article 3.B.17.E.2, allows an  
23    MUPD Pod developed as a TTD Economic Development Center to include a College or  
24    university subject to approval as a Requested Use. Developing a College use in this location  
25    will provide an opportunity to the existing and future residents of the central western  
26    communities for this use in close proximity to the residential area. The ULDC, Art.3.B.17.E,  
27    has also been amended to allow Government and Civic Uses to utilize development standards  
28    established for the Public Ownership. In this case, the proposed College, if operated by a  
29    government entity, may utilize this new Code provision.  
30

31    **3.     Compatibility with Surrounding Uses** – *The proposed use or amendment is*  
32           *compatible and generally consistent with the uses and character of the land surrounding*  
33           *and in the vicinity of the land proposed for development.*  
34

35    The Requested Uses provide an increased balance of land uses and the opportunity for this  
36    site to provide significant public benefits with the use of a College. The additional amenity of a  
37    Hotel will allow people visiting the area or facilities associated with the Minto West  
38    development to not have to drive east or elsewhere for an overnight stay accommodation  
39    thereby reducing unnecessary generation of traffic trips.  
40

41    **4.     Design Minimizes Adverse Impact** – *The design of the proposed use minimizes*  
42           *adverse effects, including visual impact and intensity of the proposed use on adjacent*  
43           *lands.*  
44

45    The Urban Transect is required to include an Employment Center. The Employment Center is  
46    to accommodate office, light industrial uses, research and development, and other value-  
47    added activities and support uses; therefore ancillary uses including limited commercial,  
48    hotels, colleges/universities, are expected to occur to support its major function as a regional  
49    employment center and to implement effective mobility strategies.  
50

51    The proposed locations for the Hotel and the College were selected by the Applicant so that  
52    both uses were spatially separated from any existing residential use within the surrounding  
53    area. Pods I and L are both within the center of the TTD along Seminole Pratt Whitney Road.  
54    When the Final Site Plans are submitted for the Pods in which the uses are proposed all code  
55    requirements will need to be met, including setbacks and buffers, further encouraging  
56    compatibility with the surrounding uses.  
57

58    **5.     Design Minimizes Environmental Impact** – *The proposed use and design minimizes*  
59           *environmental impacts, including, but not limited to, water, air, storm water*  
60           *management, wildlife, vegetation, wetlands and the natural functioning of the*  
61           *environment.*  
62

1 There are no significant environmental issues associated with this request beyond compliance  
2 with ULDC requirements for the TDD development. The proposed Requested Uses will not  
3 result in significant adverse impacts on the natural environment, including but not limited to  
4 water, air, storm water management, wildlife, vegetation, wetlands, and the natural functioning  
5 of the environment.

6  
7 **6. Development Patterns** – *The proposed use or amendment will result in a logical,*  
8 *orderly and timely development pattern.*  
9

10 The proposed Requested Uses are consistent with the development pattern identified as  
11 logical for the Hotel and College Uses and will result in a logical, orderly, and timely  
12 development pattern for the Minto West TTD development. The hotel and college uses will be  
13 developed consistently and timely with the proposed roadway plans for the area. The Hotel  
14 and the College will be developed in accordance with the Final Approved Phasing Plan per All  
15 Petitions Condition 5.

16  
17 **7. Adequate Public Facilities** – *The extent to which the proposed use complies with Art.*  
18 *2. F, Concurrency.*  
19

20 Concurrency has been provided for 500,000 square feet of Retail (TMD) and 200,000 sq. ft.  
21 public and private Civic, 1.5 million sq. ft Economic Development Center, and Requested Uses  
22 for a 3,000 student College and a 150-room Hotel, in the TTD Zoning District.

23  
24 **8. Changed Conditions or Circumstances** – *There are demonstrated changed*  
25 *Conditions or circumstances that necessitate a modification.*  
26

27 The demonstrated changed Conditions or circumstances that necessitate a modification are  
28 that the changes were in response to provide consistency with past efforts that showed an  
29 imbalance of land uses and the opportunity for this site to provide significant public benefits.

30  
31 Benefits include the provision of employment generating uses to coincide with population  
32 growth to achieve a broad economic base. The center of the development provides significant  
33 non-residential square footage for corporate offices, light industrial, research and development,  
34 a small College, and Hotel where currently a minimum of these uses are provided.  
35

36 Proposal of a College and Hotel assist in addressing the land use imbalance in the area as  
37 reflected in numerous Planning studies and efforts. The Minto West proposal directs future  
38 development to an appropriate location, with a need for balanced growth, and the provision of  
39 services and employment opportunities. The provision of a College and Hotel will assist in  
40 bringing a balance of needed employment and commercial uses to serve residents within the  
41 central western communities and alleviate the existing urban sprawl pattern of development.  
42

43 **CONCLUSION:** Staff has evaluated the standards listed under Article 2.B.2.B 1-8 and  
44 determined that there is a balance between the need for change and the potential impacts  
45 generated by this change. Therefore, Staff is recommending approval of the Requested Uses.  
46 Staff has also determined that any of the potential impact and incompatibility issues will be  
47 adequately addressed subject to the recommended Conditions of Approval as indicated in  
48 Exhibit C.  
49  
50  
51

1 **CONDITIONS OF APPROVAL**

2  
3 **Exhibit C-1**  
4 **Traditional Development District**

5  
6  
7 **ALL PETITIONS**

- 8 1. The Preliminary Master Plan of the Traditional Town Development is dated August 26,  
9 2014 and the Design Standards are dated August 22, 2014. Modifications to the  
10 Development Order inconsistent with the Conditions of Approval, or changes to the beyond  
11 the authority of the Development Review Officer as established in the Unified Land  
12 Development Code, must be approved by the Board of County Commissioners or the  
13 Zoning Commission. (ONGOING: ZONING - Zoning)  
14
- 15 2. Prior to Final Master Plan approval by the Development Review Officer (DRO), the Master  
16 Plan, Transect Plan and the Phasing Plan shall be revised to:  
17 a. convert 200,000 square feet of EDC to Professional or Business Office in Pod G;  
18 b. relocate 100,000 square feet of EDC to any EDC MUPD Pods; and,  
19 c. convert 250,000 square feet of EDC to Professional or Business Office in Pod L.  
20 (DRO:PLANNING/ZONING – Zoning)  
21
- 22 3. Prior to Final Master Plan approval by the Development Review Officer (DRO), the  
23 Concurrency table shall be modified to remove the notation “Requested uses other than  
24 college or hotel will be subject to BCC approval.” (DRO: ZONING-Zoning)  
25
- 26 4. Development of the Traditional Town Development shall be developed in accordance with  
27 the BCC approved Phasing Plan:  
28 a. Beginning with Phase 2, a minimum of sixty (60) percent of non-residential square feet,  
29 as specified in each Phase, shall receive Certificate of Occupancy (CO) or Certificate of  
30 Completion (CC) prior to the commencement of the next phase. Any remaining  
31 non-residential square feet shall be completed prior to progressing to more than one  
32 subsequent phase. [[Example: A project could enter Phase 3, at the point in which at  
33 least sixty (60) percent of the non-residential square footage allocated for Phase 2  
34 obtains a Certificate of Occupancy/Completion. However, the project could not advance  
35 to Phase 4 without completing all of the non-residential square footage/intensity from  
36 Phase 1 and 2, and at least sixty (60) percent of the non-residential uses indicated in  
37 Phase 3. This would continue until all non-residential uses have been constructed.]  
38 (ONGOING: PLANNING – Planning)  
39
- 40 5. Prior to the BCC Adoption hearing, the Property Owner shall revise the Preliminary Phasing  
41 Plan dated August 14, 2014 to be consistent with the proposed conditions of approval to  
42 ensure a timely development with a balance between residential and non-residential  
43 development. (ONGOING: PLANNING – Planning)  
44
- 45 6. The Property Owner shall revise and update the Design Standards, where applicable, for  
46 all subsequent Development Orders of the Traditional Town Development.  
47 (ONGOING:ZONING-Zoning)  
48
- 49 7. All previous Conditions of Approval applicable to the subject property, as contained in  
50 Resolution R-98-306 Control EAC94-46(B) (Existing Communication Tower on Packing  
51 Plant site) shall remain in full force and effect. (ONGOING: MONITORING - Zoning)  
52
- 53 8. There shall be no administrative modification to the Master Plan to allow a density transfer  
54 between the Traditional Marketplace Pods and Traditional Neighborhood Pods to the  
55 Planned Unit Development Pods. (ONGOING/DRO:-ZONING/PLANNING-Zoning)  
56
- 57 9. There shall be no administrative modification to the housing classification and type to adjust  
58 the numbers below those numbers indicated on the Conceptual Plan. (ONGOING/DRO:  
59 PLANNING/ZONING-Planning)  
60

1 **ENGINEERING**

- 2 1. In order to comply with the mandatory Traffic Performance Standards, the Property  
3 Owner shall be restricted to the following phasing schedule:
- 4 a. No Building Permits for the site may be issued after December 31, 2035. A time  
5 extension for this condition may be approved by the County Engineer based upon an  
6 approved Traffic Study which complies with Mandatory Traffic Performance Standards  
7 in place at the time of the request. This extension request shall be made pursuant to  
8 the requirements of Art. 2.E of the Unified Land Development Code. Note that this  
9 condition will not apply to development of any civic pod if ownership of that pod has  
10 been transferred to a governmental agency for public use. (DATE: MONITORING -  
11 Engineering)
  - 12 b. No Building Permits for more than 39 dwelling units shall be issued until the Property  
13 Owner has commenced the construction of the widening of Seminole Pratt Whitney  
14 Road from Seminole Ridge High School to north of the M Canal, including  
15 reconstruction of the bridge over the M Canal, compatible with the ultimate expanded  
16 section per Palm Beach County standard 140 foot Typical Expanded Intersection  
17 details. Initial bridge shall be a minimum 4 lane divided with a 30 foot wide median with  
18 paved shoulders and sidewalks. The Seminole Pratt Whitney Road roadway  
19 construction improvements shall tie-in to the existing north and south 4-lane sections on  
20 Seminole Pratt Whitney Road. This improvement shall be impact fee creditable. Non-  
21 residential building permits are not subject to this condition. (BLDGPMT: MONITORING  
22 - Engineering)
  - 23 c. No Building Permits for more than 83 dwelling units shall be issued:
    - 24 i. Until the contract has been let for the Assured Construction of the widening of  
25 Northlake Boulevard from Hall Boulevard to Coconut Boulevard from a 2-lane  
26 facility to a 4-lane divided facility; or
    - 27 ii. Before October 1, 2019; or
    - 28 iii. Before October 1, 2017 if Assured Construction is deleted; whichever occurs first.  
29 (BLDGPMT/DATE: MONITORING - Engineering)
  - 30  
31 d. No Building Permits for more than 98 dwelling units shall be issued:
    - 32 i. Until the contract has been let for the Assured Construction of the widening of SR-7  
33 from Okeechobee Boulevard to 60th Street North from a 2-lane facility to a 4-lane  
34 divided facility; or
    - 35 ii. Before October 1, 2019; or
    - 36 iii. Before October 1, 2017 if Assured Construction is deleted; whichever occurs first.  
37 (BLDGPMT/DATE: MONITORING - Engineering)
  - 38 e. No Building Permits for more than 304 dwelling units shall be issued:
    - 39 i. Until the contract has been let for the Assured Construction of SR-7 from 60th Street  
40 North to Northlake Boulevard as a 4-lane divided facility; or
    - 41 ii. Before October 1, 2018; or
    - 42 iii. Before October 1, 2016 if Assured Construction is deleted; whichever occurs first.  
43 (BLDGPMT/DATE: MONITORING - Engineering)
  - 44 f. No Building Permits for more than 447 dwelling units or development generating 251  
45 external AM peak hour outbound trips, whichever occurs first, shall be issued:
    - 46 i. Until the contract has been let for the Assured Construction of the widening of  
47 Northlake Boulevard from Seminole Pratt Whitney to Hall Boulevard from a 2-lane  
48 facility to a 4-lane divided facility; or
    - 49 ii. Before October 1, 2017; or
    - 50 iii. Before October 1, 2015 if Assured Construction is deleted; whichever occurs first.  
51 (BLDGPMT/DATE: MONITORING - Engineering)
  - 52 g. No building Permits for more than 536 dwelling units shall be issued:
    - 53 i. Until the contract has been let for the Assured Construction of intersection  
54 improvement at 60th Street North and Royal Palm Beach Boulevard; or
    - 55 ii. Before October 1, 2016; or
    - 56 iii. October 1, 2014 if Assured Construction is deleted; whichever occurs first.  
57 (BLDGPMT/DATE: MONITORING - Engineering)
  - 58 h. No Building Permits for more than 872 dwelling units shall be issued until the Property  
59 Owner makes a proportionate share payment in the amount of \$7,984,927. The  
60 proportionate share payment is sufficient to accomplish one or more mobility

- 1 improvements that will benefit a regionally significant transportation facility. (BLDGPMT:  
2 MONITORING - Engineering)
- 3 i. No Building Permits for more than 1,021 dwelling units or development generating 574  
4 external AM peak hour outbound trips, whichever occurs first, shall be issued:
- 5 i. Until the contract has been let for the Assured Construction of the widening of  
6 Southern Boulevard from west of Lion Country Safari Road to Forest Hill Boulevard  
7 from a 4-lane divided facility to a 6-lane divided facility; or  
8 ii. Before October 1, 2020; or  
9 iii. Before October 1, 2018 if Assured Construction is deleted; whichever occurs first.  
10 (BLDGPMT/DATE: MONITORING - Engineering)
- 11 j. No Building Permits for more than 1,904 dwelling units or development generating  
12 1,071 external AM peak hour outbound trips, whichever occurs first, shall be issued until  
13 the Property Owner makes a proportionate share payment in the amount of \$7,356,582.  
14 The proportionate share payment is sufficient to accomplish one or more mobility  
15 improvements that will benefit a regionally significant transportation facility. (BLDGPMT:  
16 MONITORING - Engineering)
- 17 k. No Building Permits for more than 2,269 dwelling units or development generating  
18 1,276 external AM peak hour outbound trips, whichever occurs first, shall be issued:
- 19 i. Until the contract has been let for the Assured Construction of Roebuck Road from  
20 SR-7 to Jog Road as a 4-lane divided facility; or  
21 ii. The Property Owner makes a proportionate share payment in the amount of  
22 \$1,144,578. The proportionate share payment is sufficient to accomplish one or  
23 more mobility improvement that will benefit a regionally significant transportation  
24 facility; or  
25 iii. Before October 1, 2020; or  
26 iv. Before October 1, 2018 if Assured Construction is deleted; whichever occurs first.  
27 (BLDGPMT: MONITORING - Engineering)
- 28 l. No Building Permits for more than 2,430 dwelling units or development generating  
29 1,367 external AM peak hour outbound trips, whichever occurs first, shall be issued until  
30 the Property Owner makes a proportionate share payment in the amount of \$3,667,913.  
31 The proportionate share payment is sufficient to accomplish one or more mobility  
32 improvements that will benefit a regionally significant transportation facility. (BLDGPMT:  
33 MONITORING - Engineering)
- 34 m. No Building Permits for more than 2,581 dwelling units or development generating 1,452  
35 external AM peak hour outbound trips, whichever occurs first, shall be issued until the  
36 Property Owner makes a proportionate share payment in the amount of \$9,855,072.  
37 The proportionate share payment is sufficient to accomplish one or more mobility  
38 improvements that will benefit a regionally significant transportation facility. (BLDGPMT:  
39 MONITORING - Engineering)
- 40 n. No Building Permits for more than 2,706 dwelling units or development generating 756  
41 external PM peak hour outbound trips, whichever occurs first, shall be issued until the  
42 Property Owner makes a proportionate share payment in the amount of \$8,653,561.  
43 The proportionate share payment is sufficient to accomplish one or more mobility  
44 improvements that will benefit a regionally significant transportation facility. (BLDGPMT:  
45 MONITORING - Engineering)
- 46 o. No Building Permits for more than 3,045 dwelling units or development generating  
47 1,713 external AM peak hour outbound trips, whichever occurs first, shall be issued until  
48 the Property Owner makes a proportionate share payment in the amount of \$4,558,546.  
49 The proportionate share payment is sufficient to accomplish one or more mobility  
50 improvements that will benefit a regionally significant transportation facility. (BLDGPMT:  
51 MONITORING - Engineering)
- 52 p. No Building Permits for more than 3,240 dwelling units or development generating  
53 1,822 external AM peak hour outbound trips, whichever occurs first, shall be issued until  
54 the Property Owner makes a proportionate share payment in the amount of \$1,180,850.  
55 The proportionate share payment is sufficient to accomplish one or more mobility  
56 improvements that will benefit a regionally significant transportation facility. (BLDGPMT:  
57 MONITORING - Engineering)
- 58 q. No Building Permits for more than 3,446 single family dwelling units, 600 condominium  
59 units and 2 55+ detached units or development generating 2,118 external AM peak hour  
60 outbound trips, whichever occurs first, shall be issued until the Property Owner makes a



- 1 proportionate share payment in the amount of \$2,281,800. The proportionate share  
 2 payment is sufficient to accomplish one or more mobility improvements that will benefit  
 3 a regionally significant transportation facility. (BLDGPMT: MONITORING - Engineering)
- 4 r. No building permits for development generating more than 2,125 external PM peak hour  
 5 outbound trips shall be issued until the Property Owner makes a proportionate share  
 6 payment in the amount of \$832,533 and a CRALLS mitigation payment of \$3,363,800.  
 7 The proportionate share payment is sufficient to accomplish one or more mobility  
 8 improvements that will benefit a regionally significant transportation facility. (BLDGPMT:  
 9 MONITORING - Engineering)
- 10 s. No Building Permits for a development generating more than 2,192 external AM peak  
 11 hour outbound trips shall be issued until the Property Owner makes a proportionate  
 12 share payment in the amount of \$3,701,222. The proportionate share payment is  
 13 sufficient to accomplish one or more mobility improvements that will benefit a regionally  
 14 significant transportation facility.
- 15 t. No building permits for development generating more than 2,270 external AM peak hour  
 16 outbound trips shall be issued until the contracts are let for the widening of Seminole  
 17 Pratt Whitney Road from Persimmon Boulevard to 60th Street North from a 4-lane  
 18 divided to a 6-lane divided facility. This improvement shall be impact fee creditable.  
 19 (BLDGPMT: MONITORING - Engineering)
- 20
- 21 2. In recognition that construction prices may change over the life of the project, the above  
 22 noted proportionate share payments made after October 2019, shall be subject to the  
 23 following escalator calculation:
- 24 a. Adjusted Payment = Original Payment Amount x (BONSpayment month / BONSApril  
 25 2014)
- 26 b. Original Payment Amount = the proportionate share payment amount specified
- 27 c. BONSpayment month= latest published value (including preliminary values) at time of  
 28 payment
- 29 d. BONSApril2014 = 113.0
- 30 The cost adjustment for the total and amount of each payment shall be based on the  
 31 Bureau of Labor Statistics Producer Price Index (PPI) for Other non-residential  
 32 construction (BONS). There shall be no negative cost adjustment.
- 33 Reference the following links for PPI index information:  
 34 <http://data.bls.gov/timeseries/PCUBONS--BONS-->  
 35
- 36 3. No building permits after one year from the date of issuance of the first CO for non-  
 37 residential development shall be issued until a Compressed Work Weeks/Non-Peak  
 38 Hour Work Hours Program has been implemented and a. through c. below have been  
 39 satisfied:
- 40
- 41 a. A worksite policy has been implemented to allow and encourage Compressed Work  
 42 Weeks/Non-Peak Hour Work Hours. This policy must implement a work schedule for  
 43 full time (i.e. working at least 35 hours per week) employees for a less than 5-day work  
 44 week by extending hours of work during the two (2) work days, with start and end work  
 45 times that fall outside the normal AM (7 to 9 AM) and PM (4 to 6 PM) peak hours.
- 46 b. A formal policy and contract between employees and managers has been adopted to  
 47 identify which job categories are eligible for compressed work week/non-peak hour work  
 48 hours.
- 49 c. An on-site coordinator for the Compressed Work Weeks program has been has been  
 50 identified and funded to assist participants in the program, as well as to track  
 51 performance of the program for monitoring purposes. (BLDGPMT: MONITORING -  
 52 Engineering)
- 53
- 54 4. No building permits for development generating 2,125 external PM peak hour outbound trips  
 55 shall be issued until a Ridesharing Program has been implemented and a. through c.  
 56 below have been satisfied:
- 57
- 58 a. A Ridesharing coordinator has been identified and funded or the project participates in  
 59 the existing South Florida Commuter Services ridesharing program by paying an annual  
 60 membership fee. The ridesharing coordinator shall promote and facilitate a ridesharing

- 1 program, assist participants and track performance of the program for monitoring  
2 purposes.
- 3 b. Funding committed to fund all aspects of the Ridesharing Program has been dedicated.  
4 Funding shall commit to provide at least 50 percent subsidy of the out-of-pocket cost of  
5 any employee vanpool utilizing the South Florida Vanpool Program.
- 6 c. Preferential parking shall be allocated for Ridesharing Program participants. These  
7 spaces must be located closest to the building entrances, with the exception of reserves  
8 spaces required by ADA and delineated on the Site Plan. (BLDG/PMT: MONITORING -  
9 Engineering)
- 10
- 11 5. Starting April 1 after the first full year from initiation of the Ridesharing program and  
12 continuing every year after until project is complete:
- 13 a. The owner, developer or their agent, must provide a report to the County Engineer  
14 identifying the number of employees from the development participating in the  
15 Compressed Work Weeks/Non-Peak Hour Work Hours Program and the total number  
16 of employees during the reporting period, and the work schedules of each participant.  
17 This monitoring report shall also include a copy of the compressed work week policy  
18 and copies of each of the signed compressed work week contracts entered during the  
19 reporting period.
- 20 b. The owner, developer or their agent, must provide a report to the County Engineer  
21 evaluating the ridesharing program. The report must be certified by an independent  
22 financial auditor and shall, at a minimum, contain monthly and cumulative statistics  
23 providing:
- 24 i. The number of total employees employed during each month and average number  
25 for the calendar year;
- 26 ii. The number of employees that participate in Ridesharing;
- 27 iii. The number of days each employee participated in Ridesharing for reporting period;
- 28 iv. An accounting detailing the amount expended to fund the Ridesharing Program,  
29 including coordinator salary and amounts spent on promoting and monitoring the  
30 Ridesharing Program; and
- 31 v. Copies of all materials used to promote the Ridesharing Program. (ONGOING:  
32 ENGINEERING - Engineering)
- 33
- 34 6. The Property Owner shall:
- 35 a. Submit a trip generation analysis with every DRO application. The trip generation  
36 analysis shall be cumulative, include all development which has building permits, and  
37 provide calculations for AM and PM peak hour inbound and outbound traffic.
- 38 b. Development order Conditions shall be evaluated to determine if any Engineering  
39 Conditions are triggered or are anticipated to be triggered in the 90-day period after the  
40 analysis is submitted. If additional improvements and/or payments are warranted based  
41 on the updated trip generation analysis, the improvements/payments shall be completed  
42 and/or made as required by the County Engineer. (DATE: ENGINEERING -  
43 Engineering)
- 44
- 45 7. The Property Owner shall fund traffic signals where warranted and required by the  
46 County Engineer, including but not limited to intersections along Seminole Pratt Whitney  
47 Road, the east/west collector roadways within the project, and 60th Street N and  
48 Persimmon Boulevard within/adjacent to and east of the project to Royal Palm Beach  
49 Boulevard, as determined by the County Engineer. Signalization shall be a mast arm  
50 structure installation along Seminole Pratt Whitney Road and can be either mast arm  
51 structure or span wire installation along 60th Street North and Persimmon Blvd, as  
52 determined by the County Engineer. The cost of the signalization shall be paid by the  
53 Property Owner and shall also include all design costs and any required utility relocation  
54 and right of way and/or easement acquisition. (ONGOING: ENGINEERING -  
55 Engineering)
- 56
- 57 8. No Building Permits for more than 1,300 dwelling units east of Seminole Pratt Whitney Road  
58 shall be issued until:
- 59 i. The Property Owner has connected the first east/west collector roadway from Seminole  
60 Pratt Whitney Road east through the site to the existing east/west roadway network east

- 1 of the project and the roadway has been completed and accepted. Such roadway shall  
2 be constructed as per Palm Beach County standards, or
- 3 ii. the Property Owner makes a \$12,000,000 payment to Palm Beach County. If and when  
4 this connection is ultimately made, such payment shall be credited towards future  
5 proportionate share payments and shall be impact fee creditable. (BLDGPMPT:  
6 MONITORING - Engineering)  
7
- 8 9. No Building Permits for more than 3,000 dwelling units east of Seminole Pratt Whitney Road  
9 shall be issued until:
- 10 i. The Property Owner has connected the second east/west collector roadway from  
11 Seminole Pratt-Whitney Road east through the site to the existing east/west roadway  
12 network east of the project and the roadway has been completed and accepted. Such  
13 roadway shall be constructed as per Palm Beach County standards, or
- 14 ii. the Property Owner makes a \$12,000,000 payment to Palm Beach County. If and when  
15 this connection is ultimately made, such payment shall be credited towards future  
16 proportionate share payments and shall be impact fee creditable. (BLDGPMPT:  
17 MONITORING - Engineering)  
18
- 19 10. No Building Permits for development of more than 2,600 dwelling units shall be issued  
20 until the Property Owner has constructed and connected the projects internal roadway  
21 (west of Seminole Pratt Whitney Road) from Seminole Pratt Whitney Road, west and  
22 curving to the north, connecting to 60th Street North. (BLDGPMPT: MONITORING -  
23 Engineering)  
24
- 25 11. No Building Permits shall be issued after the connection of the project's internal  
26 roadway to Persimmon Blvd/140th Ave North intersection, until the Property Owner  
27 makes a \$1,500,000 payment to Palm Beach County. Such payment is not impact fee  
28 creditable. If an agreement is reached between the Property Owner and Indian Trail  
29 Improvement District, this condition is void. (ONGOING: ENGINEERING - Engineering)  
30
- 31 12. No Building Permits shall be issued after the connection of the project's internal  
32 roadway to 60th Street North, including the construction of 60th Street North 140th  
33 Avenue North, until the Property Owner makes a \$3,000,000 payment to Palm Beach  
34 County. Such payment is not impact fee creditable. (ONGOING: ENGINEERING -  
35 Engineering)  
36
- 37 13. The Property Owner shall cause to install roadway lighting on County Thoroughfare  
38 roadways and local roadways in accordance with the applicable standards in the latest  
39 editions of the State of Florida Department of Transportation and Palm Beach County  
40 applicable standards. (ONGOING: ENGINEERING - Engineering)  
41
- 42 14. The northern east/west roadway through the site, east of Seminole Pratt Whitney Road,  
43 shall connect to 60th Street North with a curved alignment approved by the County  
44 Engineer. At such time when 60th Street North continues west, the northern east-west  
45 roadway through the site shall be modified to connect to 60th Street North as a "T"  
46 intersection, and the connection shall be within 10 degrees of a 90 degree angle.  
47 (ONGOING: ENGINEERING - Engineering)  
48
- 49 15. The Proportionate Share Agreement, dated October 29, 2014 is, hereby adopted by  
50 reference. (ONGOING: ENGINEERING - Engineering)  
51
- 52 16. Prior to issuance of the first building permit, the Property Owner shall plat the subject  
53 property in accordance with provisions of Article 11 of the Unified Land Development  
54 Code. The platting of this property may be phased in accordance with a phasing plan  
55 acceptable to the Office of the County Engineer and approved by the Development  
56 Review Officer. A phase should not be larger than what would reasonably be expected  
57 to be completed within the time frame of the posted surety. (BLDGPMPT: MONITORING  
58 - Engineering)  
59  
60

- 1 17. Major Thoroughfare Road Disclosure
- 2 a. Prior to the recordation of the first plat, the Property Owner shall include in the
- 3 homeowners documents and all sales contracts, as well as all sales brochures, Master
- 4 Plans and related Site Plans a disclosure statement identifying Seminole Pratt Whitney
- 5 Road, Persimmon Boulevard, and 60th Street North as existing or planned thoroughfare
- 6 roadways adjacent to or through this property. This notice shall also include the
- 7 ultimate number of lanes for the road(s). Information which appears in written form shall
- 8 appear in bold print. (PLAT: MONITORING - Engineering)
- 9 b. The Property Owner shall submit documentation of compliance with this Condition on
- 10 an annual basis to the Monitoring Section of Planning, Zoning and the Building
- 11 Department. The next report shall be submitted on or before July 31, 2015, and shall
- 12 continue on an annual basis until all units within the development have been sold or the
- 13 Property Owner relinquishes control to the homeowners association. (DATE/ONGOING:
- 14 MONITORING - Engineering)
- 15
- 16 18. Prior to issuance of the first building permit, the Property Owner shall provide to Palm
- 17 Beach County sufficient public road drainage easement(s) through the project's internal
- 18 drainage system, as required by and approved by the County Engineer, to provide legal
- 19 positive outfall for runoff from those segments of Seminole Pratt Whitney Road along
- 20 the property frontage or within the project; and a maximum of an additional 800 feet of
- 21 these adjacent roadway(s); with the exception of Persimmon Blvd, 60th Street N and
- 22 the other east-west collector road. The limits of this additional 800 feet of drainage shall
- 23 be determined by the County Engineer. Said easements shall be no less than 20 feet in
- 24 width. Portions of such system not included within roadways or waterways dedicated
- 25 for drainage purposes will be specifically encumbered by said minimum 20 foot
- 26 drainage easement from the point of origin, to the point of legal positive outfall. The
- 27 drainage system within the project shall have sufficient water quality, water quantity
- 28 and, when necessary, compensating storage capacity within this project's system as
- 29 required by all permitting agencies, as well as conveyance capacity to meet the storm
- 30 water discharge and treatment requirements of Palm Beach County, the applicable
- 31 Drainage District, and the South Florida Water Management District, for the combined
- 32 runoff from the project to accommodate the ultimate roadway section(s) of the included
- 33 segment. Specifically, one lane must be open during the 25-year, 3-day storm and the
- 34 elevation for the 3-year, 1-day storm event shall provide sufficient freeboard to allow for
- 35 efficient roadway drainage system design. If required and approved by the County
- 36 Engineer, the Property Owner shall construct within the proposed drainage easements
- 37 a minimum of 24 inch closed piping system and appropriate wingwall or other structures
- 38 as required by and approved by the County Engineer. Elevation and location of the
- 39 entire drainage system shall be approved by the County Engineer. Any and all excess
- 40 fill material from excavation by Palm Beach County within said easements shall become
- 41 the property of Palm Beach County which at its discretion may use this fill material. The
- 42 Property Owner shall not record these required easements or related documents. After
- 43 final acceptance of the location, legal sketches and dedication documents, Palm Beach
- 44 County shall record all appropriate deeds and documents. (BLDGPMT: MONITORING -
- 45 Engineering)
- 46
- 47 19. Prior to dedication of the right of way for the subject roads, the Property Owner shall
- 48 provide to Palm Beach County sufficient public road drainage easement(s) through the
- 49 project's internal drainage system, as required by and approved by the County
- 50 Engineer, to provide legal positive outfall for runoff from those segments of Persimmon
- 51 Blvd, 60th Street N and the other east-west collector road along the property frontage or
- 52 within the project; and a maximum of an additional 800 feet of these adjacent
- 53 roadway(s). The limits of this additional 800 feet of drainage shall be determined by the
- 54 County Engineer. Said easements shall be no less than 20 feet in width. Portions of
- 55 such system not included within roadways or waterways dedicated for drainage
- 56 purposes will be specifically encumbered by said minimum 20 foot drainage easement
- 57 from the point of origin, to the point of legal positive outfall. The drainage system within
- 58 the project shall have sufficient water quality, water quantity and, when necessary,
- 59 compensating storage capacity within this project's system as required by all permitting
- 60 agencies, as well as conveyance capacity to meet the storm water discharge and

1 treatment requirements of Palm Beach County, the applicable Drainage District, and the  
2 South Florida Water Management District, for the combined runoff from the project to  
3 accommodate the ultimate roadway section(s) of the included segment. Specifically,  
4 one lane must be open during the 25-year, 3-day storm and the elevation for the 3-year,  
5 1-day storm event shall provide sufficient freeboard to allow for efficient roadway  
6 drainage system design. If required and approved by the County Engineer, the  
7 Property Owner shall construct within the proposed drainage easements a minimum of  
8 24 inch closed piping system and appropriate wingwall or other structures as required  
9 by and approved by the County Engineer. Elevation and location of the entire drainage  
10 system shall be approved by the County Engineer. Any and all excess fill material from  
11 excavation by Palm Beach County within said easements shall become the property of  
12 Palm Beach County which at its discretion may use this fill material. The Property  
13 Owner shall not record these required easements or related documents. After final  
14 acceptance of the location, legal sketches and dedication documents, Palm Beach  
15 County shall record all appropriate deeds and documents. (ONGOING: ENGINEERING  
16 - Engineering)

- 17  
18 20. The Property Owner shall provide to the Palm Beach County Land Development  
19 Division a road right of way deed and all associated documents as required by the  
20 County Engineer for:

21  
22 60th Street North, from Seminole Pratt Whitney Road to 140th Avenue North, 100 feet  
23 in width and including all of the portion of 60th Street North fronting Golden Grove  
24 Elementary School, on an alignment approved by the County Engineer

25  
26 All right of way deed(s) and associated documents shall be provided and approved  
27 within one hundred eighty (180) days of a request by the County Engineer, but the  
28 request shall not be made prior to January 1, 2019. Right of way conveyance shall be  
29 along the entire frontage and shall be free and clear of all encroachments and  
30 encumbrances, including but not limited to the canal encroachment. Property Owner  
31 shall provide Palm Beach County with sufficient documentation acceptable to the Right  
32 of Way Acquisition Section to ensure that the property is free of all encumbrances and  
33 encroachments, including a topographic survey. The Property Owner must further  
34 warrant that the property being conveyed to Palm Beach County meets all appropriate  
35 and applicable environmental agency requirements. In the event of a determination of  
36 contamination which requires remediation or clean up on the property now owned by  
37 the Property Owner, the Property Owner agrees to hold the County harmless and shall  
38 be responsible for all costs of such clean up, including but not limited to, all applicable  
39 permit fees, engineering or other expert witness fees including attorney's fees as well as  
40 the actual cost of the clean up. Thoroughfare Plan Road right of way conveyances shall  
41 be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map  
42 and shall include, where appropriate as determined by the County Engineer, additional  
43 right of way for Expanded Intersections and Corner Clips. The Property Owner shall not  
44 record these required deeds or related documents. Palm Beach County will prepare a  
45 tax pro-ration. A check, made payable to the Tax Collector's Office, shall be submitted  
46 by the Property Owner for the pro-rated taxes. After final acceptance, Palm Beach  
47 County shall record all appropriate deeds and documents. (ONGOING: ENGINEERING  
48 - Engineering)

- 49  
50 21. The Property Owner shall provide to the Palm Beach County Land Development  
51 Division a road right of way deed and all associated documents as required by the  
52 County Engineer for:

53  
54 60th Street North, from the western terminus of the project's limits to Seminole Pratt  
55 Whitney Road, to provide 100 feet in width from south of the south side of the M Canal,  
56 as approved by the County Engineer

57  
58 All right of way deed(s) and associated documents shall be provided and approved  
59 within one hundred eighty (180) days of a request by the County Engineer, but the  
60 request shall not be made prior to January 1, 2019. Right of way conveyance shall be

1 along the entire frontage and shall be free and clear of all encroachments and  
2 encumbrances, including but not limited to the canal encroachment. Property Owner  
3 shall provide Palm Beach County with sufficient documentation acceptable to the Right  
4 of Way Acquisition Section to ensure that the property is free of all encumbrances and  
5 encroachments, including a topographic survey. The Property Owner must further  
6 warrant that the property being conveyed to Palm Beach County meets all appropriate  
7 and applicable environmental agency requirements. In the event of a determination of  
8 contamination which requires remediation or clean up on the property now owned by  
9 the Property Owner, the Property Owner agrees to hold the County harmless and shall  
10 be responsible for all costs of such clean up, including but not limited to, all applicable  
11 permit fees, engineering or other expert witness fees including attorney's fees as well as  
12 the actual cost of the clean up. Thoroughfare Plan Road right of way conveyances shall  
13 be consistent with Palm Beach County's Thoroughfare Right of Way Identification Map  
14 and shall include, where appropriate as determined by the County Engineer, additional  
15 right of way for Expanded Intersections and Corner Clips. The Property Owner shall not  
16 record these required deeds or related documents. Palm Beach County will prepare a  
17 tax pro-ration. A check, made payable to the Tax Collector's Office, shall be submitted  
18 by the Property Owner for the pro-rated taxes. After final acceptance, Palm Beach  
19 County shall record all appropriate deeds and documents. (ONGOING: ENGINEERING  
20 - Engineering)

- 21  
22 22. The Property Owner shall provide to the Palm Beach County Land Development  
23 Division a road right of way deed and all associated documents as required by the  
24 County Engineer for:

25  
26 Seminole Pratt Whitney Road to provide a minimum of 120 feet in width through the  
27 project's limits, as well as all property owned by the Developer between the east  
28 property line of Seminole Ridge High School and the west right of way line of Seminole  
29 Pratt Whitney Road. Additional right of way may be required at signalized intersections  
30 and other high demand access points along Seminole Pratt Whitney Road.

31  
32 All right of way deed(s) and associated documents shall be provided and approved  
33 within ninety (90) days of a request by the County Engineer. Right of way conveyance  
34 shall be along the entire frontage and shall be free and clear of all encroachments and  
35 encumbrances. Property Owner shall provide Palm Beach County with sufficient  
36 documentation acceptable to the Right of Way Acquisition Section to ensure that the  
37 property is free of all encumbrances and encroachments, including a topographic  
38 survey. The Property Owner must further warrant that the property being conveyed to  
39 Palm Beach County meets all appropriate and applicable environmental agency  
40 requirements. In the event of a determination of contamination which requires  
41 remediation or clean up on the property now owned by the Property Owner, the  
42 Property Owner agrees to hold the County harmless and shall be responsible for all  
43 costs of such clean up, including but not limited to, all applicable permit fees,  
44 engineering or other expert witness fees including attorney's fees as well as the actual  
45 cost of the clean up. Thoroughfare Plan Road right of way conveyances shall be  
46 consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and  
47 shall include, where appropriate as determined by the County Engineer, additional right  
48 of way for Expanded Intersections and Corner Clips. The Property Owner shall not  
49 record these required deeds or related documents. Palm Beach County will prepare a  
50 tax pro-ration. A check, made payable to the Tax Collector's Office, shall be submitted  
51 by the Property Owner for the pro-rated taxes. After final acceptance, Palm Beach  
52 County shall record all appropriate deeds and documents. (ONGOING: ENGINEERING  
53 - Engineering)

- 54  
55 23. Within hundred eighty (180) days of a request by the County Engineer, the Property  
56 Owner shall provide a temporary roadway construction easement to Palm Beach  
57 County along 60th Street North. This roadway easement shall be a minimum of ten (10)  
58 feet in width along the south side of the south right of way line of 60th Street North  
59 where 60th Street North is adjacent to the M Canal, and along both the north and south  
60 rights of way of 60th Street North where not adjacent to the M Canal. The Property

1 Owner shall not record these required easements or related documents. After final  
2 acceptance of the location, legal sketches and dedication documents, Palm Beach  
3 County shall record all appropriate deeds and documents. (ONGOING: ENGINEERING  
4 - Engineering)

- 5  
6 24. The Property Owner shall provide to the Palm Beach County Land Development  
7 Division a road right of way deed and all associated documents as required by the  
8 County Engineer for:

9  
10 Persimmon Boulevard to provide 80 feet in width from Seminole Pratt Whitney Road.

11  
12 All right of way deed(s) and associated documents shall be provided and approved  
13 within ninety (90) days of a request by the County Engineer, but the request shall not be  
14 made prior to January 1, 2019, or when required for legal access. Right of way  
15 conveyance shall be along the entire frontage and shall be free and clear of all  
16 encroachments and encumbrances. Property Owner shall provide Palm Beach County  
17 with sufficient documentation acceptable to the Right of Way Acquisition Section to  
18 ensure that the property is free of all encumbrances and encroachments, including a  
19 topographic survey. The Property Owner must further warrant that the property being  
20 conveyed to Palm Beach County meets all appropriate and applicable environmental  
21 agency requirements. In the event of a determination of contamination which requires  
22 remediation or clean up on the property now owned by the Property Owner, the  
23 Property Owner agrees to hold the County harmless and shall be responsible for all  
24 costs of such clean up, including but not limited to, all applicable permit fees,  
25 engineering or other expert witness fees including attorney's fees as well as the actual  
26 cost of the clean up. Thoroughfare Plan Road right of way conveyances shall be  
27 consistent with Palm Beach County's Thoroughfare Right of Way Identification Map and  
28 shall include, where appropriate as determined by the County Engineer, additional right  
29 of way for Expanded Intersections and Corner Clips. The Property Owner shall not  
30 record these required deeds or related documents. Palm Beach County will prepare a  
31 tax pro-ration. A check, made payable to the Tax Collector's Office, shall be submitted  
32 by the Property Owner for the pro-rated taxes. After final acceptance, Palm Beach  
33 County shall record all appropriate deeds and documents. (ONGOING: ENGINEERING  
34 - Engineering)

- 35  
36 25. Landscape Within the Median of Seminole Pratt Whitney Road.

37  
38 The Property Owner, his successors and assigns, shall design, install and perpetually  
39 maintain median landscape within the median of all abutting right of way of Seminole  
40 Pratt Whitney Road. This landscaping and irrigation shall strictly conform to the  
41 specifications and standards for the County's Only Trees, Irrigation, and Sod (OTIS)  
42 program. Additional landscaping beyond OTIS requires Board of County  
43 Commissioner's approval. Median landscaping installed by Property Owner shall be  
44 perpetually maintained by the Property Owner, his successors and assigns, without  
45 recourse to Palm Beach County.

- 46 a. The necessary permit(s) for this landscaping and irrigation shall be applied for from  
47 Palm Beach County Land Development prior to the issuance of the 39th building permit.  
48 (BLDGPMT/ONGOING: MONITORING - Engineering)  
49 b. All installation of the landscaping and irrigation shall be completed prior to the issuance  
50 of the 39th certificate of occupancy. (BLDGPMT/CO/ONGOING: MONITORING -  
51 Engineering)

- 52  
53 26 Landscape Within the Median of Persimmon Boulevard.

54  
55 The Property Owner, his successors and assigns, shall design, install and perpetually  
56 maintain median landscape within the median of all abutting right of way of Persimmon  
57 Boulevard. This landscaping and irrigation shall strictly conform to the specifications and  
58 standards for the County's Only Trees, Irrigation, and Sod (OTIS) program. Additional  
59 landscaping beyond OTIS requires Board of County Commissioner's approval. Median

1 landscaping installed by Property Owner shall be perpetually maintained by the  
2 Property Owner, his successors and assigns, without recourse to Palm Beach County.  
3

- 4 a. The necessary permit(s) for this landscaping and irrigation shall be applied for from Palm  
5 Beach County Land Development concurrent with the submittal of the roadway  
6 construction plans. (ONGOING: ENGINEERING - Engineering)
- 7 b. All installation of the landscaping and irrigation shall be completed prior to final  
8 acceptance of the roadway construction. (ONGOING: ENGINEERING - Engineering)  
9

10 27. Prior to the dedication of 60th Street North right of way, the Property Owner shall  
11 relocate/remove the portion of the Seminole Improvement District canal from the north  
12 side of Golden Grove Elementary School and Western Pines Middle School. Portions  
13 of the canal encumbering proposed 60th Street North shall also be included in this  
14 relocation/removal. The relocation/removal of the canal shall also include the relocation  
15 of any storm drainage outfall from the schools. (BLDGPM: MONITORING -  
16 Engineering)  
17

18 28. Prior to the dedication of 60th Street North right of way, the Property Owner shall fill the  
19 portions of the relocated/removed Seminole Improvement District canal along the north  
20 side of Golden Grove Elementary School and Western Pines Middle School.  
21 (ONGOING: ENGINEERING - Engineering)  
22

23 29. Prior to the completion of the first east-west collector road, the Property Owner shall  
24 enter into an agreement with the Palm Beach County School District to relocate the  
25 driveway connection for Golden Grove Elementary School from the northeast corner of  
26 the property. The Property Owner shall be responsible for the costs associated with the  
27 driveway relocation, including any turn lane construction. (BLDGPM: MONITORING -  
28 Engineering)  
29

30 30. Concurrent with the dedication of 60th Street N right of way, the Property Owner shall  
31 complete the relocation of the driveway connection for Golden Grove Elementary  
32 School from the northeast corner of the property. (ONGOING: ENGINEERING -  
33 Engineering)  
34

35 31. The street cross sections, internal roadways shown on the master plan and any  
36 reference to traffic signal locations are for illustrative purposes only and are not a part of  
37 this approval. Street cross sections, roadway design and traffic signal locations will be  
38 reviewed at the time of each individual parcel or plat submittal and must meet the  
39 requirements of Land Development Design Standards Manual, Section 100, Traffic  
40 Standards, or as otherwise approved by the County Engineer. (ONGOING/PLAT:  
41 ENGINEERING - Engineering)  
42

43 32. Prior to the initiation of any works or activities at the site, the Property Owner shall  
44 obtain a conceptual and a construction permit from South Florida Water Management  
45 District to accommodate an approximately 168 cfs on-peak discharge from offsite into  
46 the Property Owner's surface water management system. This is regarded as an  
47 additional public benefit. The Property Owner shall identify the portion of the surface  
48 water management system that will be used for this approximately 168 cfs on-peak  
49 discharge from offsite into the Property Owner's surface water management system as  
50 part of the South Florida Water Management District conceptual plan. This additional  
51 capacity shall be made available by the Property Owner to one or more governmental  
52 entities on a first come basis, provided the appropriate permits from the South Florida  
53 Water Management District are received. The Property Owner shall cooperate with any  
54 governmental entity seeking to utilize such capacity to design for the same, consistent  
55 with the Property Owner's approved South Florida Water Management District  
56 conceptual plan and Palm Beach County Zoning Division Master Plan. (BLDGPM:  
57 MONITORING - Engineering)  
58  
59



1 33. The Property Owner shall diligently pursue reaching a written agreement with one or  
2 more governmental entities, including all required flowage, capacity, or other easements  
3 and rights of entry necessary to utilize this additional capacity. The Property Owner  
4 shall cooperate to the fullest extent, as determined by the County's Water Resource  
5 Manager and the County Engineer, to develop an interlocal agreement(s) to establish  
6 reasonable responsibilities of the parties as to the design, construction, operation,  
7 maintenance and division of the costs associated with the construction, operation, and  
8 maintenance of the interconnected system. At a minimum, the Property Owner shall be  
9 responsible for the design and permitting, operation and maintenance and shall not  
10 charge for the land costs associated with the lake surface area or needed maintenance  
11 berms and shall construct the necessary outfall systems to accommodate the surface  
12 water management system needed for approximately 168 cfs on-peak discharge from  
13 offsite unless otherwise agreed to by one of the governmental entities. This interlocal  
14 agreement is not an element of the South Florida Water Management District permit  
15 review for a conceptual or construction permit, which is subject only to Part IV of  
16 Chapter 373, Florida Statutes and the rules promulgated thereunder. If no such  
17 agreement is reached within five (5) years of the effective date of this resolution, the  
18 Property Owner shall apply to South Florida Water Management District to modify and  
19 to receive approval for such modification of its South Florida Water Management District  
20 permit to reflect the fact that the Property Owner is not relying on the 168 cfs on-peak  
21 discharge from offsite. (ONGOING: ENGINEERING - Engineering)  
22

23 **ENVIRONMENTAL**

24 1. A Phase II Environmental Audit, with emphasis on the areas used as storage for regulated  
25 substances and the areas designated for residential development, shall be submitted to the  
26 Department of Environmental Resources Management for review and approval prior to  
27 Final Master Plan approval by the Development Review Officer. (DRO: ENVIRONMENTAL  
28 RESOURCES MANAGEMENT - Environmental Resources Management)  
29

30 **FIRE PROTECTION**

31 1. An approved water supply capable of supplying the required fire flow for the fire protection  
32 shall be provided to all premises upon which facilities, buildings or portions of buildings are  
33 hereafter constructed. (ONGOING: FIRE RESCUE - Fire Rescue)  
34

35 **LANDSCAPE - GENERAL**

36 1. Prior to Final Master Plan Approval by the Development Review Officer (DRO), the  
37 Property Owner shall submit a Conceptual Landscape Plan for the Landscape Buffer as  
38 described in Landscape Condition 2. The Landscape Plan may be combined with the Rural  
39 Parkway Conceptual Landscape Plan pursuant to Planning Conditions. (DRO:ZONING –  
40 Zoning)  
41

42 **LANDSCAPING AND BUFFERING ALONG A PORTION OF THE SOUTH, EAST AND  
43 WEST PROPERTY LINES**

44 2. A fifty (50) foot Landscape Buffer shall be provided along the specified segments of the  
45 south, east and west property lines: beginning from the south property line where the  
46 Traditional Town Development (TTD) abuts the southwest corner of Silver Lakes, and  
47 extends along portion of the south and west property lines of the TTD and ends  
48 approximately 1,000 linear feet west of Pod C. The Buffer shall have an approximate total  
49 length of 22,230 linear feet. The Buffer shall include:  
50 a. one (1) canopy tree for each fifteen (15) linear feet;  
51 b. one (1) palm or pine for each twenty (20) linear feet planted in clusters of five to seven  
52 (5-7) palms or pines;  
53 c. shrub requirements pursuant to a Type III Incompatibility Buffer. A minimum of ten (10)  
54 percent of the required medium shrubs shall be Saw Palmetto;  
55 d. buffer width may be reduced by twenty-five (25) percent subject to requirements of  
56 Article 7.F.6. - Buffer Width Reduction; and,  
57 e. implementation of the Landscape Buffers shall be in accordance with the Final Phasing  
58 Plan. (ONGOING: ZONING - Landscape)  
59

60 **PALM TRAN**

- 1 1. Prior to Final Master Plan Approval by the Development Review Officer, the Applicant  
2 shall submit an Access Management Plan to Palm Tran for review and approval. The  
3 Plan shall indicate the location of an easement for a Bus Stop Boarding and Alighting  
4 Area at approximately every quarter-mile along the main conveyance of Seminole-Pratt  
5 Whitney Road. The purpose of this easement is for the future construction of mass  
6 transit infrastructure in a manner acceptable to Palm Tran. The easement location shall  
7 also be shown the roadway design plans for Seminole Pratt-Whitney Road and the  
8 related rural parkway plans. (ONGOING: PALM-TRAN - Palm-Tran)  
9
- 10 2. Prior to Final Master Plan Approval by the Development Review Officer, the Applicant  
11 shall submit an Access Management Plan to Palm Tran for review and approval. The  
12 Plan shall indicate a Bus Bay and/or Bulb Out at a Bus Stop Boarding and Alighting Area  
13 at approximately every half-mile along the main conveyance of Seminole-Pratt Whitney  
14 Road. This requirement, in conjunction with a Bus Stop Boarding and Alighting Area  
15 easement, is for the future construction of mass transit infrastructure in a manner  
16 acceptable to Palm Tran. The Bus Bay and/or Bulb Out location shall also be shown on  
17 the roadway design plans for Seminole Pratt-Whitney Road and the related rural  
18 parkway plans. (ONGOING: PALM-TRAN - Palm-Tran)  
19
- 20 3. Prior to Final Master Plan Approval by the Development Review Officer, the Master Plan  
21 shall be revised to indicate a minimum two-acre Park and Ride lot with a Bus Bay and/or  
22 Bulb Out at a Bus Stop Boarding and Alighting Area in Pod I, in conjunction with the  
23 development of the community college, and shall be subject to the approval of Palm  
24 Tran. This requirement, in conjunction with a Bus Stop Boarding and Alighting Area  
25 easement, is for the future construction of mass transit infrastructure in a manner  
26 acceptable to Palm Tran. The 2-acre Park and Ride lot and pertinent information shall  
27 also be shown on the Site plan for Pod I. (ONGOING: PALM-TRAN - Palm-Tran)  
28

29 **PARKS-RECREATION WITHIN TND**

- 30 1. Each TND neighborhood park as required by ULDC Article 3.F.3.E.4.b shall be improved in  
31 accordance with the applicable provisions of ULDC Article 5.D., Parks and Recreation -  
32 Rules and Recreation Standards. (DRO: PARKS AND RECREATION – Parks and  
33 Recreation)  
34

35 **PARKS-RECREATION PODS**

- 36 2. Pods “C” and “V” recreational facilities and programming shall be open to the general public  
37 on a non-exclusive basis without regard to residency and without a charge for entry or  
38 admission. This Condition shall not prohibit customary charges for equipment rental,  
39 facility rental, permits, and/or participation in organized recreation activities. (ONGOING:  
40 PARKS – Parks and Recreation)  
41

42 **PARKS- DESIGN**

- 43 3. Prior to Final Approval by the Development Review Officer (DRO) of a Site Plan for Pods  
44 “C” and “V”, the Property Owner shall coordinate with the Palm Beach County Parks and  
45 Recreation Department on the design and programming of each Pod. (DRO: PARKS AND  
46 RECREATION - Parks and Recreation)  
47

48 **PLANNING**

- 49 1. Maximum gross density is 1.20 du/acre (4,546 maximum units); no additional density  
50 bonuses are permitted.(ONGOING: PLANNING - Planning)  
51
- 52 2. Non-residential uses shall be limited to the following maximum intensities:  
53
  - 54 • 500,000 square feet of Commercial;
  - 55 • 450,000 square feet of Commercial Office;
  - 56 • 1,050,000 square feet of Light Industrial and Research and Development Uses (defined  
57 as those that are not likely to cause undesirable effects upon nearby areas; these uses  
58 shall not cause or result in the dissemination of excessive dust, smoke, fumes, odor,  
59 noise, vibration or light beyond the boundaries of the lot on which the use is conducted);
  - 60 • 200,000 square feet of Civic uses;

- 1       • 150 room Hotel; and  
2       • 3,000 student College/University. (ONGOING: PLANNING - Planning)  
3  
4       3. Development of the site must conform with the Site Data table, the Conceptual Plan and the  
5       Implementing Principles. (ONGOING: PLANNING - Planning)  
6  
7       4. The Zoning Development Order shall include the provision of at least ten (10) percent of  
8       the residential units as workforce housing. (ONGOING: PLANNING - Planning)  
9  
10      5. The Zoning Development Order shall include provisions requiring the project to address  
11      regional drainage and/or water supply needs: providing at least 160 cubic feet per second  
12      (cfs) discharge (1" per day) on peak, and a flowage easement for 250 acres of lake, and/or  
13      other equivalent solutions. (ONGOING: PLANNING - Planning)  
14  
15      6. The Conceptual Plan and Implementing Principles require:  
16      • The Conceptual Plan—establishes a maximum of 15% of Enclave may be developed  
17      under the PUD-Residential Pod standards;  
18      • The Conceptual Plan depicts the location of Rural Parkways; and  
19      • The Implementing Principles establishes provisions consistent with the "Transect Zone"  
20      definition in the Comprehensive Plan. (ONGOING: PLANNING - Planning)  
21  
22      7. The Zoning development order shall include a "Transect Plan" which further details the  
23      Transect Zones and sub-zones, demonstrating full compliance with all relevant policies, the  
24      Conceptual Plan and Implementing Principles. (ONGOING: PLANNING - Planning)  
25  
26      8. To ensure a balanced development with a diversity of uses: the Zoning development order  
27      shall include a phasing plan and/or conditions of approval requiring minimum non-  
28      residential development to be included in each phase, unless all non-residential uses are  
29      built-out. (ONGOING: PLANNING - Planning)  
30

### **Natural Transect**

32      9. No dwelling units or non-residential square footages (Commercial, Industrial etc.) shall be  
33      allocated to any area designated as Natural Transect on the Conceptual Plan, Transect Plan,  
34      and Master Plan. (ONGOING: PLANNING)  
35

### **Transect Plan**

37      10. Prior to Final Master Plan approval by the Development Review Officer (DRO), the  
38      Transect Plan shall be revised to indicate a minimum of fifty-five (55) percent of the total  
39      land area designated as Natural Transect. (DRO: PLANNING-Planning)  
40

41      11. Prior to Final Master Plan approval by the Development Review Officer (DRO), the  
42      Transect Plan and associated table shall be revised in indicate a the location and  
43      requirements of the Subzones. (DRO: PLANNING-Planning)  
44

### **Rural Parkway**

46      12. Per Transportation Element Policy 1.4-q, Rural Parkways shall be implemented at the  
47      following locations:

- 48           a. Persimmon Boulevard, from 140th Avenue North to approximately 3,700 feet  
49           east of Seminole Pratt Whitney, a 50 foot easement on each side in order to  
50           accommodate multipurpose pathways landscaped with at least 70% native  
51           vegetation. No walls or signs shall be allowed within the parkway easements.
- 52           b. 140th Avenue North from the municipal boundary of Loxahatchee Groves to 60th  
53           Street North, a 50 foot easement on the west side in order to accommodate  
54           multipurpose pathways landscaped with at least 70% native vegetation, shall be  
55           required. No walls or signs shall be allowed within the parkway easements.
- 56           c. "Town Center Parkway" within the Agricultural Enclave, from 60th Street North to  
57           approximately 2,500 feet east of Seminole Pratt Whitney Road, a 50 foot

1 easement on each side in order to accommodate multipurpose pathways  
2 landscaped with at least 70% native vegetation, shall be required. No walls or  
3 signs shall be allowed within parkway easements.

4 d. Seminole Pratt Whitney Road from Sycamore Drive to Persimmon Boulevard, an  
5 80 foot easement on each side in order to accommodate multipurpose pathways  
6 landscaped with at least 70% native vegetation, shall be required. No walls or  
7 signs shall be allowed within the parkway easements. However, a pair of  
8 context-sensitive community identification monuments may be permitted  
9 provided they are more than 400 feet from the terminus of the parkway  
10 easement, subject to approval by the Planning Director.

11 f. Seminole Pratt Whitney Road from 1,400 feet south of 60th Street North to 60th  
12 Street North, an 80 foot easement on each side in order to accommodate  
13 multipurpose pathways landscaped with at least 70% native vegetation, shall be  
14 required. No walls or signs shall be allowed within the parkway easements.  
15 However, a pair of context-sensitive community identification monuments may be  
16 permitted provided they are more than 400 feet from the terminus of the parkway  
17 easement, subject to approval by the Planning Director.

18 g. 60th Street North from 140th Avenue North to the M-canal crossing at 59th Lane  
19 North, a 50 foot easement on the south side in order to accommodate  
20 multipurpose pathways landscaped with at least 70% native vegetation, shall be  
21 required. No walls or signs shall be allowed within the parkway easements.  
22 (ONGOING: PLANNING--Planning)

23  
24 **Rural Parkway--Seminole Pratt Whitney Road from 60th Street to 1,400 ft south of 60th**  
25 **Street**

26  
27 13. Prior to Final Master Plan approval by the Development Review Officer (DRO), the  
28 applicant shall provide a conceptual Rural Parkway Landscape Plan, for the subject  
29 length of Seminole Pratt-Whitney Road identified as a Rural Parkway in the  
30 Comprehensive Plan, subject to approval by the Planning Division, to include the  
31 following minimum quantities per segment, per side of the road:

- 32 a) Canopy trees, 1 per 1,100 square feet of Rural Parkway Easement;
- 33 b) Flowering Trees, 1 per 2,000 square feet of Rural Parkway Easement;
- 34 c) Palms, 1 per 1,800 square feet of Rural Parkway Easement;
- 35 d) Pines, 1 per 4,000 square feet of Rural Parkway Easement;
- 36 e) Large Shrubs, 1 per 400 square feet of Rural Parkway Easement;
- 37 f) Medium Shrubs, 1 per 300 square feet of Rural Parkway Easement;
- 38 g) Small Shrubs, 1 per 200 square feet of Rural Parkway Easement; and
- 39 h) Turf grass and other groundcover as applicable for areas not planted with landscape  
40 material (FINAL DRO: PLANNING-Planning)

41  
42 14. Prior to plat recordation for any portion of the Minto West project, the 80-foot Rural  
43 Parkway Easement shall be recorded, as approved by the County Attorney's Office, the  
44 Engineering Department, and the Planning Division. The conservation and public  
45 access easement for the 80-foot Rural Parkway shall contain:

46  
47 a. A Landscape Plan that conforms with the approved Rural Parkway Landscape Plan,  
48 but not be limited to the following items:

- 49
- 50 1) 70% native trees, palms, and shrubs;
- 51 2) a continuous ten (10) foot paved multipurpose path;
- 52 3) a continuous minimum eight (8) foot stabilized and sodded equestrian path;
- 53 4) benches/pedestrian gathering area. At least one (1) pedestrian gathering area  
54 shall be provided within the 80-foot wide Rural Parkway frontage;
- 55 5) pedestrian connections that traverse the rural parkway to connect to  
56 pedestrian circulation within development areas to cross walks and bus stop  
57 shelters.

58  
59 b. The Rural Parkway Easement shall not include:

- 1) walls;
- 2) structures with the exception of a bus shelter, benches/pedestrian gathering areas, and "context-sensitive community identification monuments"; and,
- 3) signs.

c. The Rural Parkway Easement may include:

- 1) A bus stop easement;
- 2) berms or other undulating changes in the finished grade not to exceed four (4) feet in height when measured from the crown of the adjacent roadway;
- 3) other drainage/utility easements may only be permitted which traverse (run perpendicular to) the Rural Parkway Easement to place drainage/utilities; and,
- 4) other drainage easements may be permitted in the Rural Parkway Easement for the purposes of draining the Rural Parkway, subject to approval by the County Engineering Department and the Planning Division;
- 5) a ten (10) foot utility easement, located adjacent to the right-of-way;
- 6) low-intensity lighting appropriate for illuminating the pedestrian pathway

d. A maintenance agreement with Seminole Improvement District in the form of a Management Plan for continual maintenance of the Rural Parkway. (PLAT: ENG/PLANNING - Planning)

15. Prior to Final Master Plan approval by the DRO, the applicant shall submit detailed architectural and landscape plans for the "context-sensitive community identification monuments" that include plans, elevations, relevant details, and indicate materials, finishes and colors for discretionary review and approval by the Planning Director. These shall then be incorporated into the Design Standards. (FINAL DRO: PLANNING-Planning)
16. Should the 80-foot wide Rural Parkway Easement not be placed on this property in a form acceptable to the County Attorney, Engineering Department, and Planning Division, prior to November 1, 2015, then the approval of this Development Order (DO) shall be scheduled for review by the Board of County Commissioners with a recommendation by staff to revoke the Development Order. (DATE: MONITORING - Planning)
17. Prior to the issuance of a building permit for any buildings within the project, the property owner shall commence construction of the Seminole Pratt Whitney-Road Rural Parkway, consistent with the approved Rural Parkway Landscape Plan, and recorded Rural Parkway easement. (BLDG PERMIT: MONITORING - Planning)
18. Prior to the issuance of a Certificate of Occupancy for any buildings within the project, the property owner shall complete construction of the Seminole Pratt Whitney Road Rural Parkway consistent with the approved Rural Parkway Landscape Plan, and recorded Rural Parkway easement. (CO: MONITORING - Planning)

**Rural Parkway--Seminole Pratt Whitney Road from Persimmon to Seminole Ridge High School**

19. Prior to Final Master Plan approval by the Development Review Officer (DRO), the applicant shall provide a conceptual Rural Parkway Landscape Plan, for the subject length of Seminole Pratt-Whitney Road identified as a Rural Parkway in the Comprehensive Plan, subject to approval by the Planning Division, to include the following minimum quantities per segment, per side of the road:
  - a) Canopy trees, 1 per 1,100 square feet of Rural Parkway Easement;
  - b) Flowering Trees, 1 per 2,000 square feet of Rural Parkway Easement;
  - c) Palms, 1 per 1,800 square feet of Rural Parkway Easement;
  - d) Pines, 1 per 4,000 square feet of Rural Parkway Easement;
  - e) Large Shrubs, 1 per 400 square feet of Rural Parkway Easement;
  - f) Medium Shrubs, 1 per 300 square feet of Rural Parkway Easement;
  - g) Small Shrubs, 1 per 200 square feet of Rural Parkway Easement; and

1 h) Turf grass and other groundcover as applicable for areas not planted with landscape  
2 material. (DRO: PLANNING-Planning)  
3

4 20. Prior to plat recordation for any portion of the Minto West project, the 80-foot Rural  
5 Parkway Easement shall be recorded, as approved by the County Attorney's Office, the  
6 Engineering Department, and the Planning Division. The conservation and public  
7 access easement for the 80-foot Rural Parkway shall contain:  
8

9 a. A Landscape Plan that conforms with the approved Rural Parkway Landscape Plan,  
10 but not be limited to the following items:  
11

- 12 1) 70% native trees, palms, and shrubs;
- 13 2) a continuous ten (10) foot paved multipurpose path;
- 14 3) a continuous minimum eight (8) foot stabilized and sodded equestrian path;
- 15 4) benches/pedestrian gathering area. At least one (1) pedestrian gathering area  
16 shall be provided within the 80-foot wide Rural Parkway frontage;
- 17 5) pedestrian connections that traverse the rural parkway to connect to  
18 pedestrian circulation within development areas to cross walks and bus stop  
19 shelters.  
20

21 b. The Rural Parkway Easement shall not include:

- 22 1) walls;
- 23 2) structures with the exception of a bus shelter, benches/pedestrian gathering  
24 areas, and "context-sensitive community identification monuments"; and,
- 25 3) signs.  
26

27 c. The Rural Parkway Easement may include:

- 28 1) A bus stop easement;
- 29 2) berms or other undulating changes in the finished grade not to exceed four (4)  
30 feet in height when measured from the crown of the adjacent roadway;
- 31 3) other drainage/utility easements may only be permitted which traverse (run  
32 perpendicular to) the Rural Parkway Easement to place drainage/utilities; and,
- 33 4) other drainage easements may be permitted in the Rural Parkway Easement  
34 for the purposes of draining the Rural Parkway, subject to approval by the  
35 County Engineering Department and the Planning Division;
- 36 5) a ten (10) foot utility easement, located adjacent to the right-of-way;
- 37 6) low-intensity lighting appropriate for illuminating the pedestrian pathway  
38

39 d. A maintenance agreement with Seminole Improvement District in the form of a  
40 Management Plan for continual maintenance of the Rural Parkway. (PLAT:  
41 ENG/PLANNING - Planning)  
42

43 21. Prior to the issuance of a building permit for any buildings within the project, the  
44 property owner shall commence construction of the Seminole Pratt Whitney-Road Rural  
45 Parkway, consistent with the approved Rural Parkway Landscape Plan, and recorded  
46 Rural Parkway easement. (BLDG PERMIT: MONITORING - Planning)  
47

48 22. Prior to the issuance of a Certificate of Occupancy for any buildings within the project,  
49 the property owner shall complete construction of the Seminole Pratt Whitney Road  
50 Rural Parkway consistent with the approved Rural Parkway Landscape Plan, and  
51 recorded Rural Parkway easement. (CO: MONITORING - Planning)  
52  
53

54 **Rural Parkway--Seminole Pratt Whitney Road from Seminole Ridge High School to**  
55 **Sycamore**  
56

57 23. Prior to Final Master Plan approval by the Development Review Officer (DRO), the  
58 applicant shall provide a conceptual Rural Parkway Landscape Plan, for the entire  
59 length of Seminole Pratt-Whitney Road identified as a Rural Parkway in the

1 Comprehensive Plan, subject to approval by the Planning Division, to include the  
2 following minimum quantities per segment, per side of the road:  
3 a) Canopy trees, 1 per 1,100 square feet of Rural Parkway Easement;  
4 b) Flowering Trees, 1 per 2,000 square feet of Rural Parkway Easement;  
5 c) Palms, 1 per 1,800 square feet of Rural Parkway Easement;  
6 d) Pines, 1 per 4,000 square feet of Rural Parkway Easement;  
7 e) Large Shrubs, 1 per 400 square feet of Rural Parkway Easement;  
8 f) Medium Shrubs, 1 per 300 square feet of Rural Parkway Easement;  
9 g) Small Shrubs, 1 per 200 square feet of Rural Parkway Easement; and  
10 h) Turf grass and other groundcover as applicable for areas not planted with landscape  
11 material. (FINAL DRO: PLANNING-Planning)  
12

13 24. Prior to plat recordation for any portion of the Minto West project, the 80-foot Rural  
14 Parkway Easement shall be recorded, as approved by the County Attorney's Office, the  
15 Engineering Department, and the Planning Division. The conservation and public  
16 access easement for the 80-foot Rural Parkway shall contain:  
17

18 a. A Landscape Plan that conforms with the approved Rural Parkway Landscape Plan,  
19 but not be limited to the following items:  
20

- 21 1) 70% native trees, palms, and shrubs;
- 22 2) a continuous ten (10) foot paved multipurpose path;
- 23 3) a continuous minimum eight (8) foot stabilized and sodded equestrian path;
- 24 4) benches/pedestrian gathering area. At least one (1) pedestrian gathering area  
25 shall be provided within the 80-foot wide Rural Parkway frontage;
- 26 5) pedestrian connections that traverse the rural parkway to connect to  
27 pedestrian circulation within development areas to cross walks and bus stop  
28 shelters.  
29

30 b. The Rural Parkway Easement shall not include:

- 31 1) walls;
- 32 2) structures with the exception of a bus shelter, benches/pedestrian gathering  
33 areas, and "context-sensitive community identification monuments"; and,
- 34 3) signs.  
35

36 c. The Rural Parkway Easement may include:

- 37 1) A bus stop easement;
- 38 2) berms or other undulating changes in the finished grade not to exceed four (4)  
39 feet in height when measured from the crown of the adjacent roadway;
- 40 3) other drainage/utility easements may only be permitted which traverse (run  
41 perpendicular to) the Rural Parkway Easement to place drainage/utilities; and,
- 42 4) other drainage easements may be permitted in the Rural Parkway Easement  
43 for the purposes of draining the Rural Parkway, subject to approval by the  
44 County Engineering Department and the Planning Division;
- 45 5) a ten (10) foot utility easement, located adjacent to the right-of-way;
- 46 6) low-intensity lighting appropriate for illuminating the pedestrian pathway  
47

48 d. A maintenance agreement with Seminole Improvement District in the form of a  
49 Management Plan for continual maintenance of the Rural Parkway (PLAT:  
50 ENG/PLANNING - Planning)  
51

52 25. Prior to Final Master Plan approval by the DRO, the applicant shall submit detailed  
53 architectural and landscape plans for the "context-sensitive community identification  
54 monuments" that inclusive of plans, elevations, relevant details, and indicate materials,  
55 finishes and colors for review and approval by the Planning Director. These shall then  
56 be incorporated into the Design Standards.  
57

58 26. Should the 80-foot wide Rural Parkway Easement not be placed on this property in a  
59 form acceptable to the County Attorney, Engineering Department, and Planning  
60 Division, prior to November 1, 2015, then the approval of this Development Order (DO)

1 shall be scheduled for review by the Board of County Commissioners with a  
2 recommendation by staff to revoke the Development Order. (DATE: MONITORING -  
3 Planning)  
4

5 27. Prior to the issuance of a building permit for any buildings within the project, the  
6 property owner shall commence construction of the Seminole Pratt Whitney-Road Rural  
7 Parkway, consistent with the approved Rural Parkway Landscape Plan, and recorded  
8 Rural Parkway easement. (BLDG PERMIT: MONITORING - Planning)  
9

10 28. Prior to the issuance of a Certificate of Occupancy for any buildings within the project,  
11 the property owner shall complete construction of the Seminole Pratt Whitney Road  
12 Rural Parkway consistent with the approved Rural Parkway Landscape Plan, and  
13 recorded Rural Parkway easement. (CO: MONITORING - Planning)  
14

15 **Rural Parkway-60th Street North**

16 29. Prior to Final Site Plan approval for any pod adjacent to the 60th Street North Rural  
17 parkway, by the Development Review Officer (DRO), the applicant shall provide a  
18 conceptual Rural Parkway Landscape Plan, for the entire length of 60th Street North  
19 identified as a Rural Parkway in the Comprehensive Plan, on the south side of the  
20 future right of way only, subject to approval by the Planning Division, to include the  
21 following minimum quantities per segment, per side of the road:

- 22 a) Canopy trees, 1 per 1,100 square feet of Rural Parkway Easement;
- 23 b) Flowering Trees, 1 per 2,000 square feet of Rural Parkway Easement;
- 24 c) Palms, 1 per 1,800 square feet of Rural Parkway Easement;
- 25 d) Pines, 1 per 4,000 square feet of Rural Parkway Easement;
- 26 e) Large Shrubs, 1 per 400 square feet of Rural Parkway Easement;
- 27 f) Medium Shrubs, 1 per 300 square feet of Rural Parkway Easement;
- 28 g) Small Shrubs, 1 per 200 square feet of Rural Parkway Easement; and
- 29 h) Turf grass and other groundcover as applicable for areas not planted with landscape  
30 material. (FINAL DRO: PLANNING-Planning)  
31

32 30. Prior to plat recordation for any pod adjacent to the 60th Street North Rural Parkway,  
33 the 50-foot Rural Parkway Easement segment for the entire phase shall be recorded, as  
34 approved by the County Attorney's Office, the Engineering Department, and the  
35 Planning Division. The conservation and public access easement for the 50-foot Rural  
36 Parkway shall contain:  
37

38 a. A Landscape Plan that conforms with the approved Rural Parkway Landscape Plan,  
39 but not be limited to the following items:  
40

- 41 1) 70% native trees, palms, and shrubs;
- 42 2) a continuous ten (10) foot paved multipurpose path;
- 43 3) a continuous minimum eight (8) foot stabilized and sodded equestrian path;
- 44 4) benches/pedestrian gathering area. At least one (1) pedestrian gathering area  
45 shall be provided within the 50-foot wide Rural Parkway frontage;
- 46 5) pedestrian connections that traverse the rural parkway to connect to  
47 pedestrian trail networks within the Natural Transect.  
48

49 b. The Rural Parkway Easement shall not include:

- 50 1) walls;
- 51 2) structures with the exception of benches/pedestrian gathering areas; and,
- 52 3) signs.  
53

54 c. The Rural Parkway Easement may include:

- 55 1) berms or other undulating changes in the finished grade not to exceed four (4)  
56 feet in height when measured from the crown of the adjacent roadway;
- 57 2) other drainage/utility easements may only be permitted which traverse (run  
58 perpendicular to) the Rural Parkway Easement to place drainage/utilities;



- 3) Other drainage easements may be permitted in the Rural Parkway Easement for the purposes of draining the Rural Parkway, subject to approval by the County Engineering Department and the Planning Division; and,
- 4) A ten (10) foot utility easement, located adjacent to the future right-of-way for 60th Street North; and
- 5) low-intensity lighting appropriate for illuminating the pedestrian pathway.

d. A maintenance agreement with Seminole Improvement District in the form of a Management Plan for continual maintenance of the Rural Parkway. (PLAT: ENG/PLANNING - Planning)

31. Should the 50-foot wide Rural Parkway Easement not be placed on this property in a form acceptable to the County Attorney, Engineering Department, and Planning Division, prior to November 1, 2020, then the approval of this Development Order (DO) shall be scheduled for review by the Board of County Commissioners with a recommendation by staff to revoke the Development Order. (DATE: MONITORING - Planning)
32. Prior to the issuance of a building permit for any buildings within the phase, the property owner shall commence construction of the 60th Street North Rural Parkway, consistent with the approved Rural Parkway Landscape Plan, and recorded Rural Parkway easement. (BLDG PERMIT: MONITORING - Planning)
33. Prior to the issuance of a Certificate of Occupancy for any buildings within the project, the property owner shall complete construction of the 60th Street North Rural Parkway consistent with the approved Rural Parkway Landscape Plan, and recorded Rural Parkway easement. (CO: MONITORING - Planning)

#### **Rural Parkway-140th Street North**

34. Prior to the issuance of the 2,900th Building Permit, the applicant shall provide a conceptual Rural Parkway Landscape Plan, for the entire length of 140th Street North identified as a Rural Parkway in the Comprehensive Plan, on the west side of the 140th Street North right of way only, subject to approval by the Planning Division, to include the following minimum quantities per segment, per side of the road:
  - a) Canopy trees, 1 per 1,100 square feet of Rural Parkway Easement;
  - b) Flowering Trees, 1 per 2,000 square feet of Rural Parkway Easement;
  - c) Palms, 1 per 1,800 square feet of Rural Parkway Easement;
  - d) Pines, 1 per 4,000 square feet of Rural Parkway Easement;
  - e) Large Shrubs, 1 per 400 square feet of Rural Parkway Easement;
  - f) Medium Shrubs, 1 per 300 square feet of Rural Parkway Easement;
  - g) Small Shrubs, 1 per 200 square feet of Rural Parkway Easement; and
  - h) Turf grass and other groundcover as applicable for areas not planted with landscape material. (BLDG PERMIT: MONITORING Planning)
35. Prior to the issuance of the 2,950th Building Permit, the 50-foot Rural Parkway Easement shall be recorded, as approved by the County Attorney's Office, the Engineering Department, and the Planning Division. The conservation and public access easement for the 50-foot Rural Parkway shall contain:
  - a. A Landscape Plan that conforms with the approved Rural Parkway Landscape Plan, but not be limited to the following items:
    - 1) 70% native trees, palms, and shrubs;
    - 2) a continuous ten (10) foot paved multipurpose path;
    - 3) a continuous minimum eight (8) foot stabilized and sodded equestrian path;
    - 4) benches/pedestrian gathering area. At least one (1) pedestrian gathering area shall be provided within the 50-foot wide Rural Parkway frontage;
    - 5) pedestrian connections that traverse the rural parkway to connect to pedestrian trail networks within the Natural Transect.
  - b. The Rural Parkway Easement shall not include:
    - 1) walls;

- 2) structures with the exception of benches/pedestrian gathering areas; and,
- 3) signs.

c. The Rural Parkway Easement may include:

- 1) berms or other undulating changes in the finished grade not to exceed four (4) feet in height when measured from the crown of the adjacent roadway;
- 2) other drainage/utility easements may only be permitted which traverse (run perpendicular to) the Rural Parkway Easement to place drainage/utilities;
- 3) Other drainage easements may be permitted in the Rural Parkway Easement for the purposes of draining the Rural Parkway, subject to approval by the County Engineering Department and the Planning Division; and,
- 4) A ten (10) foot utility easement, located adjacent to the right-of-way for 140th Street North; and
- 5) low-intensity lighting appropriate for illuminating the pedestrian pathway.

d. A maintenance agreement with Seminole Improvement District in the form of a Management Plan for continual maintenance of the Rural Parkway. (BLDG PERMIT: MONITORING Planning)

36. Should the 50-foot wide Rural Parkway Easement not be placed on this property in a form acceptable to the County Attorney, Engineering Department, and Planning Division, prior to November 1, 2025, then the approval of this Development Order (DO) shall be scheduled for review by the Board of County Commissioners with a recommendation by staff to revoke the Development Order. (DATE: MONITORING - Planning)
37. Prior to the issuance of the 2,990th building permit, the property owner shall commence construction of the 140th Street North Rural Parkway, consistent with the approved Rural Parkway Landscape Plan, and recorded Rural Parkway easement. (BLDG PERMIT: MONITORING - Planning)
38. Prior to the issuance of the 3,000th Certificate of Occupancy, the property owner shall complete construction of the 140th Street North Rural Parkway consistent with the approved Rural Parkway Landscape Plan, and recorded Rural Parkway easement. (CO: MONITORING - Planning)

**Rural Parkway-Persimmon Boulevard**

39. Prior to the issuance of the 2,900th Building Permit, the applicant shall provide a conceptual Rural Parkway Landscape Plan, for the entire length of Persimmon Boulevard identified as a Rural Parkway in the Comprehensive Plan, on the both sides of the right-of-way, subject to approval by the Planning Division, to include the following minimum quantities per segment, per side of the road:
  - a) Canopy trees, 1 per 1,100 square feet of Rural Parkway Easement;
  - b) Flowering Trees, 1 per 2,000 square feet of Rural Parkway Easement;
  - c) Palms, 1 per 1,800 square feet of Rural Parkway Easement;
  - d) Pines, 1 per 4,000 square feet of Rural Parkway Easement;
  - e) Large Shrubs, 1 per 400 square feet of Rural Parkway Easement;
  - f) Medium Shrubs, 1 per 300 square feet of Rural Parkway Easement;
  - g) Small Shrubs, 1 per 200 square feet of Rural Parkway Easement; and
  - h) Turf grass and other groundcover as applicable for areas not planted with landscape material. (BLDG PERMIT: MONITORING Planning)
40. Prior to the issuance of the 2,950th Building Permit, the 50-foot Rural Parkway Easement shall be recorded, as approved by the County Attorney's Office, the Engineering Department, and the Planning Division. The conservation and public access easement for the 50-foot Rural Parkway shall contain:
  - a. A Landscape Plan that conforms with the approved Rural Parkway Landscape Plan, but not be limited to the following items:
    - 1) 70% native trees, palms, and shrubs;
    - 2) a continuous ten (10) foot paved multipurpose path;

- 3) a continuous minimum eight (8) foot stabilized and sodded equestrian path;
- 4) benches/pedestrian gathering area. At least one (1) pedestrian gathering area shall be provided within the 50-foot wide Rural Parkway frontage;
- 5) pedestrian connections that traverse the rural parkway to connect to pedestrian trail networks within the Natural Transect.

b. The Rural Parkway Easement shall not include:

- 1) walls;
- 2) structures with the exception of benches/pedestrian gathering areas; and,
- 3) signs.

c. The Rural Parkway Easement may include:

- 1) berms or other undulating changes in the finished grade not to exceed four (4) feet in height when measured from the crown of the adjacent roadway;
- 2) other drainage/utility easements may only be permitted which traverse (run perpendicular to) the Rural Parkway Easement to place drainage/utilities;
- 3) Other drainage easements may be permitted in the Rural Parkway Easement for the purposes of draining the Rural Parkway, subject to approval by the County Engineering Department and the Planning Division; and,
- 4) A ten (10) foot utility easement, located adjacent to the right-of-way for Persimmon Boulevard; and
- 5) low-intensity lighting appropriate for illuminating the pedestrian pathway.

d. A maintenance agreement with Seminole Improvement District in the form of a Management Plan for continual maintenance of the Rural Parkway. (BLDG PERMIT: MONITORING Planning)

41. Should the 50-foot wide Rural Parkway Easement not be placed on this property in a form acceptable to the County Attorney, Engineering Department, and Planning Division, prior to November 1, 2020, then the approval of this Development Order (DO) shall be scheduled for review by the Board of County Commissioners with a recommendation by staff to revoke the Development Order. (DATE: MONITORING - Planning)
42. Prior to the issuance of the 2,990th building permit, the property owner shall commence construction of the Persimmon Boulevard Rural Parkway, consistent with the approved Rural Parkway Landscape Plan, and recorded Rural Parkway easement. (BLDG PERMIT: MONITORING - Planning)
43. Prior to the issuance of the 3,000th Certificate of Occupancy, the property owner shall complete construction of the Persimmon Boulevard Rural Parkway consistent with the approved Rural Parkway Landscape Plan, and recorded Rural Parkway easement. (CO: MONITORING - Planning)

#### **Rural Parkway - "Town Center Parkway"**

44. Prior to the issuance of the 1,200th Building Permit, the applicant shall provide a conceptual Rural Parkway Landscape Plan, for the entire length of the Town Center Parkway Rural Parkway identified in the Comprehensive Plan, on both sides of the right-of-way, subject to approval by the Planning Division, to include the following minimum quantities per segment, per side of the road:
  - a) Canopy trees, 1 per 1,100 square feet of Rural Parkway Easement;
  - b) Flowering Trees, 1 per 2,000 square feet of Rural Parkway Easement;
  - c) Palms, 1 per 1,800 square feet of Rural Parkway Easement;
  - d) Pines, 1 per 4,000 square feet of Rural Parkway Easement;
  - e) Large Shrubs, 1 per 400 square feet of Rural Parkway Easement;
  - f) Medium Shrubs, 1 per 300 square feet of Rural Parkway Easement;
  - g) Small Shrubs, 1 per 200 square feet of Rural Parkway Easement; and
  - h) Turf grass and other groundcover as applicable for areas not planted with landscape material. (BLDG PERMIT: MONITORING Planning)

1 45. Prior to the issuance of the 1,250th Building Permit, the 50-foot Rural Parkway  
2 Easement shall be recorded, as approved by the County Attorney's Office, the  
3 Engineering Department, and the Planning Division. The conservation and public  
4 access easement for the 50-foot Rural Parkway shall contain:

5  
6 a. A Landscape Plan that conforms with the approved Rural Parkway Landscape Plan,  
7 but not be limited to the following items:

- 8 1) 70% native trees, palms, and shrubs;
- 9 2) a continuous ten (10) foot paved multipurpose path;
- 10 3) a continuous minimum eight (8) foot stabilized and sodded equestrian path;
- 11 4) benches/pedestrian gathering area. At least one (1) pedestrian gathering area  
12 shall be provided within the 50-foot wide Rural Parkway frontage;
- 13 5) pedestrian connections that traverse the rural parkway to connect to  
14 pedestrian trail networks within the Natural Transect.

15  
16 b. The Rural Parkway Easement shall not include:

- 17 1) walls;
- 18 2) structures with the exception of benches/pedestrian gathering areas; and,
- 19 3) signs.

20  
21 c. The Rural Parkway Easement may include:

- 22 1) berms or other undulating changes in the finished grade not to exceed four (4)  
23 feet in height when measured from the crown of the adjacent roadway;
- 24 2) other drainage/utility easements may only be permitted which traverse (run  
25 perpendicular to) the Rural Parkway Easement to place drainage/utilities;
- 26 3) Other drainage easements may be permitted in the Rural Parkway Easement  
27 for the purposes of draining the Rural Parkway, subject to approval by the  
28 County Engineering Department and the Planning Division; and,
- 29 4) A ten (10) foot utility easement, located adjacent to the right-of-way for Town  
30 Center Parkway; and
- 31 5) low-intensity lighting appropriate for illuminating the pedestrian pathway.

32  
33 d. A maintenance agreement with Seminole Improvement District in the form of a  
34 Management Plan for continual maintenance of the Rural Parkway. (BLDG PERMIT:  
35 MONITORING Planning)

36  
37 46. Should the 50-foot wide Rural Parkway Easement not be placed on this property in a  
38 form acceptable to the County Attorney, Engineering Department, and Planning  
39 Division, prior to November 1, 2020, then the approval of this Development Order shall  
40 be scheduled for review by the Board of County Commissioners with a recommendation  
41 by staff to revoke the Development Order. (DATE: MONITORING - Planning)

42  
43 47. Prior to the issuance of the 1,290th Building Permit, the property owner shall commence  
44 construction of the Town Center Parkway Rural Parkway, consistent with the approved  
45 Rural Parkway Landscape Plan, and recorded Rural Parkway easement. (BLDG  
46 PERMIT: MONITORING - Planning)

47  
48 48. Prior to the issuance of the 1,300th Certificate of Occupancy, the property owner shall  
49 complete construction of the Town Center Parkway Rural Parkway consistent with the  
50 approved Rural Parkway Landscape Plan, and recorded Rural Parkway easement.  
51 (CO: MONITORING - Planning)

52  
53 **Other Planning**

54  
55 49. To ensure that the "appropriate new urbanism concepts" provision of the Agricultural  
56 Enclave statute is fulfilled, no neighborhood, pod, or community shall be gated or otherwise  
57 have restricted access. (ONGOING: PLANNING/ZONING--Planning)

- 1 50. Prior to Final Master Plan approval, the Master Plan shall be revised to incorporate the "AG  
2 Enclave TTD Pod Limitations" table as depicted on the adopted Conceptual Plan. (DRO:  
3 PLANNING-Planning)  
4
- 5 51. Prior to Final Master Plan approval, the Transect Plan and Master Plan shall be revised to  
6 indicate a minimum of 55% of the total land area shall designated as Natural Transect.  
7 (DRO: PLANNING-Planning)  
8
- 9 52. Prior to Final Master Plan approval, the Transect Plan and associated table shall be revised  
10 in indicate a the location and requirements of the Sub-urban Transect subzones. (DRO:  
11 PLANNING-Planning)  
12
- 13 53. Prior to Final Master Plan approval, the Transect Plan shall be revised to include a table  
14 indicating minimum dimensions for the Natural Transect. (DRO: PLANNING-Planning)  
15

### 16 **Workforce Housing**

- 17
- 18 54. Minto West shall provide 10 percent of its approved density as Work Force Housing units  
19 (WFH) for a total of 455 WFH units. (ONGOING: PLANNING - Planning)  
20
- 21 55. Minto West shall provide these WFH units to the low to moderate 2, (60%-120%) Area  
22 Median Income (AMI) income groups. (ONGOING: PLANNING - Planning)  
23
- 24 56. Prior to the issuance of the first residential Building Permit a Master Covenant for all 455  
25 WFH units shall be recorded and/or at the time of closing of each WFH unit, a deed  
26 restriction for each WFH unit shall be recorded containing all relevant information  
27 implementing the Planning workforce housing conditions specified in this resolution.  
28 (BLDGPMT: MONITORING - Planning)  
29
- 30 57. Upon the recordation of sale for each WFH unit, a copy of the deed restriction shall be  
31 provided to the Planning Director and the Department of Economic Sustainability (DES).  
32 (ONGOING: PLANNING - Planning)  
33
- 34 58. 20% or 91 of the residential Certificates of Occupancy for the WFH units shall be issued  
35 prior to the issuance of 30 % of the total units or the 1,364th residential Certificate of  
36 Occupancy. (CO: MONITORING - Planning)  
37
- 38 59. 50% or 227 of the residential Certificates of Occupancy for the WFH units shall be issued  
39 prior to 57% or the 2,591st residential Certificates of Occupancy. (CO: MONITORING -  
40 Planning)  
41
- 42 60. 85% or 387 of the residential Certificates of Occupancy for the WFH units shall be issued  
43 prior to the issuance of 85% of the total units or the 3,864th residential Certificate of  
44 Occupancy. (CO: MONITORING - Planning)  
45
- 46 61. 100% or 455 of the residential Certificates of Occupancy for the WFH units shall be issued  
47 prior to the issuance of 90% of the total units or the 4,091st residential Certificate of  
48 Occupancy. (CO: MONITORING - Planning)  
49
- 50 62. In all cases, additional units may be provided within each phase that exceed the  
51 requirements as stated above. (ONGOING: PLANNING - Planning)  
52
- 53 63. Design Requirements - WFH units shall be designed to be compatible with the overall  
54 project, as follows:  
55 a. All WFH units shall be constructed on site.  
56 b. All WFH units shall be designed to a compatible exterior standard as other units within  
57 the development or pod/phase and shall be comparable with the surrounding land uses;  
58 and  
59 c. Required WFH units may be clustered or dispersed throughout the project. (ONGOING:  
60 PLANNING - Planning)

1  
2 64. Affordability Requirements - All required WFH units shall be offered for sale at an  
3 attainable housing cost for each of the targeted income ranges. The sale prices shall be  
4 updated annually by the Planning Director or his designee, with the sales prices based on  
5 the AMI, and the household income limits for PBC (West Palm Beach/Boca Raton  
6 metropolitan statistical area) for a family of four, which pricing shall not be adjusted based  
7 on the number of occupants, as published annually by HUD (sale price: household income  
8 figure multiplied by three and priced at the middle of each of the four WFH income  
9 categories). (ONGOING: PLANNING - Planning)

10  
11 65. Prior to final approval by the Development Review Officer (DRO), at the time of site plan  
12 for each Pod containing WFH units, the property owner shall identify each required WFH unit  
13 within that Pod. (DRO: PLANNING - Planning)

14  
15 66. The deed for each WFH unit sold shall include restrictions requiring 1) that all identified  
16 WFH units be sold or resold only to qualified households in the applicable targeted income  
17 range at an attainable housing cost for each of the targeted income ranges; 2) that these  
18 restrictions remain in effect for 15 years recurring from the date of the certificate of occupancy  
19 for each unit; 3) that in the event a unit is resold before the 15-year period concludes, a new 15  
20 year period shall take effect on the date of resale. (ONGOING: PLANNING - Planning)

21  
22 67. Release of Obligation to Construct WFH For-Sale Units - It is not the intent of the WFH  
23 provisions to require a developer to commence construction on a WFH for sale unit for which a  
24 valid and binding contract for purchase between developer and buyer has not been executed.  
25 It is intended that all WFH units will be marketed in the same manner as the market-rate units  
26 within the development. In the event a WFH unit eligible for contract has been available for  
27 purchase for a period not less than 180 days and no contract to purchase that unit has been  
28 executed during the 180 day period, and is located within a development POD or Phase in  
29 which not less than 80% of the market rate units have binding purchase contracts. then that  
30 specific WFH unit shall be eligible to be released from the WFH obligations indicated in the  
31 Applicable Site Plan. When a WFH unit is not purchased in accordance with the provision  
32 above, the developer shall make an in lieu payment to the County pursuant to the following:

33 a. An amount equal to one half of the differential between the WFH unit cost and the  
34 contract price not to exceed \$40,000 per unit.

35  
36 b. Available for purchase shall be defined as:

- 37 1. Written notice is provided to the Planning Director and the Department of Economic  
38 Sustainability (DES) and to a list of interested parties provided to the developer by  
39 the County that developer has a project approved which requires the construction of  
40 WFH units and the developer is ready to commence sales of the required WFH unit  
41 within the development. The written notice shall include the location of the subject  
42 property, the location of the sales office, the hours of the sales office, the floor plan  
43 and construction specifications for the WFH unit available for contract; and the  
44 pricing of the WFH unit available for contract;
- 45 2. Developer shall include in the sales office displays and WFH unit promotional  
46 brochures produced as of and during the entire duration of the build-out of the  
47 project until all WFH units required have been sold and/or released according to  
48 this condition;
- 49 3. The inclusion of informational packets in the sales center for those interested in  
50 purchasing a WFH unit which provides the qualification standards, where to go to  
51 get qualified, and other relevant information regarding the WFH units. This packet  
52 shall be provided by or approved by Palm Beach County prior to placement on the  
53 sales floor;
- 54 4. At the time the WFH units become available for purchase the developer shall  
55 provide to the Palm Beach County Department of Planning, Zoning and Building  
56 proof of out-reach to local housing advocacy groups and others on the interested  
57 parties list;
- 58 5. The developer acts in good faith to market and sell the unit during the term of the  
59 project until such time as all WFH units are sold or released pursuant to this  
60 condition. (ONGOING: PLANNING - Planning)

1  
2 68. In the event of default by the purchaser of a for sale WFH unit, after execution of a binding  
3 contract, the subject WFH shall return as available for sale for the remainder of the applicable  
4 180-day sale period. (ONGOING: PLANNING - Planning)

5  
6 69. Nothing in these conditions requires the developer to provide and/or guarantee financing  
7 for any applicant for a WFH unit. The Developer is not required to aid in the purchase and/or  
8 financing of the WFH unit. (ONGOING: PLANNING - Planning)

9  
10 70. On an annual basis, beginning November 1, 2018, or as otherwise stipulated in the  
11 Declaration of Restrictive Covenants, the owner of the WFH unit shall submit to the Planning  
12 Director, or designee, on a form provided by the County, an annual report containing  
13 information and documentation to demonstrate continued compliance with the WFH and a  
14 copy of any monitoring information provided to and received from the appropriate funding  
15 agency/source. (DATE/ONGOING: MONITORING - Planning)

16  
17 **PRIVATE CIVIC PODS**

18 1. Development of the Private Civic Pods, PC-1 to PC-5, shall follow the development  
19 regulations of a Traditional Neighborhood District and Neighborhood Center requirements.  
20 (ONGOING: ZONING-Zoning)

21  
22 2. The private Civic Pods shall receive Site Plan approval, by the required approving authority  
23 (i.e. DRO, ZC, or BCC), prior to the development of each Pod. (ONGOING: ZONING-  
24 Zoning)

25  
26 **PROPERTY & REAL ESTATE MANAGEMENT**

27 1. Platting and Deed-

28 The Property Owner shall provide Palm Beach County Board of County Commissioners  
29 with a Statutory Warranty Deed on a net 4.3 acre dry (minus pond, canal or drainage area  
30 acreage) public civic site (Proposed Pod C-1), in a location and form acceptable to  
31 Facilities, Development & Operations Department (FD&O) by May 31, 2017. Property  
32 Owner to plat and dedicate the civic site to Palm Beach County prior to conveying the  
33 deed, and shall have satisfied each of the following Conditions prior to deed conveyance.  
34 Administrative Time Extensions for this civic site conveyance date Condition may only be  
35 requested by the Property Owner upon the express approval of FD&O.

36  
37 a) Title

38 Property Owner to provide a title policy insuring marketable title to Palm Beach County  
39 for the civic site and any easements that service the civic site as required by the County  
40 Attorney's office. All title exception documentation to be provided to County. Policy is  
41 subject to Property & Real Estate Management Department's (PREM) and County  
42 Attorney's approval. The title policy to be insured to Palm Beach County for a dollar  
43 value based on current market appraisal of the proposed civic site or the Contract  
44 purchase price on a per acre basis if the contract purchase was concluded within the  
45 previous 24 month period. If an appraisal is required it shall be obtained by the Property  
46 Owner. The Property Owner shall release the County from all Declarations of  
47 Covenants and Conditions of the TTD or other restrictive covenants as they may apply  
48 to the civic site.

49  
50 b) Concurrency

51 Property Owner to assign sufficient traffic trip capacity such that the traffic volume  
52 associated with a County facility shall be attached to the civic site and recorded on the  
53 concurrency reservation for the entire TTD. The Property Owner shall be provided with  
54 input as to the size of a structure (and proposed use) which the civic site would support  
55 and the corresponding amount of trips. If no County use is applied to the civic site,  
56 Property Owner shall assign sufficient traffic trip capacity equivalent to the number of  
57 units the civic would support if it were a residential Pod.

58  
59 c) Taxes

1 All ad valorem real estate taxes and assessments for the year of acceptance shall be  
2 pro-rated to include the day of acceptance.

3  
4 d) Site Condition

5 Civic site to be free and clear of all trash and debris at the time of acceptance of the  
6 Statutory Warranty Deed.

7  
8 e) Retention and Drainage

9 Property Owner shall provide all retention, detention, and drainage required for any  
10 future development of the proposed civic site by the County. Property Owner shall  
11 specifically address the following issues:

12 1) The discharge of surface water from the proposed civic site into the Property  
13 Owner's water retention basins.

14  
15 2) An easement across Property Owner's property from the proposed civic site to the  
16 retention basins, if required.

17  
18 f) On-Site Inspections

19 By acceptance of these Conditions Property Owner agrees to allow the County to  
20 perform any on site inspections and testing deemed appropriate to support the  
21 acquisition of the civic site.

22  
23 g) Vegetation Permit

24 Property Owner to perform a tree survey and obtain a vegetation clearing permit. If it is  
25 determined by PREM that clearing is not required at time of conveyance, the cost of  
26 such clearing shall be paid to the County.

27  
28 h) Buildable Grade

29 Prepare civic site to buildable grade under the direction of the Facilities Development &  
30 Operations Department. Site shall be stabilized with 1) sod and watered or, 2) seeded,  
31 mulched and watered (until seed has established itself) to the satisfaction of Facilities  
32 Development and Operations.

33  
34 i) Water & Sewer

35 Property Owner to provide water and sewer stubbed out to the property line and other  
36 required utilities as determined by PREM. (DATE: MONITORING - Property Real  
37 Estate Management)

38  
39 2. Survey -

40 The Property Owner shall provide the County with a survey certified to Palm Beach County  
41 of the proposed Pod C-1 civic site by March 1, 2017 . Survey shall reflect the boundary and  
42 topographical areas of the site and the surveyor shall use the following criteria:

43  
44 a) The survey shall meet Minimum Technical Standards set forth by the Florida Board of  
45 Professional Surveyors and Mappers in Chapter 5J-17.050-.052 for a Boundary Survey  
46 pursuant to section 472.027, Florida Statutes.

47  
48 b) If this parcel is a portion of Palm Beach Farms, sufficient data to make a mathematical  
49 overlay should be provided.

50  
51 c) The survey should include a location of any proposed water retention area that will  
52 border the civic site.

53  
54 Survey is also subject to the County's approval of any proposed or existing easements  
55 within the proposed civic site and all title exceptions are to be shown on the survey.

56  
57 Administrative Time Extensions for this civic site survey Condition may only be requested  
58 by the Property Owner upon the express approval of FD&O. (DATE: MONITORING -  
59 Property Real Estate Management)



1 3. Environmental Survey -

2 The Property Owner shall provide PREM with an Environmental Assessment certified to  
3 Palm Beach County of the proposed Pod C-1 civic site by March 1, 2017. The minimum  
4 assessment which is required is commonly called a "Phase I Audit". The audit shall  
5 describe the environmental Conditions of the property and identify the past and current land  
6 use.

7  
8 The assessment will include but not be limited to the following:

- 9 a) Review of property abstracts for all historical ownership data for evidence of current and  
10 past land use of the proposed civic site.  
11 b) Review of local, state, and federal regulatory agency's enforcement and permitting  
12 records for indication of prior groundwater or soil contamination. Also, a review of the  
13 neighboring property that borders the proposed civic site will be required. The review  
14 shall include, but not be limited to, Palm Beach County Environmental Resources  
15 Management Department Records, and Florida Department of Regulation Records.

16  
17 The assessment shall reflect whether the civic site or any bordering property is on the  
18 following lists:

- 19 1) EPA's National Priorities list (NPL)  
20 2) Comprehensive Environmental Response Compensation and Liability Act System  
21 List (CERCLA)  
22 3) Hazardous Waste Data Management System List (HWDMS).  
23 c) Review of current and historical aerial photographs of the proposed civic site. Provide a  
24 recent aerial showing site and surrounding properties.  
25 d) The results of an on-site survey to describe site Conditions and to identify potential area  
26 of contamination.  
27 e) Review of Wellfield Protection Zone maps to determine if property is located in a  
28 Wellfield Zone.

29  
30 If the Phase I audit indicates that a Phase II is necessary, then the property owner shall  
31 be required to provide that audit as well.

32  
33 Administrative Time Extensions for this civic site environmental survey Condition may  
34 only be requested by the Property Owner upon the express approval of FD&O. (DATE:  
35 MONITORING - Property Real Estate Management)

36  
37 4. Platting & Deed -

38 The Property Owner shall provide Palm Beach County Board of County Commissioners  
39 with Statutory Warranty Deeds on 55.85 net acres of dry (minus pond, canal or drainage  
40 area acreage) public civic site land area (proposed Pods C-2 and C-4) in locations and  
41 form acceptable to Facilities, Development & Operations Department (FD&O) by January  
42 31, 2020. Property Owner to plat and dedicate each civic site Pod to Palm Beach County  
43 prior to conveying the deed, and shall have satisfied each of the following Conditions prior  
44 to deed conveyance.

45 a) Title

46 Property Owner to provide a title policy insuring marketable title to Palm Beach County  
47 for the civic sites and any easements that service the civic sites as required by the  
48 County Attorney's office. All title exception documentation to be provided to County.  
49 Policy is subject to Property & Real Estate Management Department's (PREM) and  
50 County Attorney's approval. The title policy to be insured to Palm Beach County for a  
51 dollar value based on current market appraisal of the proposed civic sites or the  
52 Contract purchase price on a per acre basis if the contract purchase was concluded  
53 within the previous 24 month period. If an appraisal is required it shall be obtained by  
54 the Property Owner. The Property Owner shall release the County from all Declarations  
55 of Covenants and Conditions of the TTD or other restrictive covenants as they may  
56 apply to the civic sites.

57 b) Concurrency

58 Property Owner to assign sufficient traffic trip capacity such that the traffic volume  
59 associated with a County facility shall be attached to the civic sites and recorded on the  
60 concurrency reservation for the entire TTD. The Property Owner shall be provided with

1 input as to the size of a structure (and proposed use) which the civic sites would support  
2 and the corresponding amount of trips. If no County use is applied to the civic sites,  
3 Property Owner shall assign sufficient traffic trip capacity equivalent to the number of  
4 units each civic site would support if it were a residential Pod.

5 c) Taxes

6 All ad valorem real estate taxes and assessments for the year of acceptance shall be  
7 pro-rated to include the day of acceptance.

8 d) Site Condition

9 Civic sites to be free and clear of all trash and debris at the time of acceptance of the  
10 Statutory Warranty Deed.

11 e) Retention and Drainage

12 Property Owner shall provide all retention, detention, and drainage required for any  
13 future development of the proposed civic sites by the County. Property Owner shall  
14 specifically address the following issues:

15 1) The discharge of surface water from the proposed civic sites into the Property  
16 Owner's water retention basins.

17 2) An easement across Property Owner's property from the proposed civic sites to the  
18 retention basins, if required.

19 f) On-Site Inspections

20 By acceptance of these Conditions Property Owner agrees to allow the County to  
21 perform any on site inspections and testing deemed appropriate to support the  
22 acquisition of the civic sites.

23 g) Vegetation Permit

24 Property Owner to perform a tree survey and obtain a vegetation clearing permit. If it is  
25 determined by PREM that clearing is not required at time of conveyance, the cost of  
26 such clearing shall be paid to the County.

27 h) Buildable Grade

28 Prepare civic sites to buildable grade under the direction of the Facilities Development &  
29 Operations Department. Site shall be stabilized with 1) sod and watered or, 2) seeded,  
30 mulched and watered (until seed has established itself) to the satisfaction of Facilities  
31 Development and Operations.

32 i) Water & Sewer

33 Property Owner to provide water and sewer stubbed out to the property line and other  
34 required utilities as determined by PREM.

35 j) Upon request by Palm Beach County, the Property Owner shall promptly grant access  
36 and/or signage easement(s) for the civic sites. Such easement(s) shall be in a form,  
37 manner, location and configuration that is acceptable to Palm Beach County. (DATE:  
38 MONITORING - Property Real Estate Management)

39  
40 5. Survey -

41 The Property Owner shall provide the County with a survey certified to Palm Beach County  
42 of the proposed Pod C-2 and C-4 civic sites by November 1, 2019. Survey shall reflect the  
43 boundary and topographical areas of the site and the surveyor shall use the following  
44 criteria:

45 a) The survey shall meet Minimum Technical Standards set forth by the Florida Board of  
46 Professional Surveyors and Mappers in Chapter 5J-17.050-.052 for a Boundary Survey  
47 pursuant to section 472.027, Florida Statutes.

48 b) If this parcel is a portion of Palm Beach Farms, sufficient data to make a mathematical  
49 overlay should be provided.

50 c) The survey should include a location of any proposed water retention area that will  
51 border the civic sites.

52  
53 Survey is also subject to the County's approval of any proposed or existing easements  
54 within the proposed civic sites and all title exceptions are to be shown on the survey.  
55 (DATE: MONITORING - Property Real Estate Management)

56  
57 6. Environmental Survey -

58 The Property Owner shall provide PREM with an Environmental Assessment certified to  
59 Palm Beach County for the proposed Pod C-2 and C-4 civic sites by November 1, 2019.  
60 The minimum assessment which is required is commonly called a "Phase I Audit". The

1 audit shall describe the environmental Conditions of the property and identify the past and  
2 current land use.

3  
4 The assessment will include but not be limited to the  
5 following:

- 6 a) Review of property abstracts for all historical ownership data for evidence of current and  
7 past land use of the proposed civic sites.
- 8 b) Review of local, state, and federal regulatory agency's enforcement and permitting  
9 records for indication of prior groundwater or soil contamination. Also, a review of the  
10 neighboring property that borders the proposed civic sites will be required. The review  
11 shall include, but not be limited to, Palm Beach County Environmental Resources  
12 Management Department Records, and Florida Department of Regulation Records.

13  
14 The assessment shall reflect whether the civic sites or any bordering property is on the  
15 following lists:

- 16 1) EPA's National Priorities list (NPL)
- 17 2) Comprehensive Environmental Response Compensation and Liability Act System  
18 List (CERCLA)
- 19 3) Hazardous Waste Data Management System List (HWDMS).

- 20  
21 c) Review of current and historical aerial photographs of the proposed civic sites. Provide  
22 a recent aerial showing site and surrounding properties.
- 23 d) The results of an on-site survey to describe site Conditions and to identify potential area  
24 of contamination.
- 25 e) Review of Wellfield Protection Zone maps to determine if property is located in a  
26 Wellfield Zone.

27  
28 If the Phase I audit indicates that a Phase II is necessary, then the property owner shall  
29 be required to provide that audit as well. (DATE: MONITORING - Property Real Estate  
30 Management)

## 31 32 **SCHOOL BOARD**

### 33 34 1. Platting and Deed:

35 Prior to April 28, 2017 the Property Owner and its successors and/or assigns shall provide  
36 the School Board of Palm Beach County with the following prior to dedication:

- 37  
38 a. A warranty deed for a minimum of 12.00 acres for the public school site by. The  
39 property owner shall plat and dedicate the school site to the Palm Beach County School  
40 District prior to conveying the deed and shall have satisfied each of the following  
41 conditions prior to deed conveyance:
  - 42  
43 1) Title: Provide a title policy insuring marketable title to the Palm Beach County  
44 School Board.
- 45  
46 b. Taxes: All ad valorem real estate taxes and assessments for the year of closing shall be  
47 prorated at the day of acceptance of the deed for the school site; acceptance date to be  
48 determined by the School Board's Planning and Intergovernmental Relations  
49 Department.
- 50  
51 c. Site Condition: School site shall be free and clear of all trash and debris at the time of  
52 acceptance of the warranty deed.
- 53  
54 d. Landscaping: The site shall be landscaped with perimeter plantings.
- 55  
56 e. Environmental: The site shall be a developable site free of environmental constraints.
- 57  
58 f. Retention/Drainage: Provide all retention, detention, and drainage required for any  
59 future development of the proposed school site by the School Board and specifically  
60 address the following issues:

- 1) The discharge of surface water from the proposed public school site into the property owner's water retention basins;
  - 2) Provide for easements across the property owner's property from the proposed public school site to the retention basins, if required.
- g. Buildable Site: Prepare school site to buildable grade under the School Board's Program Management Department supervision.
  - h. Water & Sewer: Provide water and sewer stubbed out to the public school site property line.
  - i. Stabilized Easement: Provide a 15-foot stabilized easement on the school site in order to provide for emergency vehicle secondary access.
  - j. Traffic Concurrency: Assign sufficient traffic trip capacity such that the traffic volume associated with a public school and recorded for the school site in the TDD. (DATE/PLAT: MONITORING - School Board)

2. Survey:

Prior to August 26, 2016 the Property Owner shall provide the School Board with a certified survey of the proposed public school site. Survey shall reflect the boundary and topographical areas of the site and the survey shall meet Minimum Technical Standards for a Boundary Survey as prescribed by F.A.C. 21HH.6. (DATE/TC: MONITORING - School Board)

3. Tree Survey

Prior to August 26, 2016 the Property Owner shall provide the School Board with a tree survey of the proposed public school site. (DATE/TC: MONITORING - School Board)

4. Environmental Assessment:

Prior to August 26, 2016 the Property Owner shall provide the School Board with an Environmental Assessment Statement describing the environmental conditions of the property, including Well field Zones. If the Phase I audit indicates that a Phase II is necessary, then the Phase II audit will be required and completed as well. (DATE/TC: MONITORING - School Board)

**TRADITIONAL TOWN DEVELOPMENT**

1. Prior to the recordation of the first subdivision plat, all non-residential and residential properties included in the legal description of the application, except Public Civic sites, shall be subject to a Declaration of Restrictions and Covenants acceptable to the County Attorney's office, which shall include the following:

- a. Formation of a single "master" property owner's association; a properly constituted independent or dependent district of the BCC; a Community Development District (CDD); or a Municipal Service Taxing District (MSTU) automatic voting membership in the master association by any party holding title to any portion of the subject property, and assessment of all members of the master association for the cost of maintaining all common areas;
- b. All recreation parcels within the residential Pods shall be deed restricted to recreation for the use of the residents of the residential development. At the time of turnover of the Homeowners Association (HOA), the recreation parcel shall be turned over to the association at no cost to the residents; and,
- c. All the properties within the TTD shall not be subject to the Declaration of Restrictions in phases. Approval of the Declaration must be obtained from the County Attorney's office prior to the recordation of the first subdivision plat for any portion of the planned development. (PLAT: ENGINEERING - County Attorney)

**USE LIMITATIONS**

- 1 1. Existing Bona fide Agricultural uses are allowed to remain and expand in the areas of the  
2 TMD, TND, MUPD, and PUD Pods until each Phase of development is constructed. As  
3 each Pod is developed, the adjacent Natural Transect along the roadways and between  
4 two or more developed Pods shall cease the Bona fide Agricultural use and be redeveloped  
5 as open space as described on the Final Master Plan and Conceptual Plan. (ONGOING-  
6 ZONING/PLANNING-Zoning).  
7

8 **COMPLIANCE**

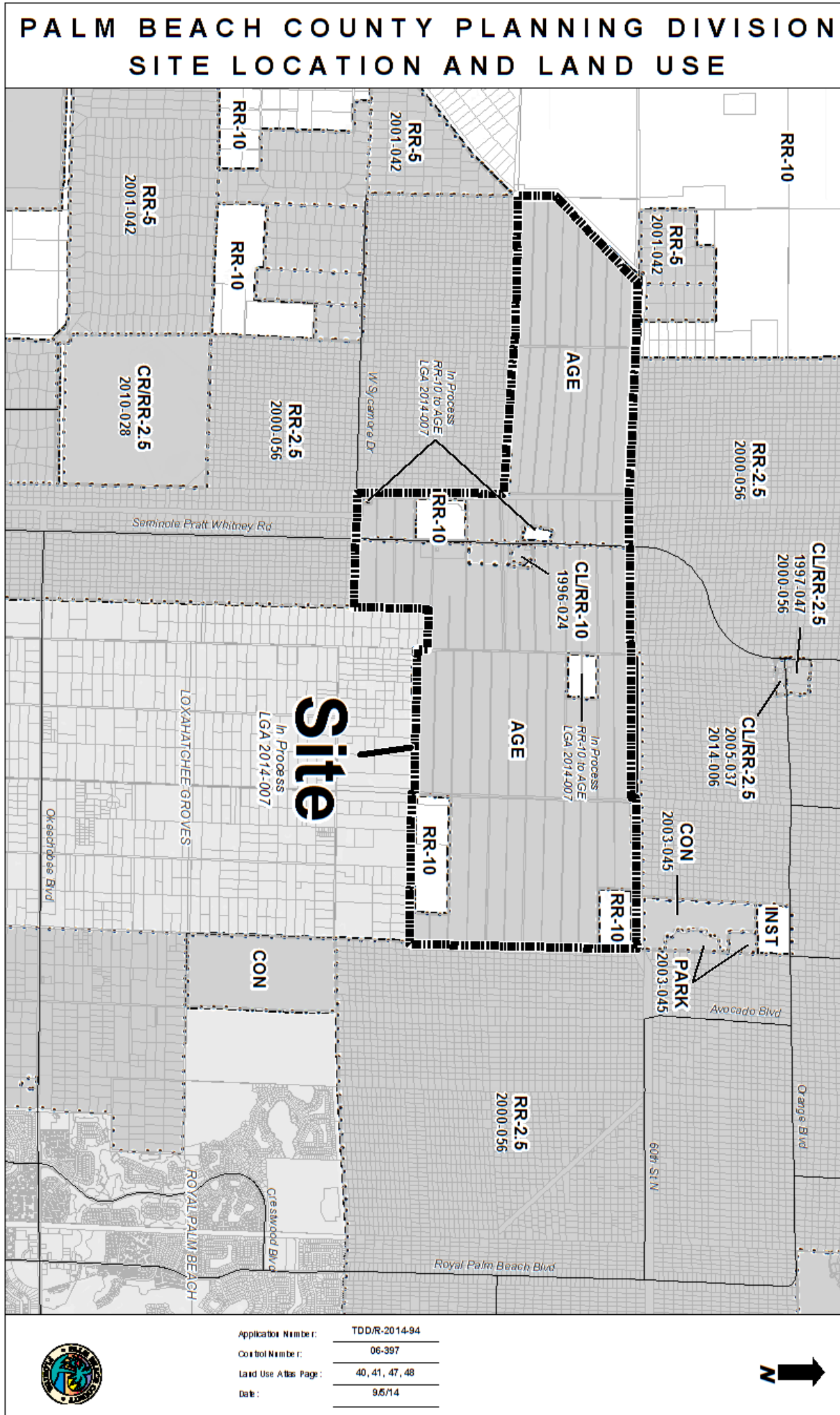
- 9 1. In Granting this Approval, the Board of County Commissioners relied upon the oral and  
10 written representations of the Property Owner/Applicant both on the record and as part of  
11 the application process. Deviations from or violation of these representations shall cause  
12 the Approval to be presented to the Board of County Commissioners for review under the  
13 Compliance Condition of this Approval. (ONGOING: MONITORING - Zoning) (ONGOING:  
14 ZONING - Zoning)  
15
- 16 2. Failure to comply with any of the Conditions of Approval for the subject property at any time  
17 may result in:
- 18 a. The Issuance of a Stop Work Order; the Issuance of a Cease and Desist Order; the  
19 Denial or Revocation of a Building Permit; the Denial or Revocation of a Certificate of  
20 Occupancy; the Denial of any other Permit, License or Approval to any developer,  
21 owner, lessee, or user of the subject property; the Revocation of any other permit,  
22 license or approval from any developer, owner, lessee, or user of the subject property;  
23 the Revocation of any concurrency; and/or
  - 24 b. The Revocation of the Official Map Amendment, Conditional Use, Requested Use,  
25 Development Order Amendment, and/or any other zoning approval; and/or
  - 26 c. A requirement of the development to conform with the standards of the Unified Land  
27 Development Code at the time of the finding of non-compliance, or the addition or  
28 modification of Conditions reasonably related to the failure to comply with existing  
29 Conditions of Approval; and/or
  - 30 d. Referral to Code Enforcement; and/or
  - 31 e. Imposition of entitlement density or intensity.

32  
33 Staff may be directed by the Executive Director of PZ&B or the Code Enforcement Special  
34 Master to schedule a Status Report before the body which approved the Official Zoning  
35 Map Amendment, Conditional Use, Requested Use, Development Order Amendment,  
36 and/or other zoning approval, in accordance with the provisions of Section 2.E of the  
37 ULDC, in response to any flagrant violation and/or continued violation of any Condition of  
38 Approval. (ONGOING: MONITORING - Zoning) (ONGOING: ZONING - Zoning)  
39

40 **DISCLOSURE**

- 41  
42 1. All applicable state or federal permits shall be obtained before commencement of the  
43 development authorized by this Development Permit.  
44  
45

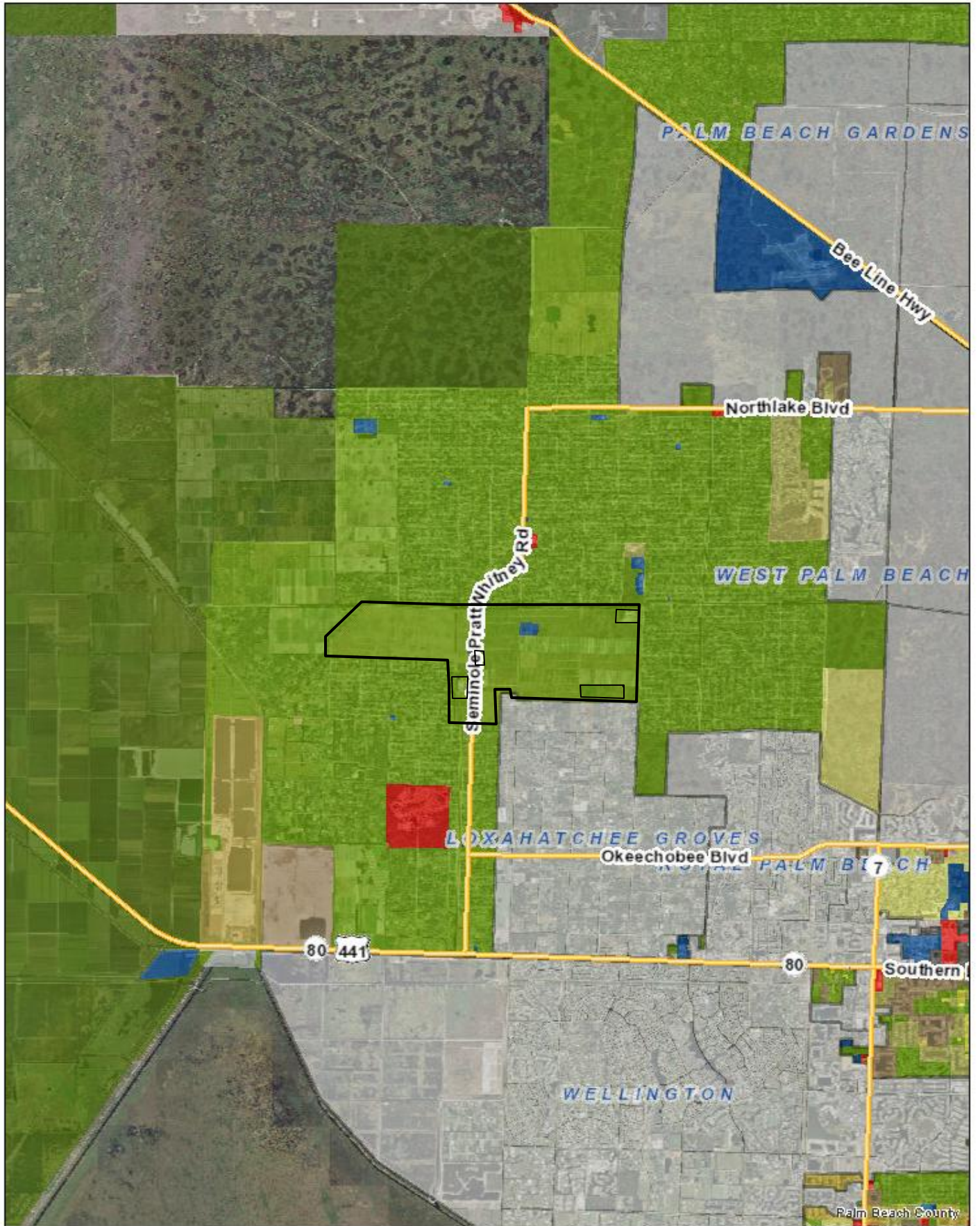
1 Figure 1 Land Use Map



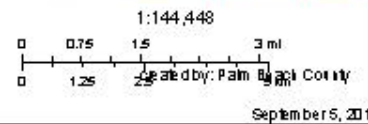
2  
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1 Figure 2 Zoning Map



TDD/R-2014-00094  
2006-00397  
Minto West TTD



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1 Figure 3 Aerial  
2

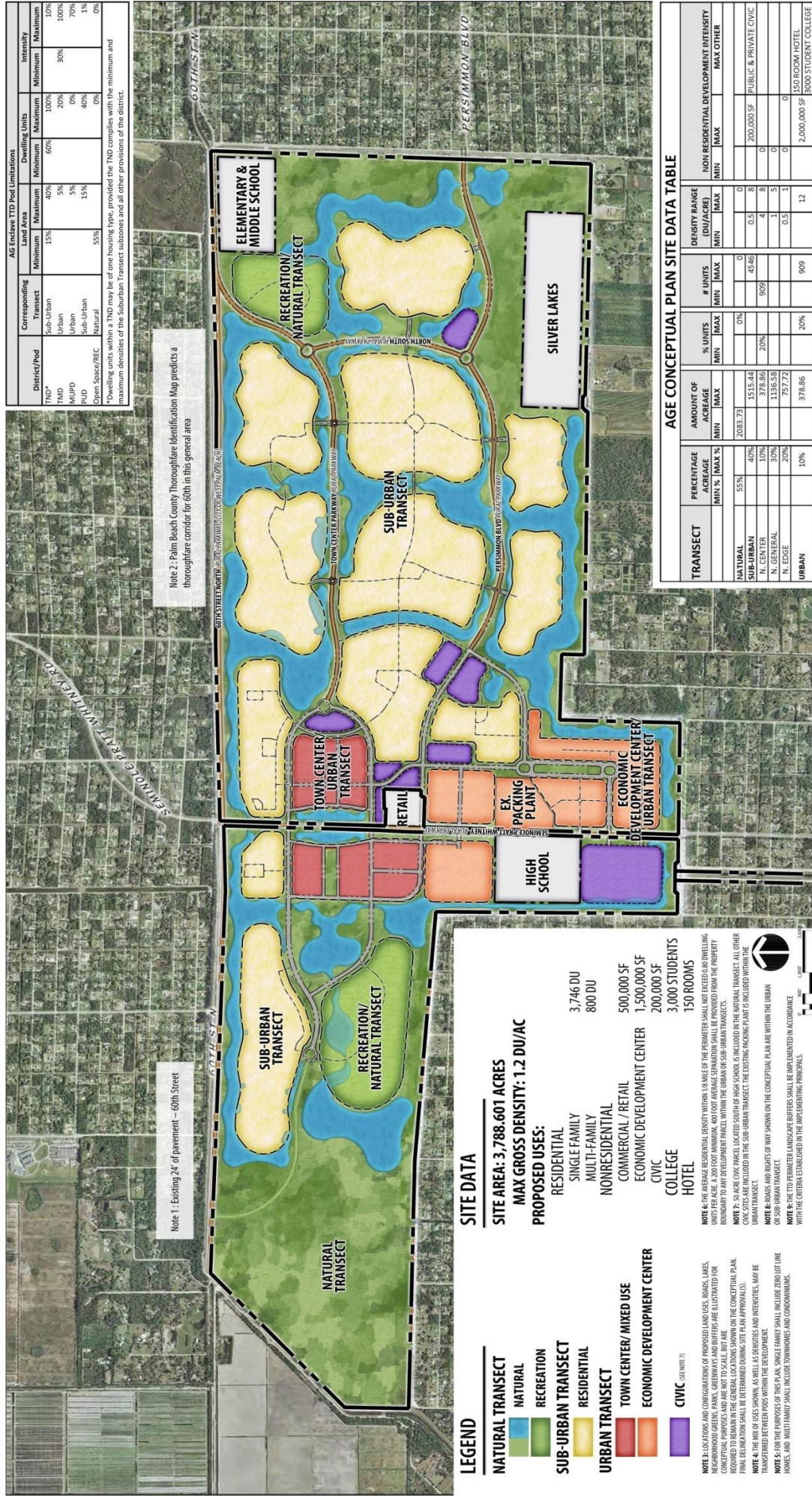


3  
4





**MPA**  
MICHAEL PAPE & ASSOCIATES, P.A.  
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE  
239 S.E. 17TH ST • Ocala, Florida 34471 • (352) 351-3500 • mail@mpa.net



DATE: SEPTEMBER 2014 CONCEPTUAL PLAN





**Cotleur & Hearing**  
Landscape Architects  
Land Planners  
Environmental Consultants  
1894 Commerce Lane  
Jupiter, Florida 33458  
561.747.6336 Fax 747.1377  
www.cotleurhearing.com  
LEP-C-2002289

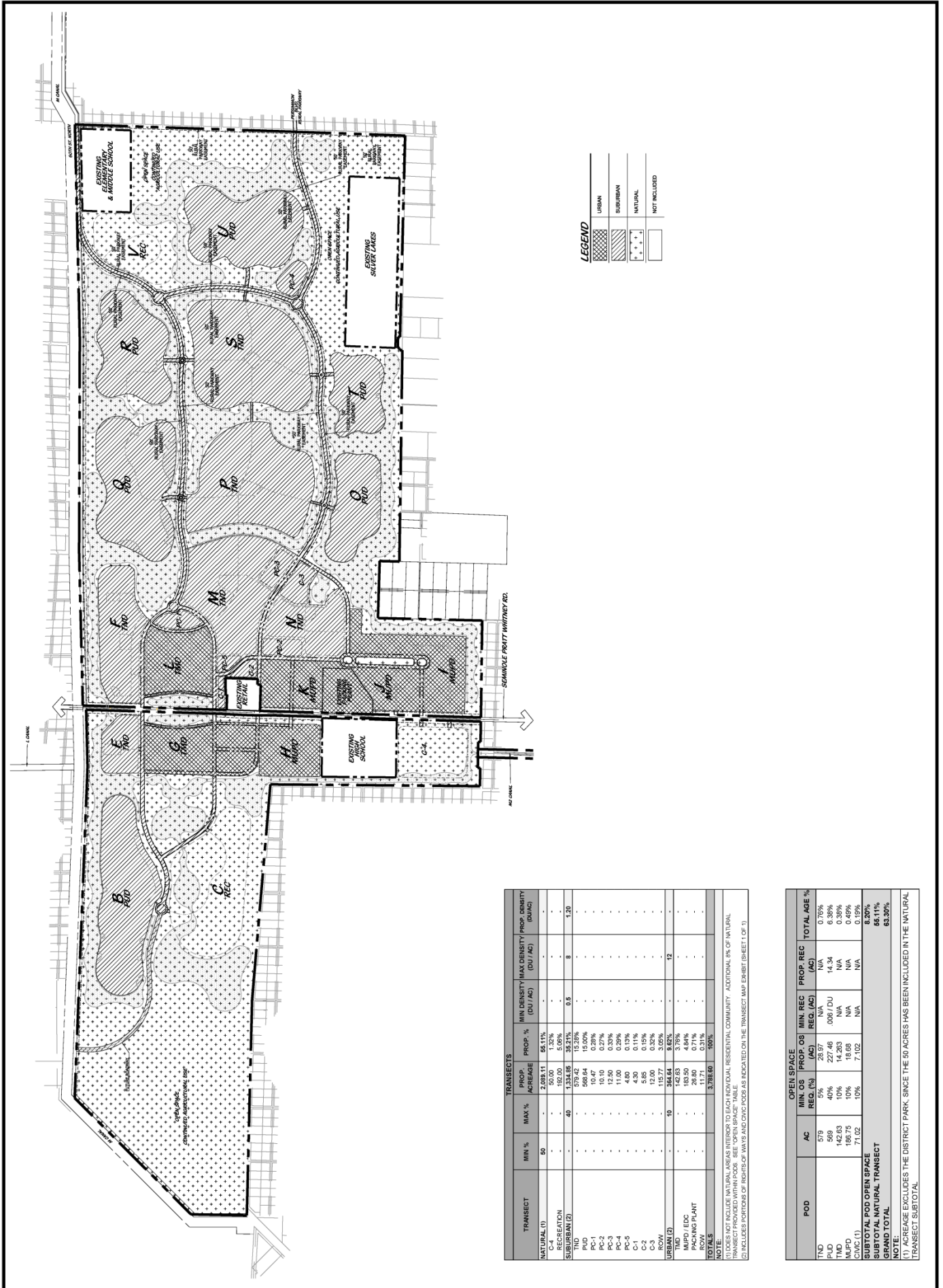
**MINTO WEST**  
TRANSECT PLAN  
PALM BEACH COUNTY, FL

DESIGNED: [ ] (S) [ ] (U)  
DRAWN: [ ] (S) [ ] (U)  
APPROVED: [ ] (S) [ ] (U)  
DATE: 07-15-14  
REVISIONS: [ ] (S) [ ] (U)  
DATE: 08-11-14  
DATE: 08-11-14  
DATE: 08-21-14

Scale: 1" = 1,000'



Sheet 1 of 1  
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**LEGEND**

[Pattern]	URBAN
[Pattern]	SUBURBAN
[Pattern]	NATURAL
[Pattern]	NOT INCLUDED

TRANSECT	MIN. %	MAX. %	PROP. AVERAGE	PROP. %	MIN DENSITY (DU / AC)	MAX DENSITY (DU / AC)	PROP. IDENTITY (DU / AC)
NATURAL (1)	50	2,039.11	65.11%	55.11%	-	-	-
C-4	-	50.00	1.28%	1.28%	-	-	-
C-3	-	17.50	0.39%	0.39%	-	-	-
SUBURBAN (2)	-	1,331.06	35.24%	35.24%	0.5	8	1.30
TND	-	579.42	15.28%	15.28%	-	-	-
PUD	-	566.64	15.00%	15.00%	-	-	-
PC-1	-	10.47	0.28%	0.28%	-	-	-
PC-2	-	12.50	0.33%	0.33%	-	-	-
PC-3	-	12.50	0.33%	0.33%	-	-	-
PC-4	-	11.00	0.29%	0.29%	-	-	-
PC-5	-	4.80	0.13%	0.13%	-	-	-
C-1	-	6.65	0.18%	0.18%	-	-	-
C-2	-	5.85	0.16%	0.16%	-	-	-
C-3	-	12.00	0.32%	0.32%	-	-	-
ROW	-	115.77	3.05%	3.05%	-	-	-
URBAN (2)	-	343.64	9.62%	9.62%	-	12	-
M/PO / EDC	-	183.50	4.84%	4.84%	-	-	-
PACKING PLANT	-	28.80	0.71%	0.71%	-	-	-
ROW	-	11.71	0.31%	0.31%	-	-	-
<b>TOTALS</b>		<b>3,786.88</b>	<b>100%</b>				

**NOTE:**  
 (1) DOES NOT INCLUDE NATURAL AREAS INTERIOR TO EACH INDIVIDUAL RESIDENTIAL COMMUNITY. ADDITIONAL 8% OF NATURAL TRANSECT PROVIDED WITHIN PODS. SEE "OPEN SPACE" TABLE.  
 (2) INCLUDES PORTIONS OF ROADSIDE WAYS AND CIVIC PODS AS INDICATED ON THE TRANSECT MAP EXHIBIT (SHEET 1 OF 1).

POD	AC	MIN. OS REG. (%)	PROP. OS (AC)	MIN. REC (AC)	PROP. REC (AC)	TOTAL AGE %
TND	579	6%	28.97	N/A	N/A	0.76%
PUD	567	4%	22.68	0.88	4.44	0.44%
TND	142.63	10%	14.263	N/A	N/A	0.98%
M/PO	186.75	10%	18.68	N/A	N/A	0.45%
CIVIC (1)	71.02	10%	7.102	N/A	N/A	0.19%
<b>SUBTOTAL POD OPEN SPACE</b>						<b>8.20%</b>
<b>SUBTOTAL NATURAL TRANSECT</b>						<b>65.11%</b>
<b>GRAND TOTAL</b>						<b>63.30%</b>

**NOTE:** OPEN SPACE EXCLUDES THE DISTRICT PARK, SINCE THE 50 ACRES HAS BEEN INCLUDED IN THE NATURAL TRANSECT SUBTOTAL.

2  
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**Cotleur & Hearing**  
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Land Planners  
Environmental Consultants  
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West Palm Beach, Florida 33418  
561-747-6336 • Fax 747-1377  
www.cotleurhearing.com  
Lic# LC-0000229

**MINTO WEST**  
PRELIMINARY MASTER PLAN  
PALM BEACH COUNTY, FL

DESIGNED: DEH  
DRAWN: DEH  
CHECKED: DEH  
JOB NUMBER: 13-0516  
DATE: 01-15-14  
REVISION: 07-28-14  
08-25-14  
08-14-14  
09-25-14  
08-25-14



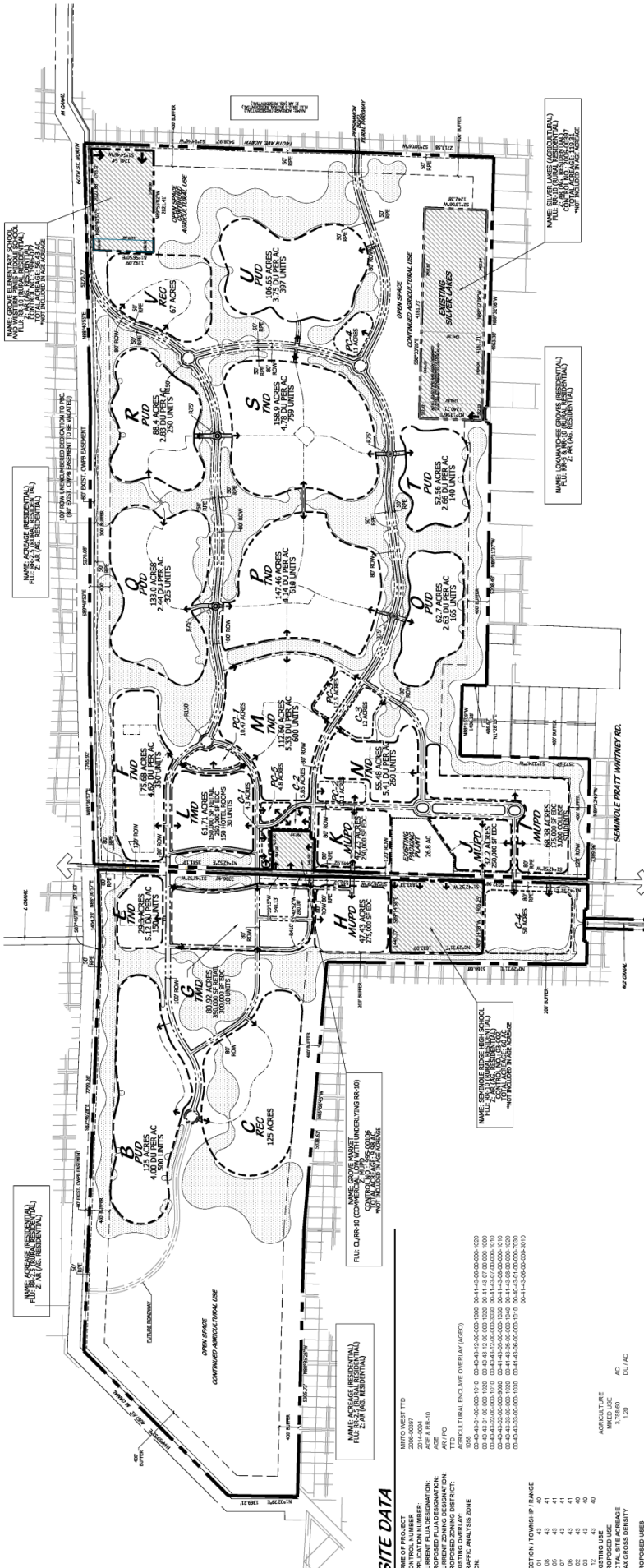
Scale: 1" = 1,000'

8.00' 6.00' 4.00' 2.00' 0.00'

Drawing: 13-0516 MINTO WEST

SHEET PMP-1 OF 1

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**LEGEND**

- TMD NATIONAL TECHNOLOGICAL DEVELOPMENT
- PAVED JUMP DEVELOPMENT
- TND TRADITIONAL MANUFACTURE DEVELOPMENT
- MUPD/EDC MANUFACTURE DEVELOPMENT ECONOMIC
- REC RECREATION
- LABOR/RETAIL
- NOT INCLUDED
- RVE RURAL WOODLAND
- INTENTIONALLY UNDESIGNATED
- INTELLECTUAL PROPERTY CENTER
- ARTS AND CULTURE CENTER
- OFFICE
- GENERAL ACCESS POINT

**PROJECT TEAM**

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FAX: 561-992-9999

**HOUSING ENGINEERING INC.**  
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PHONE: 561-992-9999  
FAX: 561-992-9999

**TABULAR DATA**

POD(1)	ACREAGE % OF TOTAL	RESIDENTIAL DETACHED	TOTAL DU	DENSITY	NONRESIDENTIAL
B	REC 125	3.30%	300	200	4.00
C	REC 125	3.30%	300	200	4.00
E	TND 29.3	0.77%	150	150	5.12
F	TND 75.68	2.05%	200	350	4.62
G	TMD 80.92	2.13%	10	10	150,000 SF RETAIL 300,000 SF EDC
H	MUPD 43.94	1.16%	-	-	275,000 SF EDC
I	MUPD 68.38	1.80%	-	-	175,000 SF EDC 3,000 STONIT COLLEGE
J	MUPD 32.2	0.85%	-	-	250,000 SF EDC
K	MUPD 42.23	1.11%	-	-	250,000 SF EDC
L	TMD 61.71	1.63%	30	30	250,000 SF EDC 150 ROOM-HOTEL
M	TND 112.6	2.97%	450	600	5.33
N	TND 55.48	1.46%	150	260	4.69
O	PUD 117.11	3.11%	610	610	4.14
P	PUD 147.46	3.96%	610	610	4.14
Q	PUD 1.33	0.00%	325	325	2.44
R	PUD 69.78	1.84%	250	250	2.52
T	PUD 52.58	1.39%	140	140	2.68
U	PUD 106.6	2.81%	397	397	3.72
V	REC 67	0.17%	-	-	PACKING PLANT FIRE STATION
W	PUD 24.3	0.11%	-	-	GOVERNMENT USE
X	C-2 CMC 5.85	0.15%	-	-	ELEM SCHOOL
Y	C-1 CMC 12	0.32%	-	-	DISTRICT PARK
Z	C-1 PRVT CMC 10.7	0.28%	-	-	PRIVATE CMC
AA	PC-2 PRVT CMC 12.5	0.33%	-	-	PRIVATE CMC
AB	PC-4 PRVT CMC 11	0.29%	-	-	PRIVATE CMC
AC	PRVT CMC 11	0.29%	-	-	PRIVATE CMC
TOTAL	1886.24	0.12%	3,746	800	4,546

**Notes:**  
(1) Each pod will comply with appropriate district regulations.  
(2) Maximum FAR for each pod shall be in accordance with the overall intensities shown on the PMP.

**SITE DATA**

NAME OF PROJECT: MINTO WEST TTD  
CONTROL NUMBER: 2006-00397  
CURRENT PLANNING DESIGNATION: AGE & R-10  
PROPOSED PLANNING DESIGNATION: TTD  
PROPOSED ZONING DISTRICT: TTD  
TRAFFIC ANALYSIS ZONE: 1008

CULTURAL INCLAVE OVERLAY (AGEO)  
00-04-01-00-00-00-1010 00-04-01-12-00-00-1000 00-04-14-00-00-00-1000  
00-04-01-00-00-00-1010 00-04-01-12-00-00-1010 00-04-01-12-00-00-1010  
00-04-01-00-00-00-1010 00-04-01-12-00-00-1010 00-04-14-00-00-00-1010  
00-04-01-00-00-00-1010 00-04-01-12-00-00-1010 00-04-14-00-00-00-1010  
00-04-01-00-00-00-1010 00-04-01-12-00-00-1010 00-04-14-00-00-00-1010

SECTION/TOWNSHIP FRANGE  
08 43 41  
09 43 41  
05 43 41  
06 43 41  
03 43 41  
04 43 41

EXISTING USE: AGRICULTURE  
PROPOSED USE: MISC USE  
MAX GROSS DENSITY: 3.28 DU/AC

PROPOSED LINES:  
RESIDENTIAL: 3,746 DU  
ATTACHED LOT LINES HOMES (ALL): 800 DU  
TOWNSHIPS (TH): 50,000 SF  
CONVENTIONAL RETAILMENT CENTER: 19,000 SF  
PRIVATE CIVIC: 100,000 SF  
HOTEL: 100,000 SF  
CIVIC LIBRES: AC %  
REQUIRED CIVIC ACREAGE: 70.77 2%  
PUBLIC CIVIC ACREAGE: 72.15 2%  
PRIVATE CIVIC ACREAGE: 48.87 2%

OPEN SPACE:  
REQUIRED: 84.00%  
PROVIDED: 83.30%





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887.747.8338 Fax 747.1377  
www.cotleurhearing.com  
Lic# LC-000239

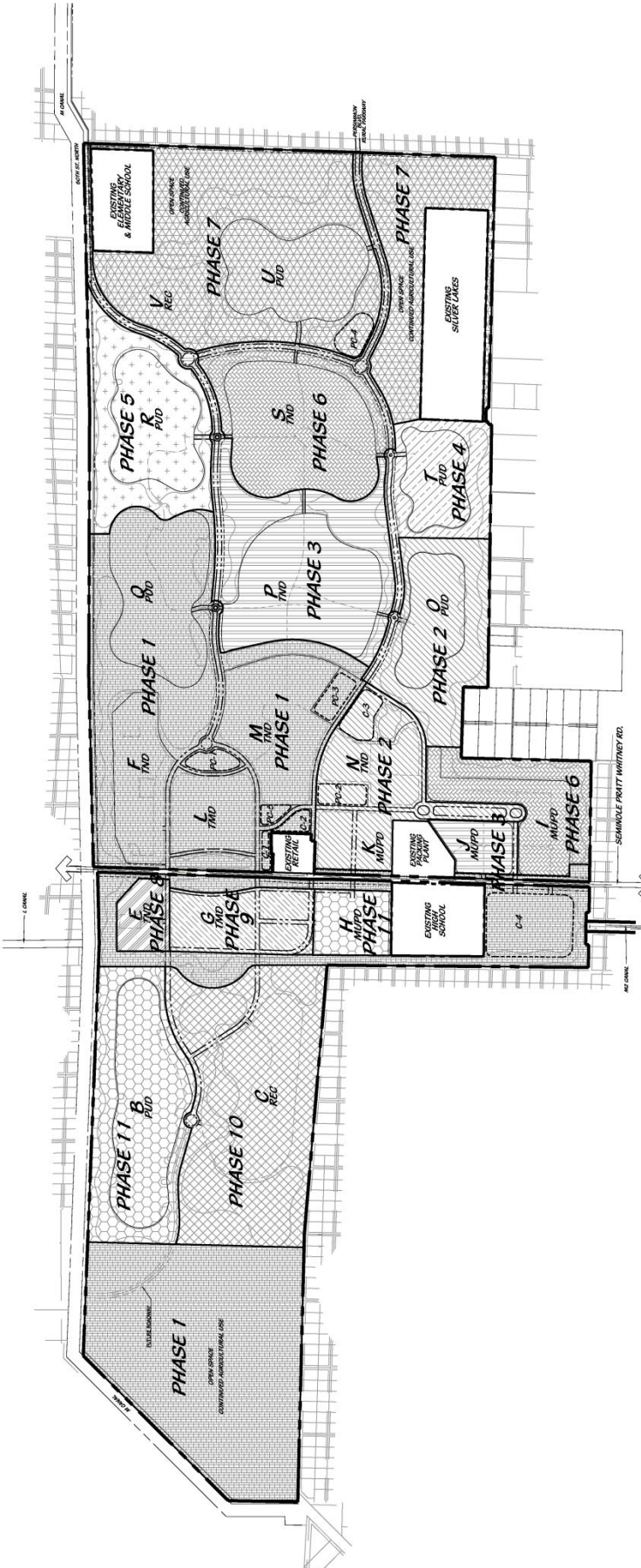
**MINTO WEST**  
PHASING PLAN  
PALM BEACH COUNTY, FL

DATE: 08-14-14  
DRAWN: J.S. DEW  
APPROVED: J.S. DEW  
DATE: 07-15-14  
REVISIONS: 08-24-14  
07-28-14  
08-14-14

Scale: 1" = 1,000'



Sheet 1 of 1  
SHEET 1 OF 1  
MINTO WEST  
Drawing: 13-1089 MINTO WEST



**PROJECT TEAM**

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FAX: 561-837-5500

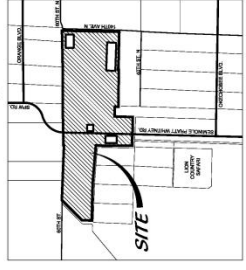
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WEST PALM BEACH, FLORIDA 33419  
PHONE: 561-428-2728  
FAX: 561-428-2728

**LOCATION MAP**



**TDD PHASING TABLE**

PHASE	PARCEL	ACRES	%	CUMULATIVE ACRES	CUMULATIVE DWELLING UNITS	%	CUMULATIVE DU	NON RES. ACRES	%	CUMULATIVE ACRES	NON RES. CUMULATIVE ACRES
1	F.M.A.G.	1239.98	57%	1,239.98	1,305	29%	1,305	67.71	19%	67.71	67.71
2	K.A.G.	318.46	8%	1,558.44	425	9%	1,730	42.23	13%	109.94	177.64
3	J.P.	315.74	8%	1,874.18	610	13%	2,340	32.2	10%	136.14	313.78
4	T	114.49	3%	1,988.67	46	3%	2,406	0%	0%	136.14	449.92
5	R	191.95	5%	2,180.62	250	5%	2,656	68.36	21%	204.82	654.74
6	U.V	230.57	6%	2,411.19	339	6%	3,095	0%	0%	204.82	859.56
7	E	135.67	3%	2,546.86	167	3%	3,262	0%	0%	204.82	1,064.38
8	L	82.09	2%	2,628.95	10	0%	4,048	80.92	25%	285.74	1,350.12
9	C	338.09	8%	2,967.04	0	0%	4,048	0%	0%	285.74	1,635.86
10	B.H.	262.32	7%	3,229.36	500	11%	4,548	43.84	13%	329.58	1,965.44
TOTAL		3799.60	100%	3,799.60	4,548	100%	4,548	329.36	100%	329.36	3,293.98





PALM BEACH COUNTY, FLORIDA



design  
**STANDARDS**

2014



Landscape Architects | Land Planners | Environmental Consultants  
[www.coteleurhearing.com](http://www.coteleurhearing.com)



**Minto West**  
*Rezoning and Master Plan Submittal*  
*Design Standards*  
 August 2014  
 CH #13-0518

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Pursuant to section 2.A.1.G.3.g.3 Design Standard Alternative, the applicant is providing Design Standards in place of a Preliminary Regulating Plan. The Zoning Director may grant this request at DRO. Design Standards have been provided in place of a Regulating Plan due to the scale of the Minto West project as well as the long term build out planned for the project. Each pod will be required to provide a Final Regulating Plan when submitted for final site plan approval and these standards will be updated at that time if applicable. At that time, the details of the site elements will be defined for each pod. The TTD zoning designation provides the framework for applying these Design Standards to achieve the intent of the agricultural enclave statutory requirements, which require New Urbanism concepts. The Design Standards included herein identify the four elements typically required in Preliminary Regulating Plans and therefore meet the intent of the Regulating Plan: focal points, exemplary features, public amenities and signage.

## NATURAL TRANSECT OPEN SPACES

Minto West will utilize generous Natural Transect Open Spaces along all public interfaces, including adjacent property boundaries and public rights-of-way, as well as along all major thoroughfares that pass through the community, all of which will be linked to each other. The location of these areas can be found on the Conceptual Plan and the Transect Plan. They are also illustrated for conceptual purposes on the cross sections included in Appendix 7 and 8. The Natural Transect Open Space areas along the perimeter of the development will range from 200 to 400 feet in depth, depending on the immediately adjacent internal land use. They will incorporate naturalized landscape and waterways that are interwoven into the internal residential pods, as well as those for other land uses, including commercial, institutional, and recreation.

## WATERWAYS

In addition to the land-based system of open spaces, the community will feature an extensive network of interconnecting waterways that will provide the aesthetic and thematic benefits of water, as well as the recreational benefit of getting around the community by kayak, paddleboard, or canoe. The locations of these areas have been shown on the Conceptual Plan and the Preliminary Master Plan. The waterways will be designed to beautify the interior and perimeter of the development, to separate land uses both internal and external to the community, and to reflect the soothing presence of water as a unifying design element throughout the site. Routes accommodating kayakers and canoeists will be measurable in miles, and special engineering measures have been incorporated into the design of the roadway system to allow these recreation routes to pass under bridges along key roads. The waterways have been designed to allow a resident to travel across the entire length of the Minto West community.

## BLOCK STRUCTURE

The street and sidewalk network within a TND shall be designed around a series of blocks, which provide visual and functional links within and between residential and open space areas. Ultimately, the blocks shall be connected to the





exterior street network within the TTD. A block length shall adhere to the minimum and maximum thresholds listed within the County's ULDC.

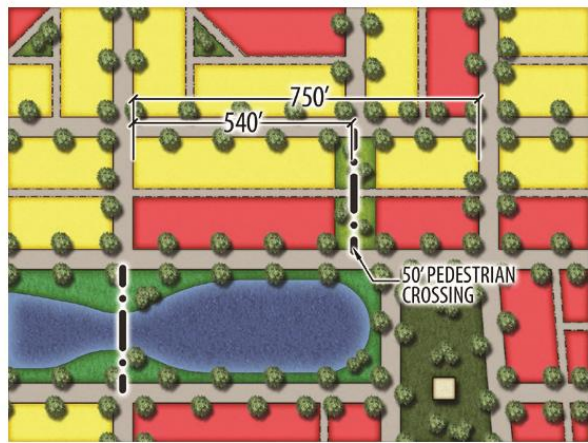


**LEGEND**

- NEIGHBORHOOD CENTRAL (4 DU/AC)  
20% MIN. = 500 UNITS MINIMUM
- NEIGHBORHOOD GENERAL (1.5 DU/AC)
- NEIGHBORHOOD SQUARE (20,000-140,000 S.F.)  
75% OF PERIMETER SHALL ADJUT  
A STREET OR OTHER OPEN SPACE AREA
- NEIGHBORHOOD PARK (20,000 S.F. MIN.)  
70% OF PERIMETER SHALL ADJUT  
A STREET OR OTHER OPEN SPACE AREA
- COMMON USE AREA (5,000-20,000 S.F.)
- ARCHITECTURAL ELEMENT
- LAKE/BIOSWALE



TRADITIONAL BLOCK LENGTH



CUL-DE-SAC LENGTH

## STREET/CIRCULATION SYSTEM

The property will contain a range of street types to accommodate the needs of each residential and nonresidential pod. These streets can be identified on Appendix 1 the Street Network Map and the related street cross-sections are included in the Appendix's 2 to 6. Minto West shall be developed with enhanced vehicular connectivity between neighborhoods, schools, civic uses, and retail uses where appropriate. The Street Network reflects a hierarchy of



streets that provide for circulation and access from the neighborhoods to the Thoroughfare Roads as well as between individual neighborhoods, civic uses, the Economic Development Center, and the Town Center. The thoroughfares shall be designed with opportunities for alternate modes of transportation such as multipurpose pathways, bike lanes, and bridle trails where appropriate. Open space areas along internal thoroughfares and rural parkways will range from a minimum of 30 feet in depth to several hundred feet featuring waterways and landscape. Collector streets shall be designed in a pedestrian-friendly manner with significant landscape areas as well. Streets internal to the neighborhoods will be safe, comfortable, and interesting to the pedestrian.

## MULTI PURPOSE PATHWAYS

Multi Purpose Pathways will be designed to accommodate walking, cycling, and golf carts, using a spacious 12-14-foot width, and sturdily constructed of seamless asphalt paving bounded by concrete ribbon curb. The locations of these pathways can be found on Appendix 9 and within the cross sections on Appendix's 3 through 6. The intent is to present residents with opportunities to get from their homes to recreational, commercial, and institutional activities by methods other than driving their vehicles. Within the residential neighborhoods, as well as the Town Center and commercial areas where traffic speeds will be minimal, golf cart and automobile traffic will be intermixed. In areas where the multipurpose pathways run in the separate open space tracts, at-grade street crossings will be carefully designed for convenience and safety. A pathway is proposed to be constructed under Seminole Pratt Whitney Road to allow pedestrians, cyclist, and golf carts to cross the larger roadway corridors unimpeded.

## PALM TRAN

Regional bus transportation is very limited in the western community. Palm Tran does not provide service in the area of the Minto West. Palm Tran receives frequent request for service but the lack of infrastructure and density of ridership makes transit cost prohibitive. Minto West proposes to collaborate with Palm Tran to provide bus terminals and stops on Seminole Pratt Whitney to serve the western community and in close proximity to the Traditional Market Place development (TMD) and the Economic Development Center. Additionally Minto West, in coordination with Palm Tran, will include a Park-and-Ride lot near the Economic Development Center as an additional means of fostering ridership.

## BRIDLE TRAILS

To preserve existing recreational pastimes of the surrounding area, bridle trails will be incorporated along the entire perimeter Natural Transect open space areas of the property as depicted on Appendix 9. The equestrian trails will run alongside scenic waterways and native vegetation. The external adjacent residential areas will benefit aesthetically from this amenity, as well as from the actual physical separation of several hundred feet from any residence within Minto West. The trail will be 8 to 16-foot wide and will be accessible to residents outside and within the Minto West community.



1  
2

## BICYCLE LANES

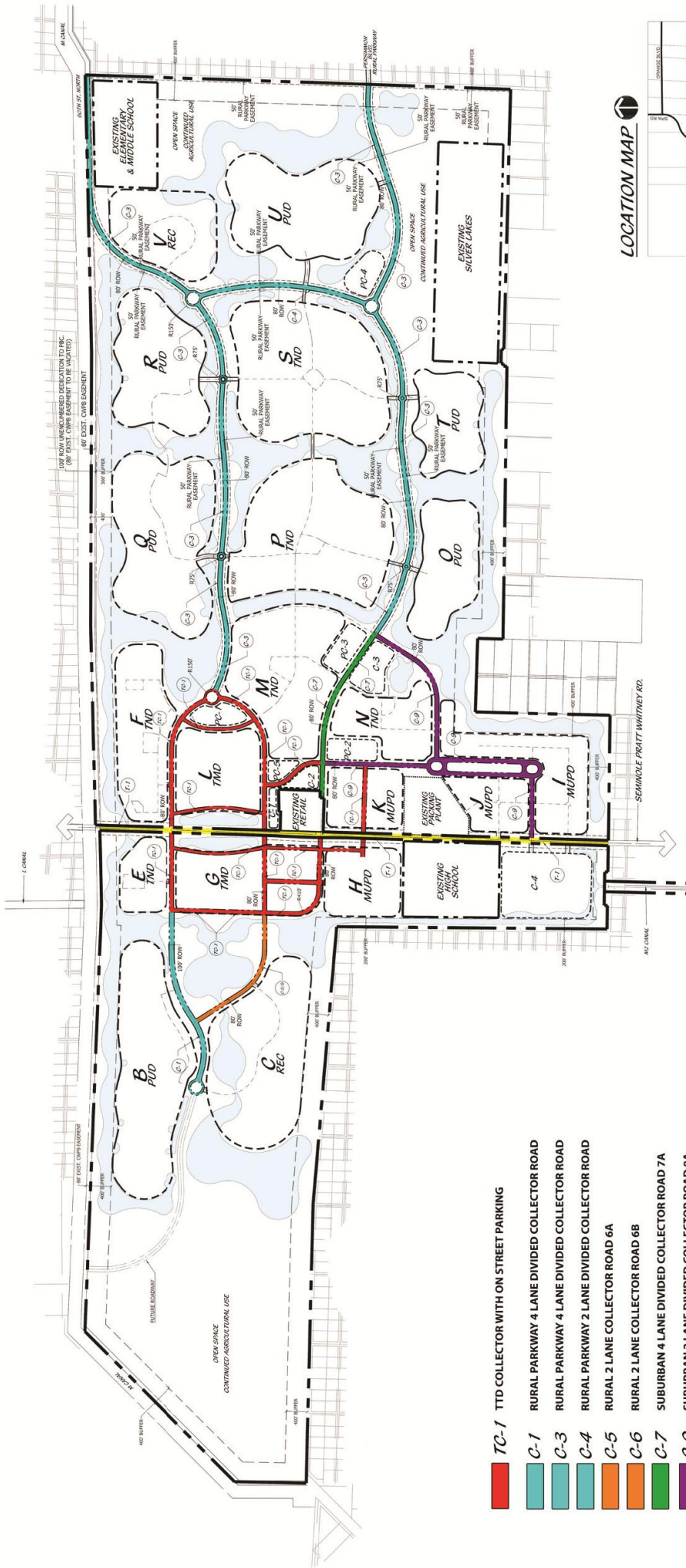
Bicycle lanes will also be provided on all collector roadways and within the Town Center. Within the Town Center, bicycle lanes will be five-feet wide and on collector roadways will contain five- and six-foot wide paths. All bicycle lanes have been incorporated within the ROW.

## SIDEWALKS

Generous sidewalk systems will meander throughout the community. The location of the sidewalks can be found on Appendix 9. In certain cases, sidewalks will be located outside of the designated rights-of way (ROW). Sidewalk widths range from five feet to ten feet in width. This sidewalk is in addition to the 12-14-foot multimodal path described herein. The sidewalks will be lined with canopy trees to provide shade and shelter. All sidewalks within the TND and PUD will connect to the larger pedestrian network within the TTD. Sidewalks within the TMD and MUPD will be connected to the TTD pedestrian network to allow residents from nearby neighborhoods to walk or bike to the commercial areas. Buildings within the TMD will be designed to incorporate arcades, awnings, and other architectural features designed to provide pedestrians protection from the elements. Outdoor seating areas and plazas will also be an integral part of the pod to further engage pedestrians.

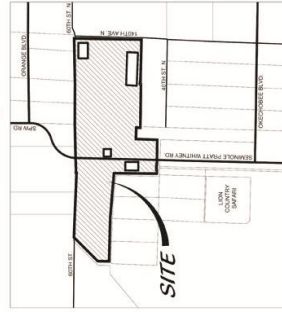
## MASTER SIGN PLAN

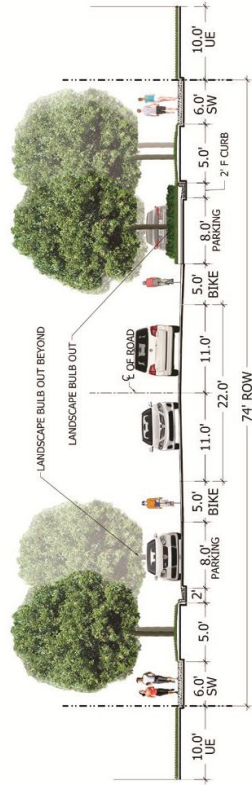
All signage located within the TTD shall be in accordance with Section 3.F.2(A)(6), Signage, of the County's ULDC. The TTD shall be permitted three types of signs as depicted in Appendix 10; entrance wall signs, building mounted wall signs and directional signs. All three signs have been depicted on the Master Sign Plan included herein reflecting maximum dimensions and sign areas. Each pod shall provide a master sign plan for review and approval by the DRO as a part of the final site plan application.



- TC-1 TTD COLLECTOR WITH ON STREET PARKING
- C-1 RURAL PARKWAY 4 LANE DIVIDED COLLECTOR ROAD
- C-3 RURAL PARKWAY 4 LANE DIVIDED COLLECTOR ROAD
- C-4 RURAL PARKWAY 2 LANE DIVIDED COLLECTOR ROAD
- C-5 RURAL 2 LANE COLLECTOR ROAD 6A
- C-6 RURAL 2 LANE COLLECTOR ROAD 6B
- C-7 SUBURBAN 4 LANE DIVIDED COLLECTOR ROAD 7A
- C-9 SUBURBAN 2 LANE DIVIDED COLLECTOR ROAD 8A
- T-1 SEMINOLE PRATT WHITNEY- 4 LANE DIVIDED THOROUGHFARE

**LOCATION MAP**



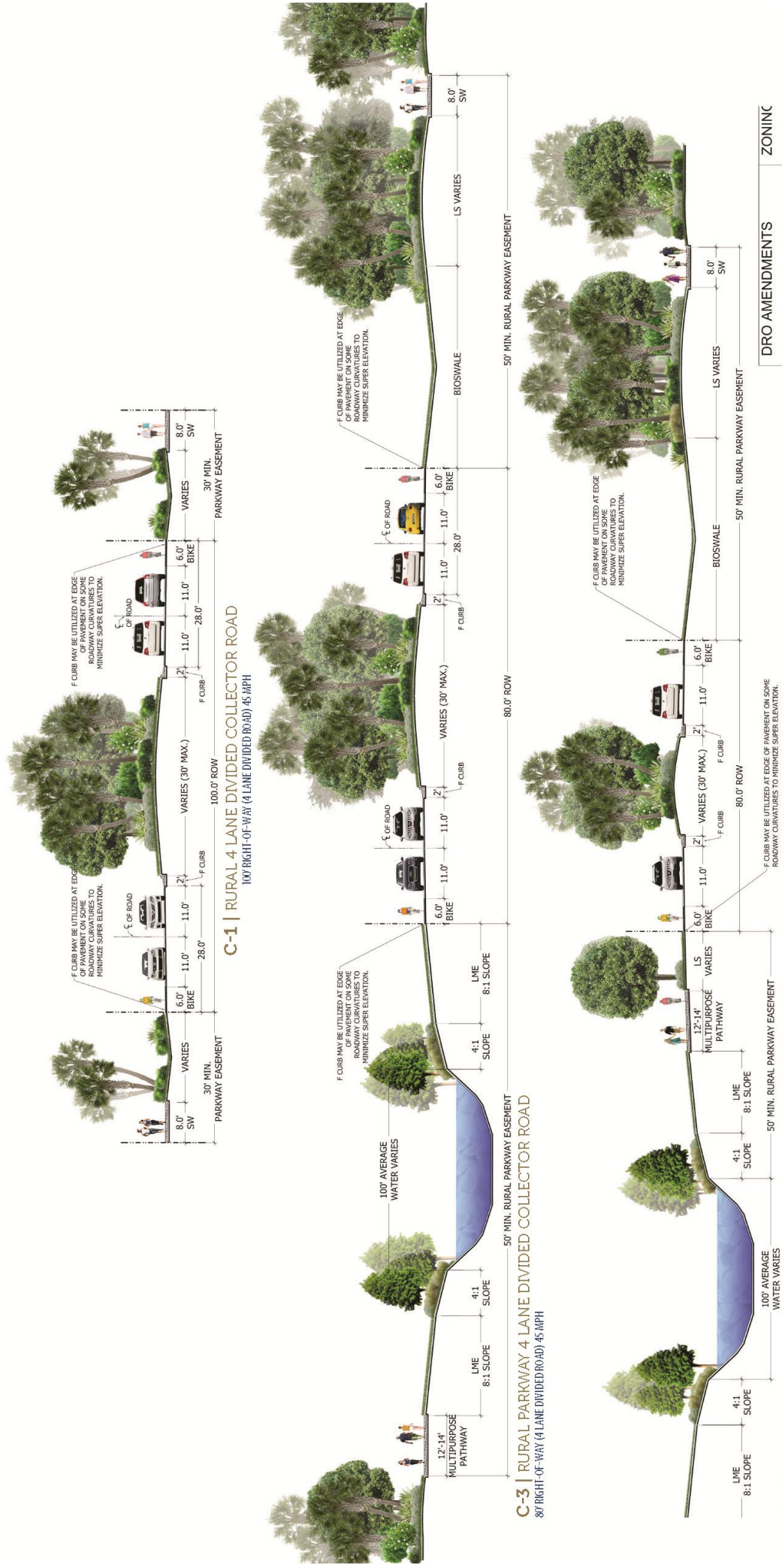


**TC-1 | TTD COLLECTOR WITH ON STREET PARKING**  
 74' RIGHT-OF-WAY (PARALLEL PARKING ON BOTH SIDES) 25-30 MPH

NOTE: Roadway cross sections are conceptual. Landscape is illustrative only and is intended to demonstrate design intent. Roadway design and landscape must comply with PBC land development and streetscape criteria, the ULDC and any conditions of approval, or a type II variance or ULDC amendment may be necessary to implement these cross sections.





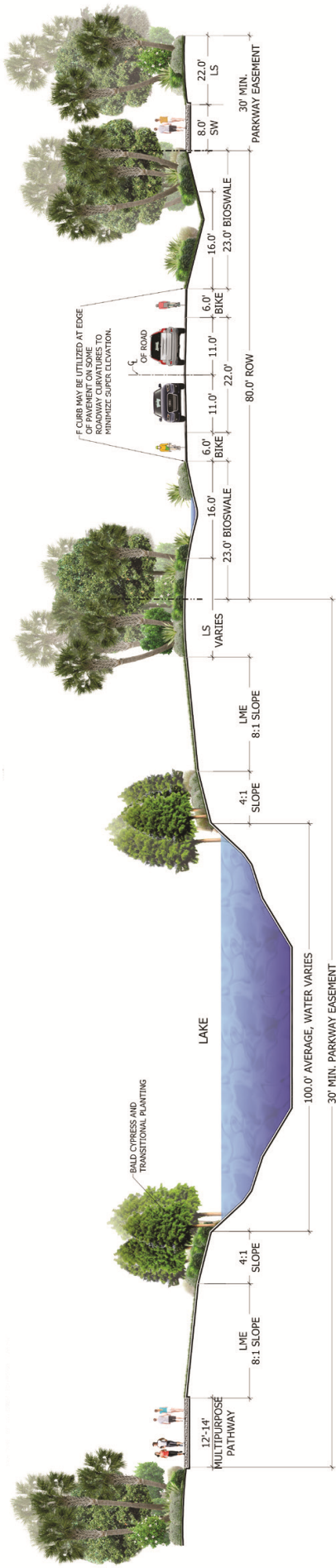


DRO AMENDMENTS ZONING

NOTE: Roadway cross sections are conceptual. Landscape is illustrative only and is intended to demonstrate design intent. Roadway design and landscape must comply with PBC land development and streetscape criteria, the ULDC and any conditions of approval, or a type II variance or ULDC amendment may be necessary to implement these cross sections.



**C-5 | RURAL 2 LANE COLLECTOR ROAD 6A**  
 80' RIGHT-OF-WAY (2 LANE ROAD) 45 MPH

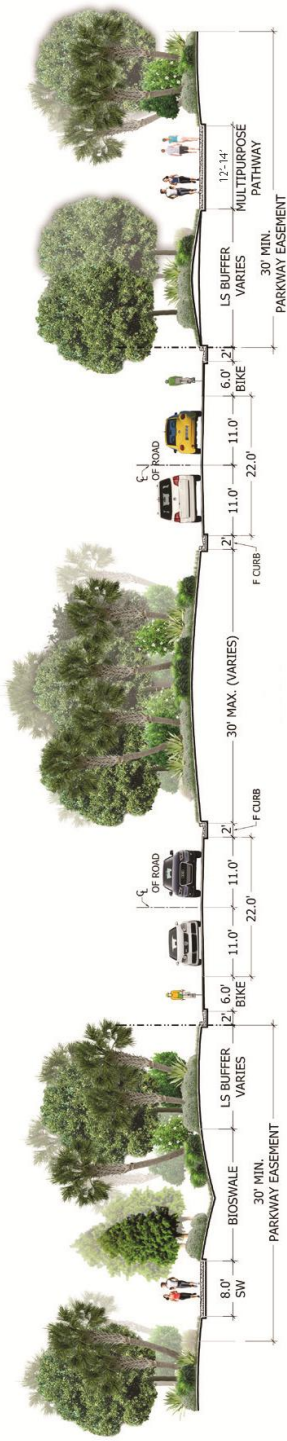


**C-6 | RURAL 2 LANE COLLECTOR ROAD 6A**  
 80' RIGHT-OF-WAY (2 LANE ROAD) 45 MPH

NOTE: SECTION C-6 IS THE SAME AS C-5 WITH EXPANDED PARKWAY EASEMENT TO INCLUDE LAKE

NOTE: Roadway cross sections are conceptual. Landscape is illustrative only and is intended to demonstrate design intent. Roadway design and landscape must comply with PBC land development and streetscape criteria, the ULDC and any conditions of approval, or a type II variance or ULDC amendment may be necessary to implement these cross sections.





**C-7 | SUBURBAN 4 LANE DIVIDED COLLECTOR ROAD**  
 (4 LANE DIVIDED ROAD) 45 MPH

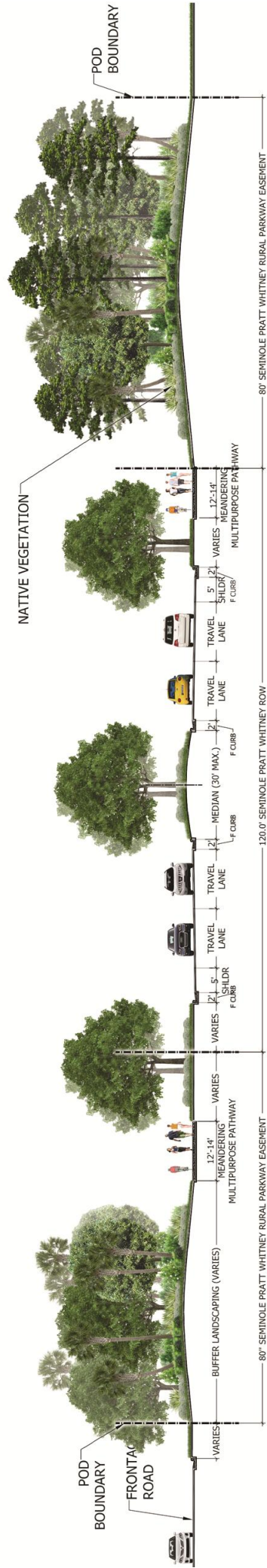


**C-9 | SUBURBAN 2 LANE DIVIDED COLLECTOR ROAD**  
 (2 LANE DIVIDED ROAD) 45 MPH  
 (\*) 8' SIDEWALK MAY MEANDER OUTSIDE OF ROW. SUBJECT TO PED EASEMENT.

NOTE: Roadway cross sections are conceptual. Landscape is illustrative only and is intended to demonstrate design intent. Roadway design and landscape must comply with PBC land development and streetscape criteria, the ULDC and any conditions of approval, or a type II variance or ULDC amendment may be necessary to implement these cross sections.







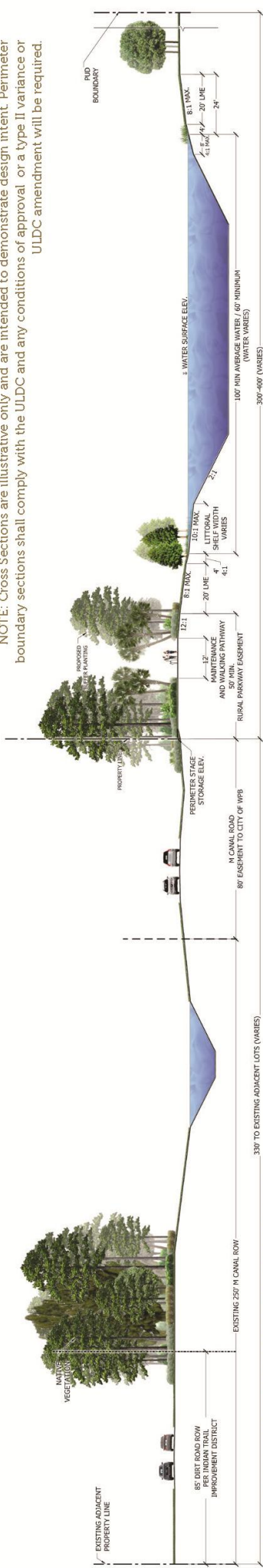
T-1 Seminole Pratt Whitney | ROAD SECTION EXHIBIT

NOTE: Roadway cross sections are conceptual. Landscape is illustrative only and is intended to demonstrate design intent. Roadway design and landscape must comply with PBC land development and streetscape criteria, the ULDC and any conditions of approval, or a type II variance or ULDC amendment may be necessary to implement these cross sections.

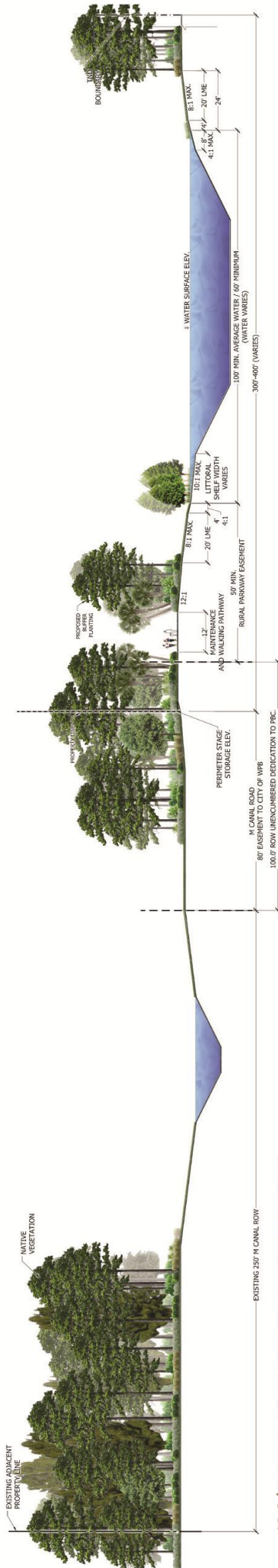




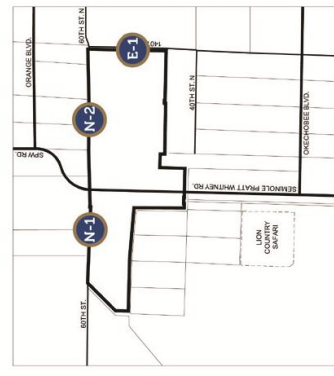
NOTE: Cross Sections are illustrative only and are intended to demonstrate design intent. Perimeter boundary sections shall comply with the ULDC and any conditions of approval or a type II variance or ULDC amendment will be required.



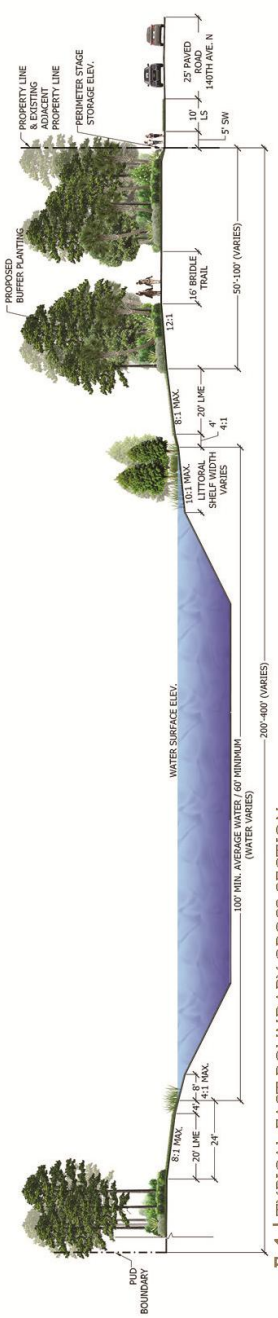
N-1 | TYPICAL NORTH BOUNDARY CROSS SECTION



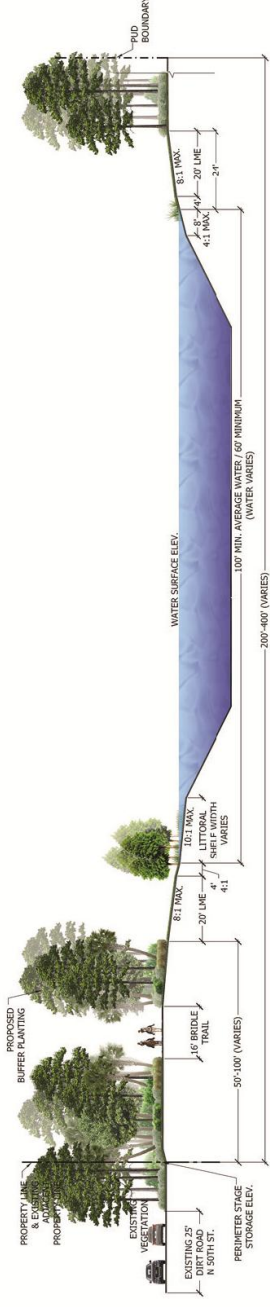
N-2 | TYPICAL NORTH BOUNDARY CROSS SECTION



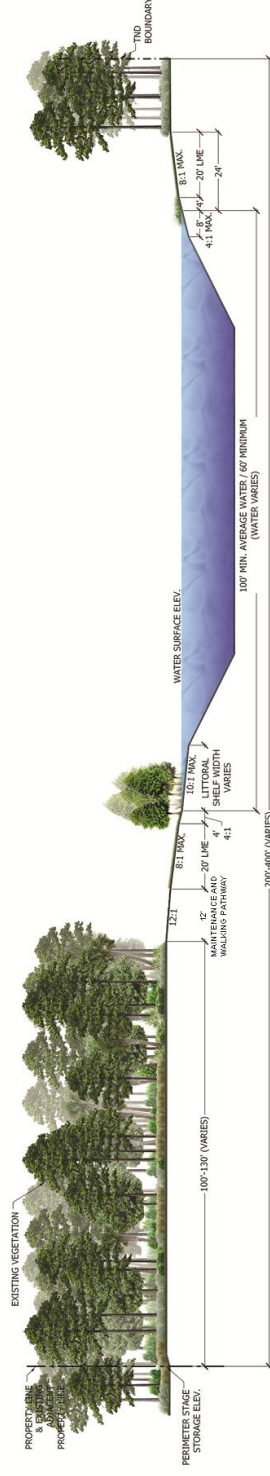
E-1 | TYPICAL EAST BOUNDARY CROSS SECTION



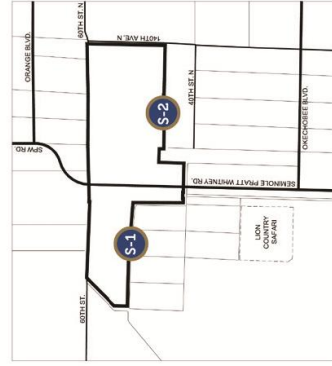
NOTE: Cross Sections are illustrative only and are intended to demonstrate design intent. Perimeter boundary sections shall comply with the ULDC and any conditions of approval or a type II variance or ULDC amendment will be required.

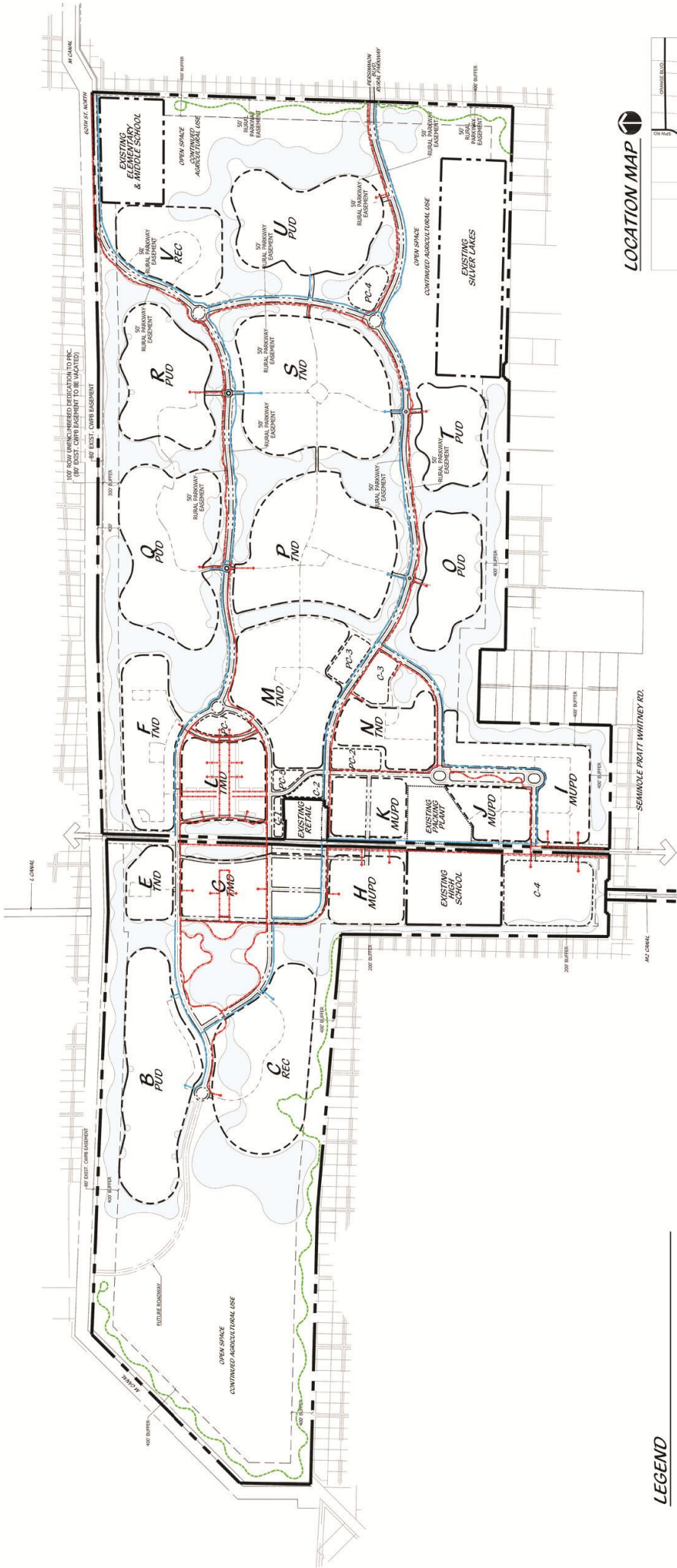


S-1 | TYPICAL SOUTH BOUNDARY CROSS SECTION

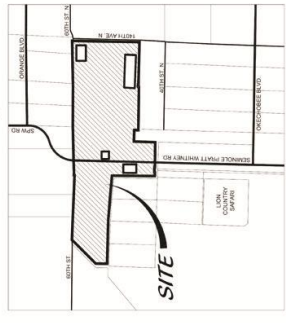


S-2 | TYPICAL SOUTH BOUNDARY CROSS SECTION





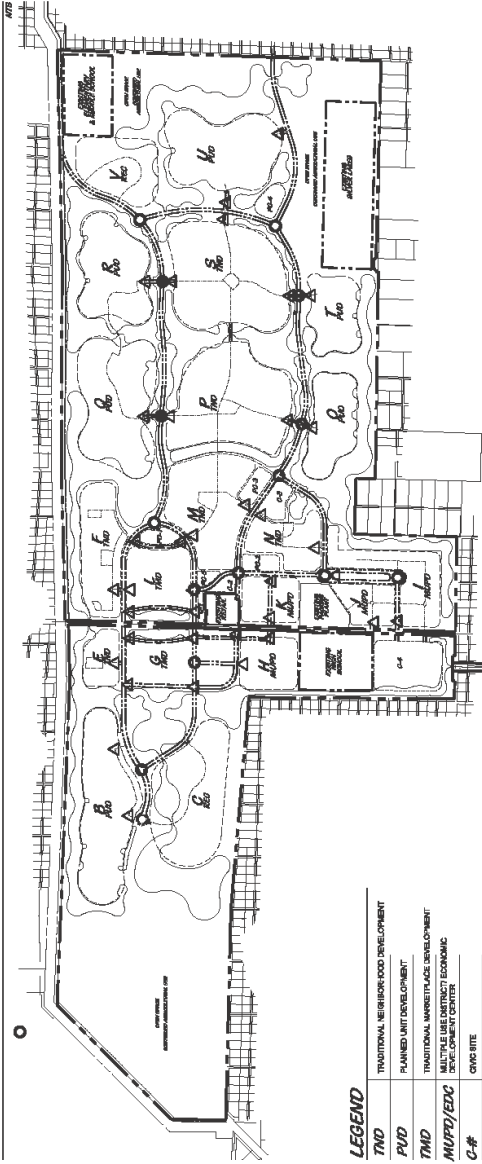
LOCATION MAP



- LEGEND**
- BRIDLE TRAIL
  - MULTIPURPOSE PATHWAY
  - SIDEWALK



**LOCATION KEY**

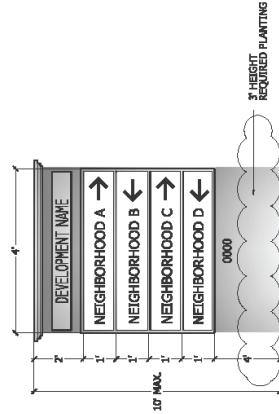


**LEGEND**

	TRADITIONAL NEIGHBORHOOD DEVELOPMENT
	PLANNED UNIT DEVELOPMENT
	TRADITIONAL MARKETPLACE DEVELOPMENT
	MULTIPLE-USE DISTRICT/ECONOMIC DEVELOPMENT
	CITY SITE
	LANDSCAPING
	INTERSECTING STREET
	ARTERIAL/COLLECTOR ROAD
	POD ENTRANCE SIGN LOCATION
	POD DIRECTIONAL SIGN LOCATION

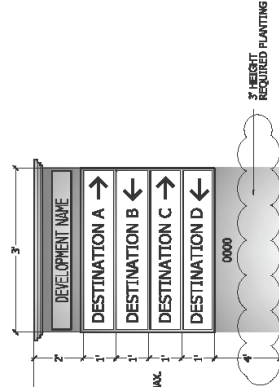
NOTE: EACH POD WILL BE REQUIRED TO SUBMIT A MASTER SIGNAGE PLAN AT THE TIME OF FINAL DDD APPLICATION FOR FINAL SITE PLAN APPROVAL.

**DIRECTIONAL SIGN**



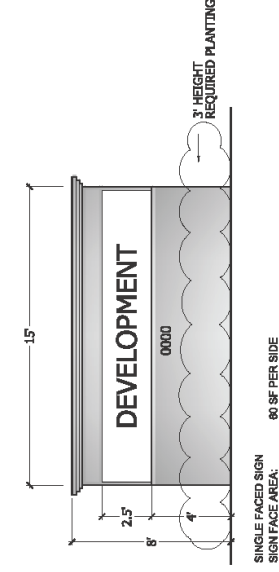
**RESIDENTIAL**  
SINGLE FACED SIGN  
SIGN FACE AREA: 24 SF PER SIDE

**DIRECTIONAL SIGN**



**NON-RESIDENTIAL**  
SINGLE FACED SIGN  
SIGN FACE AREA: 20 SF PER SIDE

**ENTRANCE WALL SIGN**



**SINGLE FACED SIGN**  
SIGN FACE AREA: 80 SF PER SIDE

**SIGNAGE DATA**

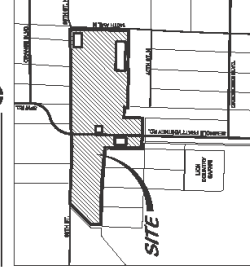
<b>ENTRANCE WALL SIGN</b>	
HEIGHT OF ENTRANCE	8 FT
MAXIMUM SIGN HEIGHT	8 FT
PROPOSED SIGN AREA	60 SF
MAXIMUM SIGN AREA	60 SF
PROPOSED SIGN AREA	60 SF

<b>DIRECTIONAL SIGN</b>		<b>RESIDENTIAL</b>		<b>NON-RESIDENTIAL</b>	
MAXIMUM NUMBER	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED	UNLIMITED
MAXIMUM SIGN AREA PER SIGN	24 SF	24 SF	24 SF	20 SF	20 SF
PROPOSED SIGN AREA PER SIGN	24 SF	24 SF	24 SF	10 FT * 30 FT *	10 FT
MAXIMUM SIGN HEIGHT	10 FT *	10 FT *	10 FT *	10 FT	10 FT
PROPOSED SIGN HEIGHT	10 FT *	10 FT *	10 FT *	10 FT	10 FT

\*HEIGHTS WITH POODS: MAXIMUM HEIGHTS SHALL BE ALLOWED ON UNIMPAVED SIDEWALKS AND UNIMPAVED DRIVEWAYS. POODS SHALL BE A MINIMUM OF 20 FT FROM PERIMETER BOUNDARY.

<b>BUILDING MOUNTED SIGN</b>	
MAXIMUM SIGN HEIGHT	0.75 LF
MAXIMUM SIGN AREA	64 SF
PROPOSED SIGN AREA	64 SF

**LOCATION MAP**



DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared Jared Stern, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [ ] individual or [] secretary-treasurer [position - e.g., president, partner, trustee] of SEMINOLE IMPROV DISTRICT [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: \_\_\_\_\_  
4001 SEMINOLE PRATT WHITNEY ROAD  
LOXAHATCHEE, FL 33470
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

[Signature]  
Jared Stern, Affiant  
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of JANUARY, 2014, by \_\_\_\_\_, [  ] who is personally known to me or [  ] who has produced \_\_\_\_\_ as identification and who did take an oath.

[Signature]  
Notary Public

LAURA LAFAUCI  
(Print Notary Name)

NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires: 2-13-2016





**EXHIBIT "A"**

**PROPERTY**

Seminole Improvement District parcel, recorded in Official Records Book 14034, Page 1147, of the Public Records of Palm Beach County, Florida.

Seminole Water Control District parcel, recorded in Official Records Book 6062, Page 1116, of the Public Records of Palm Beach County, Florida.

Seminole Water Control District parcel, recorded in Official Records Book 9949, Page 611, of the Public Records of Palm Beach County, Florida.

Seminole Pratt-Whitney Road parcels, recorded in O.R. Book 1544, Page 378, O.R. Book 10202, Page 430 and O.R. Book 10289, Page 488, of the Public Records of Palm Beach County, Florida.

Seminole Water Control District parcel, recorded in Official Records Book 2902, Page 1351, of the Public Records of Palm Beach County, Florida.

**EXHIBIT "B"**

**DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY**

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name	Address
97 % OWNERSHIP BY MINTO SPW, LLC IS BY LINEAL DESCENDANTS OF IRVING GREENBERG AND GILLBERT GREENBURG.	4400 W SAMPLE ROAD, SUITE 200, COCONUT CREEK, FL 33073
3 % OWNERSHIP BY SEMINOLE IMPROVEMENT DISTRICT	4001 SEMINOLE PRATT WHITNEY ROAD, LOXAHATCHEE, FL 33470

1  
2  
3  
4



**DISCLOSURE OF OWNERSHIP INTERESTS – PROPERTY**

*[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]*

**TO: PALM BEACH COUNTY PLANNING, ZONING AND BUILDING EXECUTIVE DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE**

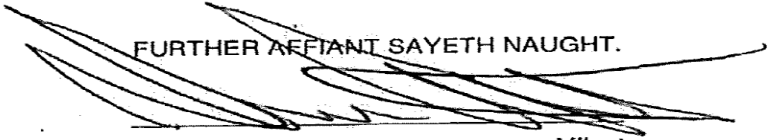
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared John F. Carter, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the  individual or  Vice President \_\_\_\_\_ [position - e.g., president, partner, trustee] of Minto PBLH, LLC [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment or Development Order approval with Palm Beach County.
2. Affiant's address is: 4400 West Sample Road, Suite 200  
Coconut Creek, FL 33073
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with Palm Beach County policy, and will be relied upon by Palm Beach County in its review of application for Comprehensive Plan amendment or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

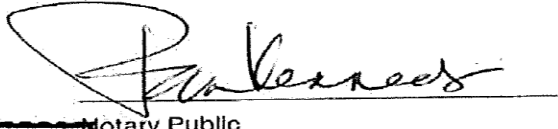
7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.



John F. Carter, Affiant  
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 22nd day of July, 2014, by John F. Carter, [ ] who is personally known to me or [ ] who has produced FLORIDA DRIVERS LICENSE as identification and who did take an oath.



Notary Public

Pam Kennedy  
(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: July 1, 2017

**EXHIBIT "A"**

**PROPERTY**

**LEGAL DESCRIPTION**

Sections 1, 2, and 3, Township 43 South, Range 40 East; EXCEPTING from said Section 3, that part thereof lying North of the following described line; BEGINNING at a point on the West line of said Section 3, and 1343.16 feet Northerly of the Southwest corner of Section 3; thence run Northeasterly along the South line of Canal "M" right-of-way a distance of 4096.52 feet, more or less, to a point on the North line of said Section 3; said point being 2447.94' Westerly of the Northeast corner of said Section 3.

**ALSO:**

Section 12, less the East 1/2 of the Southeast 1/4 thereof. All in Township 43 South, Range 40 East, Palm Beach County, Florida.

**ALSO:**

Sections 5, 6 and the North 1/2 of Sections 7 and 8, in Township 43 South, Range 41 East, less the North 250 feet of said Section 5 and 6, conveyed to the City of West Palm Beach by Deed dated July 26, 1956, and recorded September 25, 1956, in Deed Book 1156, Page 58, for Canal "M" right-of-way, which deed was corrected in part by a corrective quit-claim deed dated October 7, 1963, and filed October 8, 1963, in O.R. Book 924, Page 965, Palm Beach, County, Florida.

**LESS AND EXCEPT:**

Seminole Improvement District parcel, recorded in Official Records Book 14034, Page 1147, of the Public Records of Palm Beach County, Florida.

**AND LESS AND EXCEPT:**

The School District of Palm Beach County parcel, recorded in O.R. 14566, Page 1779, of the Public Records of Palm Beach County, Florida.

**AND LESS AND EXCEPT:**

Seminole Water Control District parcel, recorded in Official Records Book 6062, Page 1116, of the Public Records of Palm Beach County, Florida.

**AND LESS AND EXCEPT:**

Seminole Water Control District parcel, recorded in Official Records Book 9949, Page 611, of the Public Records of Palm Beach County, Florida.

**AND LESS AND EXCEPT:**

The School District of Palm Beach County parcel, recorded in O.R. 9169, Page 136, of the Public Records of Palm Beach County, Florida.

EXHIBIT "A"

PROPERTY (Continued)

**AND LESS AND EXCEPT:**

The School District of Palm Beach County parcel, recorded in O.R. 9232, Page 1206, of the Public Records of Palm Beach County, Florida.

**AND LESS AND EXCEPT:**

Silver Lake Enterprises, Inc. parcel, recorded in O.R. 14034, Page 1119, of the Public Records of Palm Beach County, Florida.

**AND LESS AND EXCEPT:**

Silver Lake Enterprises, Inc. parcel, recorded in O.R. 14676, Page 953, of the Public Records of Palm Beach County, Florida.

**AND LESS AND EXCEPT:**

Silver Lake Palm Beach, LLC parcel, recorded in O.R. 15391, Page 754, of the Public Records of Palm Beach County, Florida.

**AND LESS AND EXCEPT:**

Seminole Pratt-Whitney Road parcels, recorded in O.R. Book 1544, Page 378, O.R. Book 10202, Page 430 and O.R. Book 10289, Page 488, of the Public Records of Palm Beach County, Florida.

**AND LESS AND EXCEPT:**

Grove Market Place parcel, recorded in O.R. Book 10113, Page 1668, of the Public Records of Palm Beach County, Florida.

**AND LESS AND EXCEPT:**

Grove Market Place retention parcel, recorded in O.R. Book 10101, Page 452, of the Public Records of Palm Beach County, Florida.

**AND LESS AND EXCEPT:**

Seminole Water Control District parcel, recorded in Official Records Book 2902, Page 1351, of the Public Records of Palm Beach County, Florida.

**EXHIBIT "B"**

**DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY**

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name	Address
<hr/> OVERALL 97% OWNERSHIP BY MINTO SPW, LLC IS BY LINEAL DESCENDANTS OF IRVING GREENBERG	
<hr/> AND GILLBERT GREENBURG. 4400 W SAMPLE ROAD, SUITE 200, COCONUT CREEK, FL 33073	
<hr/> 3% OWNERSHIP BY SEMINOLE IMPROVEMENT DISTRICT	
<hr/> ADDRESS: 4001 SEMINOLE PRATT WHITNEY ROAD, LOXAHATCHEE, FL 33470	
<hr/> MINTO COMMUNITIES OWNERSHIP	
14.29% ROGER GREENBURG	
<del>14.29% ROBERT GREENBURG</del>	
14.29% ALAN GREENBURG	
<del>14.29% MARION GREENBURG</del>	
14.29% MICHAEL GREENBURG	
<del>14.29% PHOEBE GREENBURG</del>	
<hr/> TOTAL 100%	
<hr/> ADDRESS FOR ALL: 180 KENT STREET, SUITE 300, OTTAWA, ONTARIO, K1P0B6	