

Minto West

Privately Submitted
Future Land Use Atlas
Amendment Application

November 4, 2013 Intake

Palm Beach County
Planning, Zoning and Building
Planning Division
561-233-5334



November 4, 2013

Mr. Lorenzo Aghemo
Palm Beach County Board of County Commissioners
Planning, Zoning and Building Department
2300 North Jog Road, Suite 2E-34
West Palm Beach, Florida 33411-2741

Re: Minto West

Dear Mr. Aghemo:

On behalf of Minto SPW, LLC and the Seminole Improvement District, please accept the enclosed application for a Future Land Use Atlas amendment to create the Minto West Agricultural Enclave, along with related Text Amendments. Further, per Section 163.3162(4)(a), Florida Statutes, we commit to meet with Staff, at their convenience, over the next week to determine an appropriate timeline for processing these amendments through adoption. Therefore, in aid of developing a schedule, we are happy to extend the time for a sufficiency review to 20 days after submittal to give us a chance to meet to develop a timeline. Again, we look forward to working with you and your Staff during this process.

Sincerely,

MINTO SPW, LLC

John Carter
Vice President

Attachments



FUTURE LAND USE ATLAS AMENDMENT APPLICATION 2013

Palm Beach County Planning Division
2300 North Jog Road, WPB, FL 33411, (561) 233-5300

I. Amendment Data

Round	Requesting Out of Sequence Review.
Name	Minto West
Proposed FLU	Agricultural Enclave
Proposed Underlying FLU	Agricultural Enclave
Proposed Conditions	Delete previously approved Conceptual Plan, Implementing Guidelines, and Allocation Table. Replace with revised Conceptual Plan and Implementing Guidelines.
Proposed Use	Mixed-Use
Proposed Zoning	Agricultural Enclave Overlay
Tier and Tier Amendment	Rural Tier

II. Site Data

Acres	3,791.053 total acres
PCN, Legal Description, & Survey	See attached legal description, PCN list, and survey.
Location	South of intersection of Orange Blvd. and Seminole Pratt Whitney Road, north of 50 th Street N., east of 190 th Terrance N., west of 140 th Ave.
Street Address	South of intersection of Orange Blvd. and Seminole Pratt Whitney Road, north of 50 th Street N., east of 190 th Terrance N., west of 140 th Ave.
Frontage	60 th Street = 10,898 feet (All distances are approximates) 140 th Avenue = 8,023 feet 50 th Street = 10,436 feet Little Gator Lane = 5,486 feet Orange Grove Blvd = 9,053 feet Sycamore Drive = 4,069 feet Cheetham Hill Blvd = 5,114 feet Canals = 5,292 feet
Legal Access	To be determined during site planning process.
Contiguous Property under same ownership	None.
Acquisition details	See copy of deed as Attachment A.
Size purchased	3,791.053 acres

T:\Planning\AMEND\Application-FLUA\2013 App\2013_FLUA_Application_Form.doc

III. General Data

Current FLU	Agricultural Enclave (AGE) on 3,737.92 acres and Rural Residential, 1 unit per 10 acres (RR-10) on 53.13 acres
Existing Land Use	Majority of site is agricultural, Utility site on one parcel Provide a Built Feature and Inventory Map also as Attachment F.
Previous FLU Amendment(s)	1998 – Proposed CL/IND designation – Denied by BCC 2006 – Proposed TTD / DRI designation – Denied by BCC 2008 – Proposed AGE designation – Approved by BCC
Current Zoning	Agricultural Residential (AR) and Public Ownership (PO)
Development History	A copy of Ordinance No. 2008-019 is attached.
Concurrency	Concurrency application will accompany zoning applications.
Plat, Subdivision, Lot	N/A

IV. Development Potential Data and Analysis

Residential Dwelling units and population impacts (residential FLUs only)		
	Units	Population
Current FLU	Agricultural Enclave (0.80 DU per acre) 2,996 Dwelling Units	7,160.44
Proposed FLU	Agricultural Enclave (1.71 DU per acre) 6,500 Dwelling Units	14,535.00
Difference	3,504 Dwelling Units	7,374.56
Non-Residential Square Footage impacts (non-residential FLUs only)		
	Maximum Square Footage**	
Current FLU	235,000 SF	
Proposed FLU Maximum FAR**	1,400,000 SF	
Proposed FLU Voluntary Conditioned SF	1,400,000 SF	
Difference	1,165,000 SF	

*** If the site's acreage is large enough to be a planned development, utilize the PDD maximum whether or not a PDD is proposed. If the site's acreage does not meet the minimum PDD thresholds, the non-PDD maximum may be utilized.*

V. Agent Information

Name	DONALDSON HEARING
Organization/Company	COTLEUR & HEARING, INC.
Address	1934 COMMERCE LANE, STE. 1
City, State, Zip	JUPITER, FL, 33458
Phone Number	(561) 747-6336
Fax Number	(561) 747-1377
Email	DHEARING@COTLEUR-HEARING.COM

VI. Applicant Information

	Applicant A	Applicant B	Applicant C
Name	MINTO SPW, LLC		
Address	4400 W. Sample Road, Suite 200		
City, State, Zip	Coconut Creek, FL, 33073		
Phone Number	(954) 973-4490		
Fax Number	(954) 978-5330		
Email	jcarter@mintofla.com		
Type (Owner, Lessee, Contract Purchaser, Other)	OWNER		

VII. Consistency & Compatibility

Justification	Provide as Attachment G.
Residential Density Increases	Provide as Attachment G.
Comprehensive Plan	Provide as Attachment G.
Florida Statutes/ Administrative Code	Provide as Attachment G.
Compatibility	Provide as Attachment G.

Adjacent Land Use Summary

Adjacent Uses	Existing Use	FLU	Zoning
North	Residential (The Acreage)	Rural Residential	Agricultural Residential
South	Residential (Loxahatchee Groves)	Rural Residential	Agricultural Residential
East	Residential (The Acreage)	Rural Residential	Agricultural Residential
West	Vacant / Agriculture	Rural Residential	Agricultural Residential

VIII. Public Facilities Information

A. Traffic Information

In order to be accepted on the day of intake, the application must include the Traffic Study (as Attachment H) and a Traffic Review letter from the PBC Traffic Division (ph. 561-684-4030). The letter must state if the application is consistent with FLUE 3.5-d at the maximum proposed future land use designation trip generation. If a project is not consistent with FLUE 3.5-d at the maximum intensity/density, the letter must also state that reduced intensity/density that is consistent with the policy. Call 684-4030 or visit <http://www.pbcgov.com/pzb/planning/FLU.htm> for more information.

	Proposed	Maximum
Current FLU	Provided as Attachment H.	
Proposed FLU		
Difference		
Significantly impacted roadway segments that fail (Long Range)		
Significantly impacted roadway segments for Test 2		
Traffic Consultant		

B. Mass Transit Information

Nearest Palm Tran Route(s)	Route 40
Nearest Palm Tran Stop	Bus Stop No. 3246, Southern Blvd at Seminole Pratt Whitney Road
Nearest Tri Rail Connection	Route 40, Stop No. 1, Downtown West Palm Beach Tri-Rail Station

C. Potable Water & Wastewater Information

The application must include a Potable Water & Wastewater Level of Service (LOS) comment letter as Attachment I. This letter should state the provider/s of potable water and wastewater is/are able to maintain their current level of service standard established by the potable water provider, while accommodating the increase of density/intensity of the proposed amendment.

Potable Water & Wastewater Providers	Seminole Improvement District
Nearest Water & Wastewater Facility, type/size	Seminole Improvement District; 0 miles; 750,000 gal/day facility

D. Drainage Information

Provide Drainage Statement as Attachment J.

E. Fire Rescue

Nearest Station	Station No. 22
Distance to Site	0 miles
Response Time	Ranges from 3:30 – 10:30 (average call time is 9:45)
Effect on Resp. Time	Provided as Attachment K.

F. Environmental

Significant habitats or species	Provided as Attachment L.
Flood Zone*	Zone: X500, Panel: 0050B
Wellfield Zone*	Provided as Attachment M.

* If the site is located within an A or V flood zone and/or within a Wellfield Protection zone, requests for greater intensity may be viewed unfavorable.

G. Historic Resources

Provide Comment Letter as Attachment N.

H. Parks and Recreation – Residential Only

Park Type	Name and Location	Level of Service*	Population Change	Change in Demand
Regional	Okeeheelee North Park	0.00339	14,535	49.27 AC
Beach	Phil Foster Park	0.00035	14,535	5.09 AC
District	Seminole Palms Park	0.00138	14,535	20.06 AC

* Acres per person

I. Libraries – Residential Only

Library Name	Royal Palm Beach Branch
Address	15801 Orange Blvd
City, State, Zip	Loxahatchee, FL 33470
Distance	1.8 miles

Component	Level of Service	Population Change	Change in Demand
Collection	2 holdings per person	14,535	29,070
Periodicals	5 subscriptions per 1,000 persons	14,535	72.68
Info Technology	\$1.00 per person	14,535	\$14,535
Professional staff	1 FTE per 7,500 persons	14,535	1.94 FTE
All other staff	3.35 FTE per professional librarian	14,535	6.50
Library facilities	0.34 sf per person	14,535	4,941.90 SF

J. Public Schools – Residential Only

Provide Comment Letter as Attachment O.

	Elementary	Middle	High
Name	Golden Grove	Western Pines	Seminole Ridge
Address	5959 140 th Ave. N	5959 140 th Ave. N	4601 Seminole Pratt Whitney Rd.
City, State, Zip	West Palm Beach, FL 33411	West Palm Beach, FL 33411	Loxahatchee, FL,
Distance	0.138 miles	0.138 miles	1.11 miles

IX. ATTACHMENTS

- A. PCN LIST, LEGAL DESCRIPTION, AND WARRANTY DEED
- B. AGENT CONSENT FORM
- C. APPLICANT'S OWNERSHIP AFFIDAVIT
- D. APPLICANT'S NOTICE AFFIDAVIT AND PROPERTY APPRAISER OWNER LIST (WITHIN 1,000 FEET)
- E. DISCLOSURE OF OWNERSHIP INTERESTS
- F. RESOLUTION AND BUILT FEATURE INVENTORY & MAP
- G. JUSTIFICATION STATEMENT, CONSISTENCY WITH THE COMPREHENSIVE PLAN AND STATE STATUTE
- H. TRAFFIC ANALYSIS LETTER
- I. WATER & WASTEWATER PROVIDER LOS LETTERS
- J. DRAINAGE STATEMENT
- K. FIRE RESCUE LETTER
- L. NATURAL FEATURE INVENTORY & MAP
- M. WELL FIELD ZONE
- N. HISTORICAL RESOURCE EVALUATION LETTER
- O. PALM BEACH COUNTY SCHOOL DISTRICT LETTER
- P. SURVEY
- Q. CONCEPTUAL PLAN AND IMPLEMENTING PRINCIPLES

**Minto West Future Land Use Atlas
Amendment Application**

Attachment A.

PCN List, Legal Description, And Warranty
Deed

Attachment A
PCN's, Legal Description and Warranty Deed

The applicant is required to provide a legal description, all affected parcel control numbers, and acreages.

PCN	FLU
00404301000001010	AGE
00404301000001020	AGE
00404302000001010	AGE
00404302000009000	AGE
00404303000001020	AGE
00404303000001030	AGE
00404312000001000	AGE
00404312000001020	AGE
00404312000003030	AGE
00414305000001030	AGE
00414305000001040	AGE
00414306000001010	AGE
00414306000001020	AGE
00414307000001000	AGE
00414307000001010	AGE
00414308000001010	AGE
00414308000001020	AGE
3,737.92 Total AGE Acres	AGE
00404301000007030	RR10
00414306000003010	RR10
53.13 Total RR-10 Acres	RR10
3,791.05 Total Acres	

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:

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



CFN 20130415870
 OR BK 26337 PG 0680
 RECORDED 09/20/2013 11:44:50
 Palm Beach County, Florida
 AMT 51,000,000.00
 Doc Stamp 357,000.00
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 0680 - 684; (5pgs)

RETURN TO:
 Chicago Title Insurance Company
 15951 SW 41 Street, Suite 800
 Weston, Florida 33331
 File: 3042383-42

THIS INSTRUMENT PREPARED BY:

Shannon Bothwell
 Jones Day
 600 Brickell Ave, Suite 1580
 Miami, FL 33131

Tax Folio Nos.:

00-40-43-01-00-000-1010	00-40-43-03-00-000-1030	00-41-43-06-00-000-1010
00-40-43-01-00-000-1020	00-40-43-12-00-000-1000	00-41-43-06-00-000-1020
00-40-43-01-00-000-7030	00-40-43-12-00-000-1020	00-41-43-07-00-000-1000
00-40-43-02-00-000-1010	00-40-43-12-00-000-3030	00-41-43-07-00-000-1010
00-40-43-02-00-000-9000	00-41-43-05-00-000-1030	00-41-43-08-00-000-1010
00-40-43-03-00-000-1020	00-41-43-05-00-000-1040	00-41-43-08-00-000-1020

-----SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA-----

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made this 19 day of September, 2013, by **Callery-Judge Grove, L.P.**, a New York limited partnership ("Grantor"), whose post office address is 4001 Seminole Pratt Whitney Road, Loxahatchee, Florida 33470, to **Minto SPW, LLC**, a Florida limited liability company ("Grantee"), whose post office address is 4400 West Sample Road, Suite 200, Coconut Creek, Florida 33073.

WITNESSETH:

Grantor, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell, to Grantee, Grantee's successors and assigns, as appropriate, forever, the following property situate in Palm Beach County, Florida, to-wit (the "Property"):

See Exhibit A attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to taxes and assessments subsequent to December 31, 2012; zoning ordinances, restrictions prohibitions and other requirements imposed by governmental authorities; and all conditions, covenants, restrictions, limitations and easements of record, none of which are reimposed hereby.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

EXHIBIT A

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:

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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.

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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.

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:

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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.

AND THE FOLLOWING EASEMENTS APPURTENANT TO THE FOREGOING LANDS:

TOGETHER WITH: (DISTRICT RIGHTS-OF-WAY EASEMENT PARCEL)

Those certain perpetual, non-exclusive easement rights over and across the rights-of-ways as granted by and pursuant and subject to the terms and conditions of that certain Easement and Access Agreement dated June 11, 1991 and recorded among the current public records of Palm Beach County, Florida in Official Records Book 6853, page 1722.

AND FURTHER TOGETHER WITH: (PUMP EASEMENT PARCEL)

That certain non-exclusive easement to install, operate, and maintain irrigation piping and related irrigation equipment over and across the following two described parcels, together with the associated use rights, all as granted by and pursuant and subject to the terms and conditions of that certain Dedication of Irrigation Easement dated August 23, 1994 and recorded among the current public records of Palm Beach County, Florida, in Official Records Book 8405, page 1106 and Official Records Book 8405, page 1111, as corrected by that certain Corrective Dedication of Irrigation Easement dated September 19, 1994 and recorded among the current public records of Palm Beach County, Florida in Official Records Book 8497, page 1017 and Official Records Book 8497, page 1022.

A 25 foot wide easement in Section 12, Township 43 South, Range 40 East, being more particularly described as follows:

Commencing at the East Quarter corner of aforesaid Section 12, run North 88 degrees 32 minutes 19 seconds West along the Quarter Section line 1893.24 feet; thence North 01 degrees 35 minutes 15 seconds East, 676.13 feet; thence North 88 degrees 44 minutes 50 seconds West, 779.87 feet to the POINT OF BEGINNING of the centerline of a 25 foot wide easement, from the POINT OF BEGINNING, run South 01 degrees 36 minutes 45 seconds West, 698.00 feet to the point of termination of the aforescribed easement.

AND

A 20 foot wide easement in Section 12, Township 43 South, Range 40 East, being more particularly described as follows:

Commencing at the East Quarter corner of aforesaid Section 12, run North 88 degrees 32 minutes 19 seconds West along the Quarter section line, 1893.24 feet; thence North 01 degrees 35 minutes 15 seconds East, 676.13 feet to the POINT OF BEGINNING of the centerline of aforementioned 20 foot easement, from the POINT OF BEGINNING run North 88 degrees 44 minutes 50 seconds West along said centerline 792.37 feet to the point of termination of said easement.

AND FURTHER TOGETHER WITH:

Easement in favor of Callery-Judge Grove L.P. contained in instrument recorded August 29, 1994 in Official Records Book 8405, age 1106, as corrected in Official Records Book 8497, Page 1017, both of the Public Records of Palm Beach County, Florida.

**Minto West Future Land Use Atlas
Amendment Application**

Attachment B.

Agent Consent Form

**Attachment B
Agent Consent Form**

Application Name: Minto West

STATE OF FLORIDA
COUNTY OF PALM BEACH BROWARD

BEFORE ME THIS DAY PERSONALLY APPEARED JOHN CARTER, WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner of the real property legally described in Attachment A;
2. He/she authorizes and designates Cotleur & Hearing, Inc. to act in his/her behalf for the purposes of seeking a change to the Future Land Use Atlas designation of the real property legally described in Attachment A;
3. He/she has examined the foregoing Future Land Use Atlas amendment application and he/she understands how the proposed change may affect the real property legally described in Attachment A; and
4. He/she read the PZB refund Policy and understands the Future Land Use Atlas amendment application fee in no way guarantees approval of the proposed amendment and that any request for refund is subject to the current PZB refund policy.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 29th day of October, 2013, by John F. Carter (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Laura LaFauci
(Signature of Person Taking Acknowledgement)
Laura LaFauci
(Name of Acknowledger)

(Title or Rank)

(Serial Number, if any)

(Notary's Seal)



[Signature]
Applicant's Signature
John F. Carter
Applicant's Name (Print)
4400 W. SAMPLE RD, SUITE 200
Street Address
COCONUT CREEK, FL 33073
City, State, Zip Code
954-935-6511
Telephone

**Attachment B
Agent Consent Form**

Application Name: Minto West / Seminole Improvement District

**STATE OF FLORIDA
COUNTY OF PALM BEACH**

BEFORE ME THIS DAY PERSONALLY APPEARED JANET J. KROLL WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner of the real property legally described in Attachment A;
2. He/she authorizes and designates Cotleur & Hearing, Inc. to act in his/her behalf for the purposes of seeking a change to the Future Land Use Atlas designation of the real property legally described in Attachment A;
3. He/she has examined the foregoing Future Land Use Atlas amendment application and he/she understands how the proposed change may affect the real property legally described in Attachment A; and
4. He/she read the PZB refund Policy and understands the Future Land Use Atlas amendment application fee in no way guarantees approval of the proposed amendment and that any request for refund is subject to the current PZB refund policy.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 29 day of October, 2013, by JANET KROLL (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Kenneth G. Cassel
(Signature of Person Taking Acknowledgement)

Kenneth G. Cassel
(Name of Acknowledger)

(Title or Rank)

(Serial Number, if any)

(Notary's Seal)



KENNETH G. CASSEL
NOTARY PUBLIC
STATE OF FLORIDA
Comm# DD961515
Expires 2/15/2014

J. Kroll
Applicant's Signature

JANET J. KROLL
Applicant's Name (Print)

4001 SEMINOLE PRATT WHITNEY RD.
Street Address

LOKAHATCHEE FLA 33470
City, State, Zip Code

954-753-5841
Telephone

**Minto West Future Land Use Atlas
Amendment Application**

Attachment C.

Applicant's Ownership Affidavit

Attachment C
Applicant's Ownership Affidavit

Application Name: Minto West

STATE OF FLORIDA
COUNTY OF PALM BEACH / BROWARD

BEFORE ME THIS DAY PERSONALLY APPEARED John F. Carter, WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner, or the owner's authorized agent, of the real property legally described in Attachment A;
2. He/she understands the Future Land Use Atlas amendment application fee in no way guarantees approval of the proposed amendment and that any request for refund is subject to the current PZB refund policy;
3. The statements within the Future Land Use Atlas amendment application are true, complete and accurate;
4. He/she understands that all information within the Future Land Use Atlas amendment application is subject to verification by County staff;
5. He/she understands that false statements may result in denial of the application; and
6. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 29th day of October, 2013, by John F. Carter (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Laura LaFauci
(Signature of Person Taking Acknowledgement)

Laura LaFauci
(Name of Acknowledger)

(Title or Rank)

(Serial Number, if any)

(Notary's Seal)



[Signature]
Applicant's Signature

John F. Carter
Applicant's Name (Print)

4400 W. SAMPLE RD, SUITE 200
Street Address

COCONUT CREEK, FL 33073
City, State, Zip Code

954-935-6511
Telephone

Attachment C
Applicant's Ownership Affidavit

Application Name: Minto West / Seminole Improvement District

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME THIS DAY PERSONALLY APPEARED JANET J. KROLL WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner, or the owner's authorized agent, of the real property legally described in Attachment A;
2. He/she understands the Future Land Use Atlas amendment application fee in no way guarantees approval of the proposed amendment and that any request for refund is subject to the current PZB refund policy;
3. The statements within the Future Land Use Atlas amendment application are true, complete and accurate;
4. He/she understands that all information within the Future Land Use Atlas amendment application is subject to verification by County staff;
5. He/she understands that false statements may result in denial of the application; and
6. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 29 day of October, 2013, by JANET KROLL (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Kenneth G. Cassel
(Signature of Person Taking Acknowledgement)
Kenneth G. Cassel
(Name of Acknowledger)

(Title or Rank)

(Serial Number, if any)

(Notary's Seal)



KENNETH G. CASSEL
NOTARY PUBLIC
STATE OF FLORIDA
Comm# DD961515
Expires 2/15/2014

J. Kroll
Applicant's Signature

JANET J. KROLL
Applicant's Name (Print)

4001 SEMINOLE BLVD W. WINTERFLD
Street Address

LOXAHATCHEE FLA 33470
City, State, Zip Code

954-753-5841
Telephone

**Minto West Future Land Use Atlas
Amendment Application**

Attachment D.

Applicant's Notice Affidavit

(Within 1,000 Feet)

**Attachment D
Applicant's Notice Affidavit**

Application Name: Minto West / Seminate Improvement District

**STATE OF FLORIDA
COUNTY OF PALM BEACH**

BEFORE ME THIS DAY PERSONALLY APPEARED JANET J. KROLL, WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner, or the owner's authorized agent, of the real property legally described in Attachment A;
2. The accompanying Property Owners List is, to the best of his/her knowledge, a complete and accurate list of all property owners, mailing addresses and property control numbers as recorded in the latest official tax rolls for all property within five hundred (500) feet of the real property (located in the Urban Suburban or Ag Reserve Tiers) and within one thousand (1,000) feet of the real property (located in the Rural, Exurban, or Glades Tiers) described in Attachment A, or all property within five hundred (500) feet of all contiguous property owned whole or in part by the owner of the real property (located in the Urban Suburban or Ag Reserve Tiers) and within one thousand (1,000) feet of the real property (located in the Rural, Exurban, or Glades Tiers) described in Attachment A, if applicable; and
3. He/she will cause the real property described in Attachment A to be posted with a notice of public hearing on a sign(s) in accordance with the requirements of Article 2.C.1.F.5.c of the County's Unified Land Development Code.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 27 day of October, 2013, by JANET KROLL (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

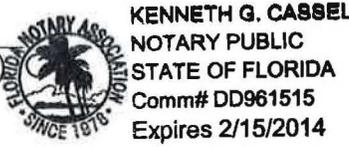
Kenneth G. Cassel
(Signature of Person Taking Acknowledgement)

Kenneth G. Cassel
(Name of Acknowledger)

(Title or Rank)

(Serial Number, if any)

(Notary's Seal)



JANET J. KROLL
Applicant's Signature

JANET J. KROLL
Applicant's Name (Print)

4001 SEMINOLE PRATE WILLOWY, Ls.
Street Address

LOLAHATCHEE Fla. 33470
City, State, Zip Code

954-753-5841
Telephone

**Attachment D
Applicant's Notice Affidavit**

Application Name: Minto West

**STATE OF FLORIDA
COUNTY OF PALM BEACH**

BEFORE ME THIS DAY PERSONALLY APPEARED Kathryn DeWitt, WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner, or the owner's authorized agent, of the real property legally described in Attachment A;
2. The accompanying Property Owners List is, to the best of his/her knowledge, a complete and accurate list of all property owners, mailing addresses and property control numbers as recorded in the latest official tax rolls for all property within five hundred (500) feet of the real property (located in the Urban Suburban or Ag Reserve Tiers) and within one thousand (1,000) feet of the real property (located in the Rural, Exurban, or Glades Tiers) described in Attachment A, or all property within five hundred (500) feet of all contiguous property owned whole or in part by the owner of the real property (located in the Urban Suburban or Ag Reserve Tiers) and within one thousand (1,000) feet of the real property (located in the Rural, Exurban, or Glades Tiers) described in Attachment A, if applicable; and
3. He/she will cause the real property described in Attachment A to be posted with a notice of public hearing on a sign(s) in accordance with the requirements of Article 2.C.1.F.5.c of the County's Unified Land Development Code.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 29th day of October, 2013, by Kathryn DeWitt (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Brittany Lee
(Signature of Person Taking Acknowledgement)
Brittany Lee
(Name of Acknowledger)

Kathryn DeWitt
Applicant's Signature
Kathryn DeWitt
Applicant's Name (Print)

(Title or Rank)
EE 116251
(Serial Number, if any)

Street Address

City, State, Zip Code

Telephone

(Notary's Seal) 

**Minto West Future Land Use Atlas
Amendment Application**

Attachment E.

Disclosure Of Ownership Interests

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 SPW, 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 W. 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 24th day of September 2013, by John F. Carter, [] who is personally known to me or [] who has produced _____ as identification and who did take an oath.

Notary Public

Laura LaFauci

(Print Notary Name)

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: 02-13-2016



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.

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 Janet Kroll, 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 []President _____ [position - e.g., president, partner, trustee] of Seminole Improvement 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

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.

Janet Kroll, Affiant
(Print Affiant Name)

The foregoing instrument was acknowledged before me this 29 day of October, 20 13, by Janet Kroll, [] who is personally known to me or [] who has produced _____ as identification and who did take an oath.



KENNETH G. CASSEL
NOTARY PUBLIC
STATE OF FLORIDA
Comm# DD961515
Expires 2/15/2014

Notary Public
Kenneth G. Cassel
(Print Notary Name)

NOTARY PUBLIC
State of Florida at Large
My Commission Expires: _____

EXHIBIT "A"

PROPERTY

Parcel # 00404301000007020 Book 10101 Page 0452
Parcel # 00404312000007010 Book 14034 Page 1147
Parcel # 00404306000003010 Book 09949 Page 0611





Search

Search Results Detail

[View Property Record](#)

Owners

SEMINOLE IMPROVEMENT DISTRICT

Property detail

Location

Municipality UNINCORPORATED

Parcel No. 00404301000007020

Subdivision

Book 10101 Page 0452

Sale Date NOV-1997

Mailing Address 4001 SEMINOLE PRATT
WHITNEY RD
LOXAHATCHEE FL
33470 3754

Use Type 8000 - DISTRICTS

Total Square Feet 0

Sales Information

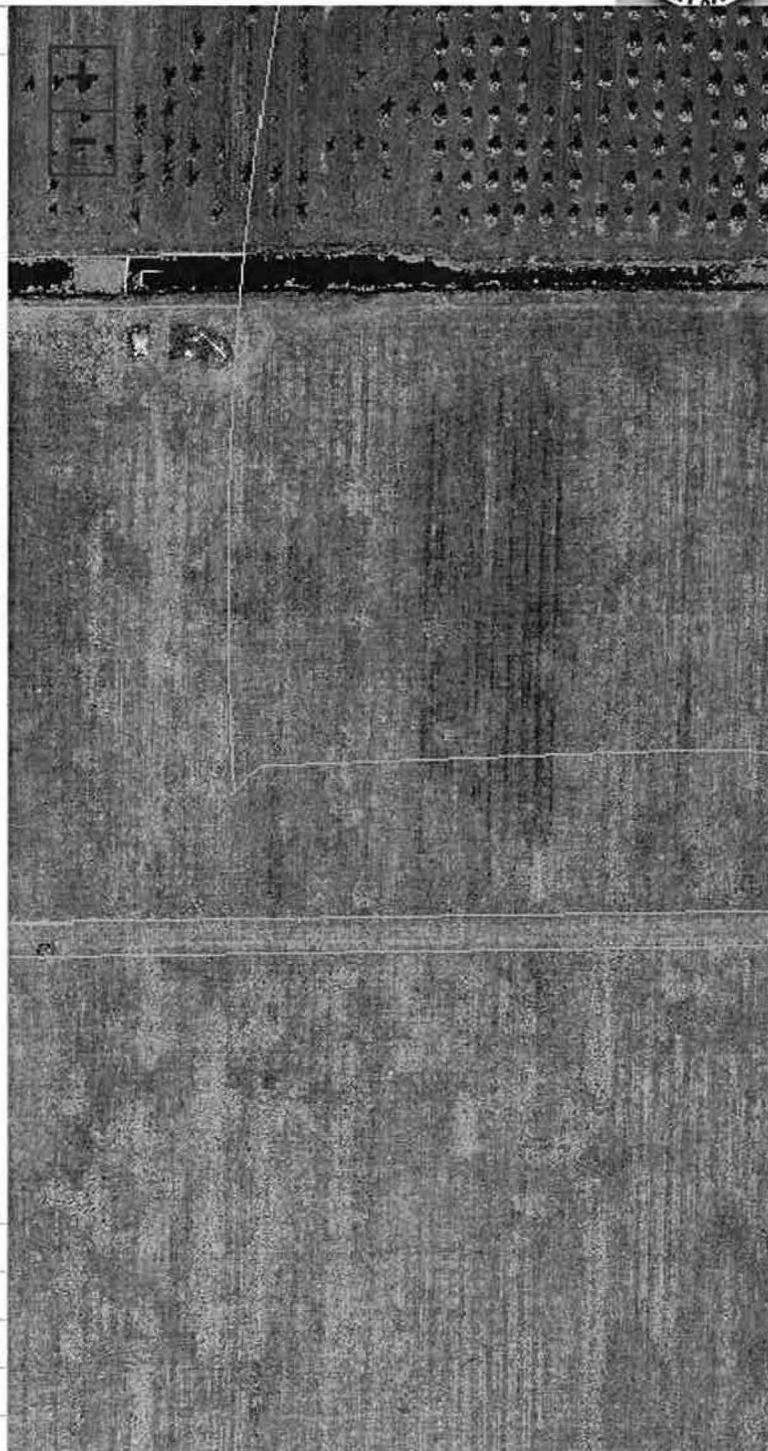
Sales Date Price

NOV-1997 118300

Appraisals

Tax Year 2013 P

Improvement



Tools

Layers

Print

Messages

Instructional Videos





Search

Search Results Detail

[View Property Record](#)

Owners

SEMINOLE IMPROVEMENT DISTRICT

Property detail

Location

Municipality UNINCORPORATED

Parcel No. 00404312000007010

Subdivision

Book 14034 Page 1147

Sale Date AUG-2002

Mailing Address 4001 SEMINOLE PRATT
WHITNEY RD
LOXAHATCHEE FL
33470 3754

Use Type 8000 - DISTRICTS

Total Square Feet 0

Sales Information

Sales Date	Price
AUG-2002	86937

Appraisals

Tax Year	2013 P
Improvement	512,100

Tools

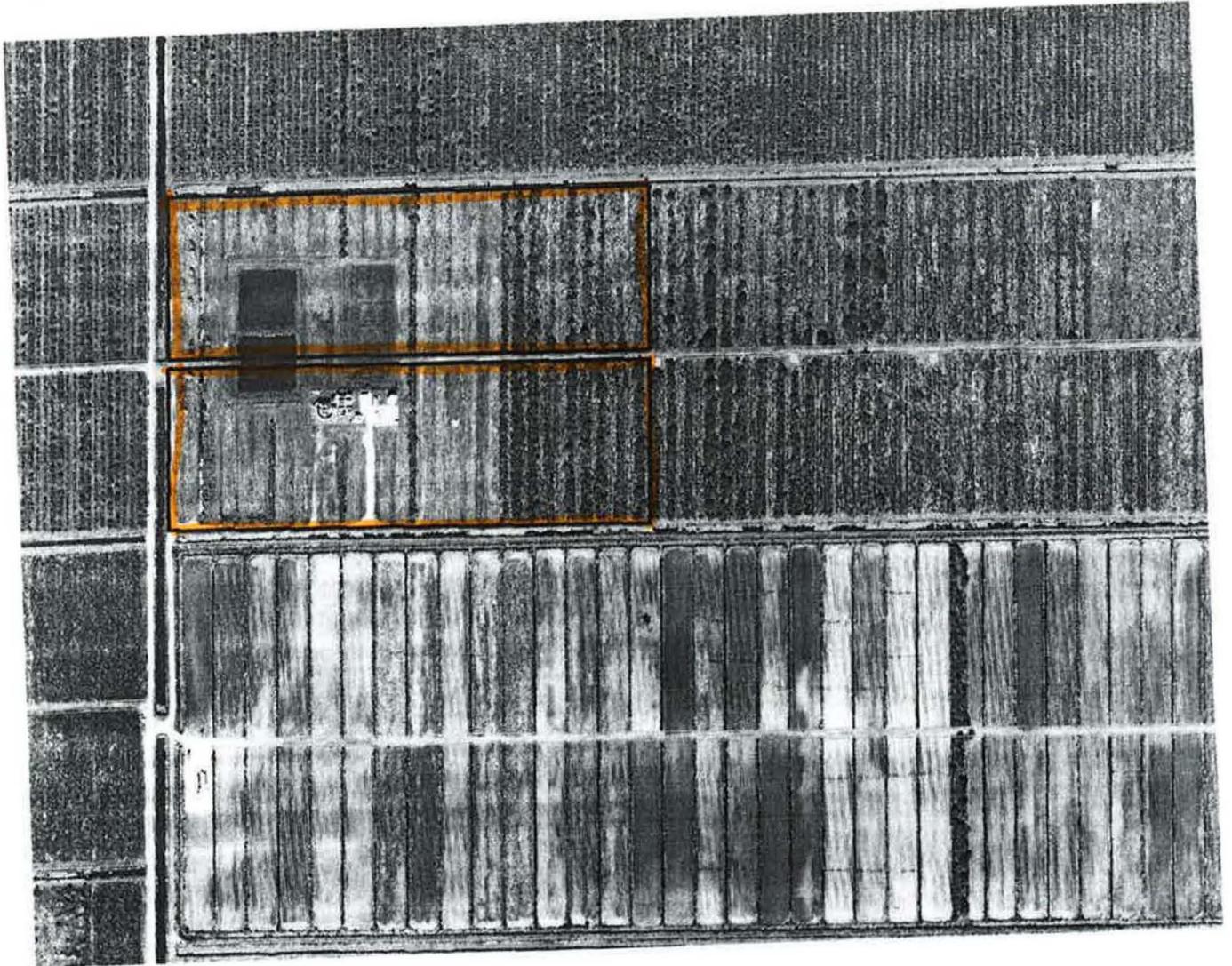
Layers

Print

Messages

Instructional Videos







Search

Search Results Detail

[View Property Record](#)

Owners

CALLERY JUDGE GROVE LP LESSEE
 SEMINOLE IMPROVEMENT DISTRICT
 LESSOR

Property detail

Location 5622 SEMINOLE PRATT
 WHITNEY RD
 Municipality UNINCORPORATED
 Parcel No. 00414306000003010
 Subdivision
 Book 09949 Page 0611
 Sale Date AUG-1997

Mailing Address 4001 SEMINOLE PRATT
 WHITNEY RD
 LOXAHATCHEE FL
 33470 3754

Use Type 8000 - DISTRICTS
 Total Square Feet 1350

Sales Information

Sales Date	Price
AUG-1997	100
OCT-1996	2000000

Tools

Layers

Print

Messages

Instructional Videos



**Minto West Future Land Use Atlas
Amendment Application**

Attachment F.

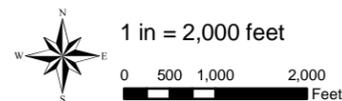
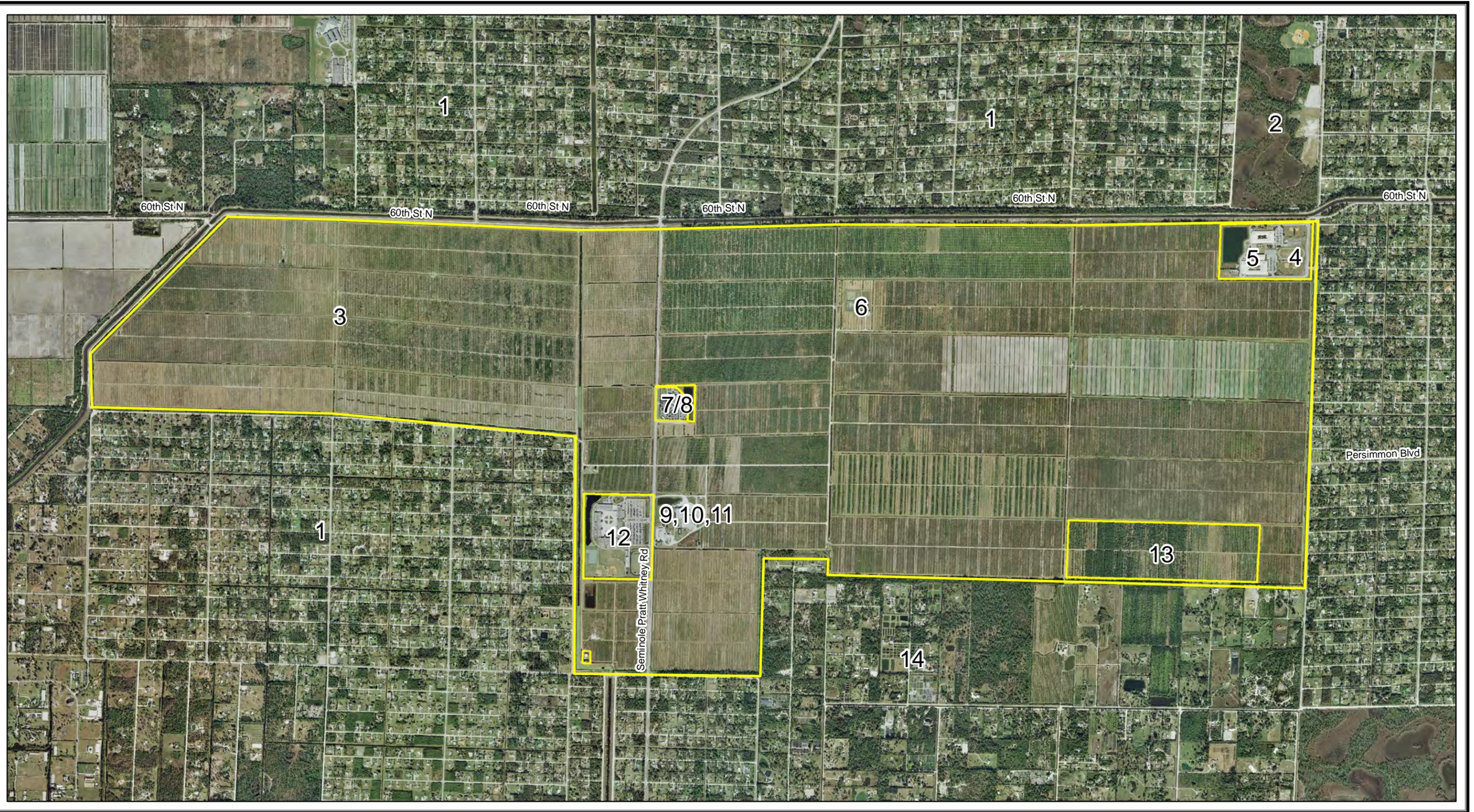
Resolution and Built Feature Inventory &
Map

ATTACHMENT F
BUILT FEATURE INVENTORY

THE FOLLOWING IS AN ACCOUNTING OF THE EXISTING BUILT ELEMENTS LOCATED WITHIN AND SURROUNDING THE MINTO WEST PARCEL.

MAP LEGEND:

1. THE ACREAGE RESIDENTIAL AREA
2. ACREAGE COMMUNITY PARK
3. AGRICULTURE LAND
4. GOLDEN GROVE ELEMENTARY SCHOOL
5. WESTERN PINES MIDDLE SCHOOL
6. UTILITY PLANT
7. GROVE SHOPPING CENTER
8. PALM BEACH COUNTY FIRE STATION NO. 22
9. PACKING PLANT
10. SEMINOLE IMPROVEMENT DISTRICT
11. COMMUNICATIONS TOWER
12. SEMINOLE RIDGE HIGH SCHOOL
13. SILVER LAKE
14. LOXAHATCHEE GROVES RESIDENTIAL AREA



Built Feature Inventory Map
Minto West
Palm Beach County, FL