

Exhibit 27

Correspondence – Public Opposition

As of the publication of the Planning Commission report, the Division had received 29 emails and letters in opposition.

As of the publication of the BCC Transmittal report, the Division had received 51 emails and letters in opposition.

From: Alan Ballweg [mailto:aballweg@yahoo.com]

Sent: Tuesday, January 07, 2014 4:03 PM

To: George Webb

Cc: Jess Santamaria; Lorenzo Aghemo; Lisa Amara A.; Rebecca Caldwell; Maria Bello; Maryann Kwok; Bryan Davis; Patricia Curry; Anne Kuhl

Subject: Minto West - job estimates

Mr. Webb,

I would like to discuss the Minto West job estimates. I believe it must be made clear to all decision makers, that although some jobs will be made available, **the increase in working-age population at Minto West will be about four times greater than the potential new jobs.** This will significantly affect both traffic and economic projections.

I have detailed calculations (below), which suggest 2280 to 2580 jobs will potentially be available, while the increase in working age population will be about 11,100.

Instead of improving the job situation in the Western Communities, Minto West will dramatically worsen it.

In the Minto application (page 120, "Conceptual Plan"), Minto outlines plans for these facilities:

200,000 sf of Office	@ 300 sf/job*	= 666 jobs
200,000 sf of Light Industrial/Manufacturing	@ 2500 sf/job*	= 80 jobs
500,000 sf of Aerospace and Technology R&D sf/job = 500 jobs)	@ 2500 sf/job*	= 200 jobs (@ 1000
500,000 sf of Commercial/Retail	@ 600 sf/job*	= 833 jobs
3,000 student Community College	@ 10 students/job**	= 300 jobs
150 room Hotel	@ 0.5 jobs/room*	= 75 jobs
126 acres Commercial Recreation	@ 1 job/acre*	= 126 jobs

Total: 2280 to 2580 jobs.

* Numbers used to calculate jobs were estimated by Fishkind & Associates of Orlando, FL for the Fiscal Impact Analysis Model (FIAM) that was created for the Florida Department of Community Affairs (DCA), now known as the Department of Economic Opportunity.

Regarding the 500,000 sq.ft. of "Aerospace and Technology R&D", instead of using 2500 sf/job, we can look at actual Pratt and Whitney figures for estimation purposes. According to this article http://articles.sun-sentinel.com/2012-07-24/business/fl-pratt-whitney-incentives-20120724_1_pratt-jobs-pratt-whitney-jet-engines

Pratt and Whitney currently employs 1000 in 1 million sq.ft., a ratio of 1 job per 1000 sq. ft. I have used both numbers in my estimates, and therefore a range is indicated. Before the military engine business was moved to Connecticut, employment was much higher, but times and technologies have changed, and for several reasons it seems fair to use the actual, current numbers for estimation purposes. Another factor to consider is that Aerospace R & D often generates noise and fumes, can risk fire and explosion, typically has heavy security requirements, may need access to a runway or landing pad, and therefore may not be appropriate for a densely populated residential area unless there is a large buffer zone around it.

Don Hearing, the planner for Minto West, stated publicly regarding Minto West, that "it's going to be more working people as opposed to retirement." If we assume 2.3 residents per housing unit (FI population studies, 2004), 74.3% > age 18, and 6500 housing units, that equates to **11,100 residents of working age**.

The jobs issue is of critical importance to the Commissioners and other decision makers.

Please feel free to share this information, and I would greatly appreciate your comments, suggestions, and critique.

Sincerely,

Alan Ballweg

Stephanie Gregory

From: Alan Ballweg [aballweg@yahoo.com]
Sent: Friday, August 08, 2014 12:51 AM
To: kmurray@eq-inc.com; judydaversa@hotmail.com; balterman56@hotmail.com; gpwpb@bellsouth.net; rrbfl@bellsouth.net; sandy9633@live.com; ag16100@aol.com; jose@csa-architects.com; vinikoor@bellsouth.net; nohanash@aol.com; d_lipp@comcast.net; sam.shannon@comcast.net; ajvann@yahoo.com; priorityoneconstruction@gmail.com; jamesmbinc@aol.com; Lox Alerts; Stephanie Gregory
Subject: Minto West

Please do not recommend approval of the Minto West project, and please do not transmit to the State.

I moved to the Acreage for the quality of life, peace and quiet, and rural character.

Minto knew what they were buying, and should not be approved for anything greater than their original approval of 2996 residential and 235,000 of commercial.

Thank you,

Alan Ballweg

Stephanie Gregory

From: 281mac@gmail.com
Sent: Friday, April 11, 2014 1:06 AM
To: Paulette Burdick P.; Priscilla Taylor A.; Shelley Vana; Paulette Burdick P.; Jess Santamaria; MaryLou Berger; Hal Valeche; Stephanie Gregory; Maria Bello; kmurray@eq-inc.com; judydaversa@hotmail.com; balterman56@hotmail.com; gpwpb@bellsouth.net; rrbfl@bellsouth.net; sandy9633@live.com; ag16100@aol.com; jose@csa-architects.com; vinikoor@bellsouth.net; nohanash@aol.com; d_lipp@comcast.net; sam.shannon@comcast.net; ajvann@yahoo.com; priorityoneconstruction@gmail.com; jamesmbinc@aol.com
Cc: loxalerts@yahoo.com
Subject: No to Minto West
Importance: High

Just a simple request: No to Minto and any other development in the Acreage. Please let it be known and made part of the record on any and all meetings, hearings planned for this subject.

Sincerely,

J.F. Brito

281mac@gmail.com

Stephanie Gregory

From: Tiki Kiti & Poni Rescue, Inc [tikirescue@comcast.net]
Sent: Thursday, August 07, 2014 7:40 AM
To: kmurray@eq-inc.com; judydaversa@hotmail.com; balterman56@hotmail.com; gpwpb@bellsouth.net; rrbfl@bellsouth.net; sandy9633@live.com; ag16100@aol.com; jose@csa-architects.com; vinikoor@bellsouth.net; nohanash@aol.com; d_lipp@comcast.net; sam.shannon@comcast.net; ajvann@yahoo.com; priorityoneconstruction@gmail.com; jamesmbinc@aol.com; Stephanie Gregory; loxalerts@yahoo.com
Subject: Minto West

County Commissioners and to whom it may concern;

Please be advised that I am in opposition to any plan over the approved 2,996 residential units and 235,000 square feet of commercial.

We all came and bought homes in this rural area of the Acreage and Loxahatchee, to get away from the city life and live in quiet environment, this project just doesn't belong in our community

Minto knew what they were buying, and they should stick to the original approval of 2,996 residential units and 235,000 square feet of commercial.

Please do not recommend approval of the project for transmittal to the State.

Thank you Sincerely,

Dana Caplan



Non Profit 501 (c) 3

Dana Caplan, President/CEO

www.facebook.com/TikiRescue.

13660 Orange Grove Blvd. West Palm Beach, FL 33411

561-753-7228 tikirescue@comcast.net www.tikirescue.org

Stephanie Gregory

From: Kathy Chavis [kchavis57@gmail.com]
Sent: Wednesday, August 06, 2014 8:10 PM
To: jose@csa-architects.com; vinikoor@bellsouth.net; nohanash@aol.com; d_lipp@comcast.net; sam.shannon@comcast.net; ajvann@yahoo.com; priorityoneconstruction@gmail.com; jamesmbinc@aol.com; Stephanie Gregory; loxalerts@yahoo.com
Subject: Fwd: Minto West

Sent from my iPad

Begin forwarded message:

From: Kathy Chavis <kchavis57@gmail.com>
Date: August 6, 2014, 7:53:06 PM EDT
To: "kmurray@eq-inc.com" <kmurray@eq-inc.com>
Subject: Minto West

I am a 41 year resident of Loxahatchee Groves. I am vehemently opposed to the increases being requested by Minto West. The huge detrimental impact this will have on this community is an unacceptable burden to place on the residents of the western communities.

Traffic will be a nightmare. The paving of more property will greatly increase the likelihood of flooding. There is more than sufficient retail. The so called job opportunities will be a majority of minimum wage jobs. How anyone, other than people who could not care less about the quality of life of the residents, could support this ridiculous increase is beyond me.

Minto West is only out to line the pockets their company and their investors. They will plant this abomination in the middle of a rural community, then go back to their home states to count their money. Yes, I'm sure they will literally be laughing all the way to the bank.

Our elected officials owe nothing to Minto. They purchased the property knowing what the limits were. Oh, but they're a big company with deep pockets, so they think they're above all that. This is nothing but complete audacity and a thumbing of their noses at Palm Beach County.

Our elected officials DO owe something to the residents of the western communities. They owe us for the taxes we pay that contribute to their paycheck. They owe us loyalty, we are the people who reside here. They owe nothing to Minto, unless the commissioners are getting some personal favors out of this. Palm Beach County hasn't been named corruption county for their aboveboard way of doing business.

I strongly urge anyone who has any say in this matter, to do the right thing for the hardworking, tax paying people who make up this rural community and Just say NO to Minto!!!!

Stephanie Gregory

From: CYNTHIA CIONI [cacioni@bellsouth.net]
Sent: Thursday, August 07, 2014 8:15 PM
To: kmurray@eq-inc.com; judydaversa@hotmail.com; balterman56@hotmail.com; gpwpb@bellsouth.net; rrbfl@bellsouth.net; sandy9633@live.com; ag16100@aol.com; jose@csa-architects.com; vinikoor@bellsouth.net; nohanash@aol.com; d_lipp@comcast.net; sam.shannon@comcast.net; ajvann@yahoo.com; priorityoneconstruction@gmail.com; jamesmbinc@aol.com
Cc: Stephanie Gregory; loxalerts@yahoo.com
Subject: MINTO

I moved to Loxahatchee in 1992. driving through the neighborhood on a diff. agenda, I stopped and realized this is the first neighborhood I have seen since I moved here that had a yard and trees, zero lot line. It was the closest to the Pocono mts. I grew up in that I have seen in So. Fla. since I moved to boca several months earlier. With in a month I bought my first house on Alan Black Blvd. In the am you could here the lions roar from down the street and again at feeding time along w/ the other animals. I didn't have to go all the way to Africa, they were right down the street. You could smell the orange blossoms saturate the air. At night I would drag my telescope up the dirt road of Seminole pratt where the entrance to the ABANDONED Winn Dixie plaza now is and star gaze. Now the road is lit up worse than southern blvd. I comuted to Ft. Laud. 62mi ea. way because it was worth what I was coming home to. I now live on tangerine blvd. My street is one of the few paved roads that is now a raceway to avoid orange blvd. Many animals including a fox have been found on or by my yard murdered by reckless driving. I have to drive in circles to park at Publix several blocks from my house, and now have to wait wy too long to turn on to Seminole pratt or n. lake blvd. just to go to work or visit friends. it is already bad enough. The flyer minto sent out said people wouldn't loose their property on one page and on the other they said they were going to widen pratt again. They shouldn't have been approved to begin with and now trying to slide in more. HOW ARE ALL THE EXISTING RESIDENTS ESPECIALLY WEST OF PRATT GOING TO GET OUT OF HERE IN AN EMERGENY.. THERE IS NO ROOM FOR MENTO. If building continues it will cause more TRAFFIC FATALITIES, PEOPLES STRESS LEVEL WILL GO UP, ALONG W/ THE REST OF THE CRIME TO FOLLOW. THERE IS NO ROOM FOR THEM.

that property should be taken over by the state and turned into a big huge fish stocked lake and campground w/ other sport facilities for that the local tax paying home owners can enjoy. it would help improve drainage and provide a closer community. the only approval votes are from others financially benefitting not local residents and should not be allowed.

Please do not recommend approval of the project for transmittal to the state.

Cyndi cicioni
15285 tangerine blvd.
Loxahatchee fl 33470

Stephanie Gregory

From: Beverly Colehower [BColehower@fortlauderdale.gov]
Sent: Tuesday, August 05, 2014 10:24 AM
To: 'jamesmbinc@aol.com'
Cc: 'sgregor1@pbcgov.org'; 'loxalerts@yahoo.com'
Subject: Minto West

Dear Mr. Brake:

I am writing this email to request that you DO NOT APPROVE the Minto West Application for Land Use Amendment which is scheduled to be heard on August 8, 2014, before the PBC Planning Commission.

I purchased a residence on a beautiful piece of property in Loxahatchee and I finally found the peace and tranquility I always wanted and could never find in Broward County. Please do not allow my dream [and all my neighbor's dreams] to be destroyed by corporate greed.

As it stands now, the original approval of 2,996 residential units and 235,000 square feet of commercial land will complicate and disrupt our peaceful existence; however, the additional approval of residences and businesses in this area will ruin and corrupt what the proud homeowners have relished and protected with pride for many years, and had hoped to continue enjoying for many more years.

Please do not trample on the dreams of the good people who invested in this area and who take interest and pride in preserving and protecting their dreams.

Thank you for your consideration.

Beverly Colehower
16887 Okeechobee Boulevard
Loxahatchee, FL 33407
561-906-4880

Stephanie Gregory

From: Ljequity@aol.com
Sent: Wednesday, January 22, 2014 7:44 AM
To: Steven Abrams; Priscilla Taylor A.; Shelley Vana; Paulette Burdick P.; Jess Santamaria; MaryLou Berger; Hal Valeche
Cc: Stephanie Gregory; loxalerts@yahoo.com
Subject: No To Minto - Petition attached
Attachments: NoToMinto.pdf

I am a realtor who buys and sells homes in the acreage. At the current time I own 4 homes in Loxahatchee. My buyers buy there because of the location, location, location. Some people like the busy streets downtown feel, BUT there are so many who want the country feel and want the quality of life the acreage gives us. Having the 1 1/4+ lots and living in an agricultural/residential area follows the Palm Beach Comprehensive Land Use Plan. Why change the rules.... lets keep The Acreage the way it was designed to be.

John D'Alberti
561-723-6362
561-776-6231 fax
ljequity@aol.com

PETITION OPPOSING LAND USE AMENDMENT PROPOSALS
FOR MINTO WEST ON CALLERY JUDGE GROVE

We, the undersigned residents of the Acreage/Loxahatchee and Loxahatchee Groves communities, and residents of Palm Beach County, Florida, hereby oppose the Application for Land Use Amendment, and any subsequent and/or simultaneous zoning proposal, site planning and platting, as presented by Minto for the development of "Minto West" on property formerly known as Callery Judge Grove.

The "smart growth" development proposal by Minto is inconsistent with the Palm Beach Comprehensive Land Use Plan. The urban styled development proposal is grossly incompatible and out of character with surrounding rural/exurban communities which consist of acreage sized lots of 1¼ acre to 10 acre parcels, all having a land use and zoning of rural agricultural/residential.

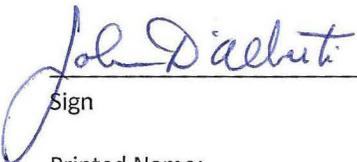
The proposed new "Minto" community will devastate our rural and semi-rural communities by destroying our quality of life. This proposal will create undue and unwarranted traffic, traffic hazards, and health hazards in the forms of air, noise, light, and water pollution; strip-style commercial, leap frog development patterns and urban sprawl; and will result in an excessive increase of population and associated crime; all in an area that Palm Beach County's Comprehensive Plan and prior leaders sought to preserve and protect from urban/suburban styled development.

This proposed "new" community in the rural reaches of our County would be detrimental to small agricultural producers, livestock owners, equestrians, and nurseries. It would further be harmful for flora and fauna; and more specifically, wildlife that remain in our communities, including endangered and threatened species.

This proposed "downtown" styled development would require the use of privately owned and maintained roads outside of its development. In addition, the development would present an undue burden and strain upon our natural resources including surficial aquifer water supplies upon which our communities rely and depend.

The entire urban development scheme as presented will result in unsustainable demands and excessive burdens being placed on public services including, but not limited to, schools, fire rescue, sheriff, libraries, parks, drainage, and other governmental services in the rural reaches of our County. Such unsustainable demands would result in large tax increases for existing populations that cannot afford such burdens.

For these reasons and more, we urge the Palm Beach County Board of County Commissioners to protect the rural and exurban communities by upholding the preservation of our quality of life for us and for future generations to come; this by denying the land use amendment proposal and zoning associated with it. We further urge that our commissioners offer zero increase in density or intensity over the existing Agricultural Enclave as approved by Palm Beach County in 2008. Let our voices be heard through your support!

	<u>8386 Coconut Blvd, Lox</u>	<u>561-723-6362</u>	_____
Sign	Address	Phone	Email
Printed Name:			
<u>John D'ALBERTI</u>			

Please sign and mail to: Jean Edwards, 15811 82nd Street North, Loxahatchee, FL 33470
If you prefer to sign, scan and email, please send to LoxAlerts@yahoo.com Info at NoToMinto.com

Stephanie Gregory

From: Yamila De La Cruz [ydelacruz@floridaaggregate.net]
Sent: Friday, July 18, 2014 2:13 PM
To: Stephanie Gregory; Hal Valeche; MaryLou Berger; Jess Santamaria; Paulette Burdick P.; Shelley Vana; Priscilla Taylor A.; Steven Abrams
Cc: loxalerts@yahoo.com
Subject: Say No To Minto

Yamila De La Cruz

Florida Aggregate Sales, Inc.
1822 Old Okeechobee Rd. Suite B
West Palm Beach, Fl 33409

561-649-1655 - Office
561-649-1648 - Fax

"In God We Trust"

Stephanie Gregory

From: Lisa Dull [tjd588@att.net]
Sent: Thursday, May 01, 2014 7:54 AM
To: Stephanie Gregory

Say NO TO MINTO

Sent from Yahoo! Mail on Android

Maria Bello

From: JL Edwards [terra51@bellsouth.net]
Sent: Thursday, October 03, 2013 8:30 PM
To: BCC-All Commissioners
Cc: Maria Bello
Subject: Minto West Development

Importance: High

Dear Commissioners:

I am an Acreage resident who is opposed to the Minto West plan to increase density and intensity from 2996 homes to 6500 homes as well as inclusion of the following:

- 200,000 sf of Office
- 200,000 sf of Light Industrial/Manufacturing
- 500,000 sf of Aerospace and Technology Research and Development
- 500,000 sf of Retail
- 3,000 student University
- 150 room Hotel
- Spring Training Baseball Complex
- Community Parks
- Recreational Facilities

I am requesting that my opposition be made part of the record.

The Acreage has a population of approximately 39,000 residents, bordering the proposed Minto Development. Each Acreage home is on, at the very least, 1.5 acre lots. Minto is about to seek your approval to allow them to build 6500 homes with nearly zero lot lines.

In the US, according to the most recent Census data, there are approximately 2 adults in each home with 2 children. Over time, that will result in a population increase of 26,000 residents, which is nearly a 50% increase in area population should Minto's plan for density and intensity be approved.

Now couple that with the Highland Dunes project which would add an additional 1880 homes, adding another roughly 7520 residents. On top of that, Avenir, if approved, would add an additional 7600 homes and 30,400 residents. And if that isn't enough, we have the PB Aggregates plan to add 2000 residential units with the potential to add another 8000 people.

Again, there are 39,000 residents in the Acreage. In our surrounding area, the population, over time, if these plans are approved, would add an additional 71,920 people. This is not including all the people traveling in and out of the area to and from the retail areas, university, baseball complex, etc.

Granted all these people will not appear overnight. However, I am hoping the Commissioners will have the foresight to look into the future and consider future impact on our area. We are an equestrian and agricultural community. Many of us have horses, chickens, ducks, pigs, etc., and grow vegetable gardens to put healthy food on our tables. We moved to the Acreage to escape the problems associated with urbanization. Nearly all of us rely on our well water, which to date and with good well water equipment, surpasses in quality "city" water. Our roads are mostly two-lane roads. Again, according to the most current US Census data, the "average" American home has 2 cars. We're faced with the potential of 22,900 more cars (not counting cars coming in/out for the "amenities" proposed by Avenir and Minto) on our roads.

Minto boasts of a building a "sustainable community" failing to realize that the area simply cannot sustain such population increases. City of West Palm Beach is already facing water woes as evidenced by droughts and water shortages in years past principally due to

overdevelopment. The "average" American Consumes 100 gallons of water per day. That is MILLIONS of gallons of water being consumed EACH day. Is the answer more and deeper wells? No. There is not an unlimited water source and we all drink from the same sources.

Many of us fear that we will be faced with water depletion, salt water intrusion and sink holes in the days/years to come if overdevelopment is allowed to proceed.

There are also impacts with respect to public services: police, fire rescue, schools, etc., resulting in huge property tax hikes to support increased services . Noise. Increased pollution. Strip malls. Impact on wildlife and wetlands. This is not why the majority of Acreage residents moved to this area and most do not welcome such excessive development.

A Planning Commission (advisory board) meeting is scheduled for October 11 and on October 28, 2013, Minto will be seeking approval from the Palm Beach County Board of County Commissioners for a special land use round with the simultaneous zoning approval.

I beseech the Board to vote no on Minto's plan to increase density and intensity. Acreage residents realize that development is a given. OVERdevelopment and all the adverse impact that accompanies that, does not have to happen and with your vote of "no" it won't.

Sincerely,

Jean L. Edwards
15811 82nd Street North
Loxahatchee, FL 33470

Stephanie Gregory

From: Dana Engle [dana.engle@gmail.com]
Sent: Monday, February 10, 2014 1:04 PM
To: Steven Abrams; Priscilla Taylor A.; Shelley Vana; Paulette Burdick P.; Jess Santamaria; MaryLou Berger; Hal Valeche
Cc: Stephanie Gregory; Lox Alerts
Subject: Minto Homes

Good Afternoon,

I oppose the land use proposal that Minto is requesting. 2996 homes is what they are approved for not 6500. My family and I do not want increased density out here.

Thank you,
Dana Engle

Stephanie Gregory

From: Dana Engle [dana.engle@gmail.com]
Sent: Tuesday, August 05, 2014 5:16 PM
To: kmurray@eq-inc.com; judydaversa@hotmail.com; balterman56@hotmail.com; gpwpb@bellsouth.net; rrbfl@bellsouth.net; sandy9633@live.com; ag16100@aol.com; jose@csa-architects.com; vinikoor@bellsouth.net; nohanash@aol.com; d_lipp@comcast.net; sam.shannon@comcast.net; ajvann@yahoo.com; priorityoneconstruction@gmail.com; jamesmbinc@aol.com
Cc: Stephanie Gregory; Lox Alerts
Subject: Minto West

I ask you not to recommend approval of the project for transmittal to the State as I am opposed to any development other than what they originally purchased.

Respectfully,
Dana Engle

Stephanie Gregory

From: PZB Planning POC
Sent: Friday, August 08, 2014 3:37 PM
To: love2readbooks@gmail.com
Cc: Stephanie Gregory; Bryan Davis
Subject: FW: Minto Project (please vote no)

Ms. Frood,

Your email has been forwarded to Bryan Davis, the Project Manager. Thank you.

Missy Michael
PZ&B, Planning Division
Secretary
(561) 233-5364

From: Dawn Frood [mailto:love2readbooks@gmail.com]
Sent: Friday, August 08, 2014 1:32 PM
To: PZB Planning POC
Subject: Minto Project (please vote no)

To whom it may concern:

I wanted to be at the meeting today, but I could not get off of work. I believe that many of my neighbors are in the same situation and that if we could, we would have packed the meeting room today.

Please consider voting to deny Minto the changes to their Loxahatchee project. I have lived in the Acreage since 1999, and I moved to the area from Ft. Lauderdale to escape living in an urban setting.

I believe that the growth to our "rural" community of 6,500 homes is excessive, especially since I still have neighbors that are still trying to sell their homes that are nearing foreclosure or have already been foreclosed upon.

I am also concerned that the infrastructure is inadequate for such extensive growth. Traffic on Seminole Pratt Whitney is still in transition and we have very limited access to east to west roads (from SPW Rd. to RPB Blvd.) that already complicate travel in the acreage. Increasing our population so significantly will further burden people already living with these compromised transportation issues.

Thank you for your consideration,
Dawn Frood
13792 59th Ct. N
WPB, FL 33411
[561-568-1820](tel:561-568-1820)

From: Gerri Gallo [mailto:gerrigallo@bellsouth.net]

Sent: Sunday, March 16, 2014 9:41 AM

To: Maria Bello

Subject: no to minto

Dear Ms Bello,

Please make this email part of the record against the Minto development project in the Loxahatchee/Areage area.

Thank you,

Gerri Gallo

Dear Ms Berger,

I am writing to let you know that I oppose the Minto development plan for the Loxahatchee/Acreage area.

Although I live in Boynton Beach I keep my horse in Loxahatchee and I feel there is more than enough traffic to deal with already when out riding. I love riding through the area as it is, getting away from the development of the eastern area of our county.

There are more than enough homes for sale in Palm Beach County for people to choose from. We don't need any more and we don't need what follows more home building, ie: schools, roads, traffic, congestion, pollution, shopping centers, etc.

Please vote against further development in our County. Let's concentrate on making what we already have appealing to those who live here and those who would like to live here.

Thank you,

Gerri Gallo

Registered Voter, 6429 Park Lake Circle, Boynton Beach, 33437

Stephanie Gregory

From: marilyn gerena [culipanguis2@yahoo.com]
Sent: Friday, August 08, 2014 9:06 AM
To: kmurray@eq-inc.com; judydaversa@hotmail.com; balterman56@hotmail.com; gpwpb@bellsouth.net; rrbfl@bellsouth.net; sandy9633@live.com; ag16100@aol.com; jose@csa-architects.com; vinikoor@bellsouth.net; nohanash@aol.com; d_lipp@comcast.net; sam.shannon@comcast.net; ajvann@yahoo.com; priorityoneconstruction@gmail.com; jamesmbinc@aol.com; Stephanie Gregory; loxalerts@yahoo.com
Subject: Minto West

My family and I looked for years for a house in the Loxahatchee and last year we finally bought one. We moved out here to get away from the over crowded city.the noise,the streets and no stars. Now Minto wants to bring everything we ran away from to my front door.I am right off Seminole & Pratt. My family and I love our home and surroundings just the way they are.We knew when we bought our home that we would have to drive into town and we loved the idea of being away from the craziness of the city. That's why we bought our house here.And not in Palm Springs or Greenacres where we lived before.We don't want more houses,traffic,noise,pollution or crime. We love being able to sit outside after a long day and see the stars at night. With all the added extras that Minto wants before how long will we be forced to keep moving west.Our way of life is going to be trashed by Minto's way of fixing something that doesn't need to be fixed. We love our neighborhood just the way it is...

Thanks for you time..

Have a great day...

Sincerly,

Marilyn Gerena

Loxahatchee Resident

Stephanie Gregory

From: Barbara Graham [kidno6@att.net]
Sent: Tuesday, August 05, 2014 5:57 PM
To: kmurray@eq-inc.com; judydaversa@hotmail.com; balterman56@hotmail.com; gpwpb@bellsouth.net; rrbfl@bellsouth.net; sandy9633@live.com; ag16100@aol.com; jose@csa-architects.com; vinikoor@bellsouth.net; nohanash@aol.com; d_lipp@comcast.net; sam.shannon@comcast.net; ajvann@yahoo.com; priorityoneconstruction@gmail.com; jamesmbinc@aol.com; Stephanie Gregory
Subject: Minto West Application

Dear Planning and Zoning Commissioners,

I'm writing to request you deny Minto's application for an increase in residential and commercial building. As an Acreage resident such changes would make a significant enough difference to cause me to, yet again, move north.

I chose my home 10 years ago to raise and homeschool my children with the knowledge of an inevitable potential for growth in our area, but also the knowledge of the limitations of what more could be built. Please enforce the standards that were put in place to protect our community and lifestyle.

Sincerely,
Barbara Graham
15284 Tangerine Blvd
Loxahatchee, FL 33470

Stephanie Gregory

From: Jennifer Hager [purplebutterfly2150@gmail.com]
Sent: Thursday, August 07, 2014 11:10 AM
To: kmurray@eq-inc.com; judydaversa@hotmail.com; balterman56@hotmail.com; gpwpb@bellsouth.net; rrbfl@bellsouth.net; sandy9633@live.com; ag16100@aol.com; jose@csa-architects.com; vinikoor@bellsouth.net; nohanash@aol.com; d_lipp@comcast.net; sam.shannon@comcast.net; ajvann@yahoo.com; priorityoneconstruction@gmail.com; jamesmbinc@aol.com
Cc: Stephanie Gregory; loxalerts@yahoo.com
Subject: Minto West

Dear Planning Commission members,

My lifestyle, and the lifestyle of thousands of Acreage/Loxahatchee residents is at stake due to the threat of over development. Our lifestyle is our primary concern. In that breath, since few of you, if any, share our unique lifestyle, it is doubtful that you truly care or fully understand the consequences that will result from this recommendation to accept Minto's new submission.

In my opinion, the BCC will view this recommendation as a way out...to be "off the hook", so to speak, in having to actually make the tough decision. They ignored your recommendations in the past. Why make it easy for them this time? Your recommendation to approve will be accepted by them. Why wouldn't it be?

WE DO NOT WANT THIS MONSTROSITY IN THE MIDDLE OF OUR COMMUNITY! (Is anyone listening?)

First and foremost, we do not want the traffic. Roads that are being considered for use by Minto, have HOMES and YARDS that will be affected. People have poured all they have into their HOMES, which face threats of eminent domain and a "highway" at the end of their driveway!

How would YOU feel, for example, if YOUR home was on 60th, Persimmon, or 140th? What if it was your dream home that you've worked so hard to finally be able to afford? How would YOU feel then?

Have you been out here? Do you know how we live?

I could go on and on...

We have begged, pleaded, stood on the streets, sent letters, collected petitions, attended meeting after meeting, only to have people who don't understand or appreciate our uniqueness make RECOMMENDATIONS "on our behalf". Here's what we need instead: We, the residents of the Acreage and Loxahatchee, need a Planning Commission that we can believe will truly act in our best interests. You have suggested denial before. Please do it again. If you vote to approve Minto's new numbers, the Commissioners certainly will go along with your recommendation. They will either vote on your recommendation or against your recommendation. Please, please, at least be the voice we need and deny this, still unsatisfactory, proposal. We are counting on your knowledge of simple fact that **WE DON'T WANT THIS OUT HERE.**

Be the heroes...say NO again.

Respectfully,

Jennifer N. Hager, Acreage Resident, 13048 56th Place N, West Palm Beach 33411

Maria Bello

From: Lauren Harner [lauren@pga.com]
Sent: Thursday, October 03, 2013 4:22 PM
To: AllCommissioners@pbcgov.org
Cc: Maria Bello
Subject: MINTO!!!

Dear Commissioners,

I OPPOSE THE MINTO PROJECT!!!! I'm a long time Acreage Resident and am not a fan of the Minto West Project in any way. It isn't that the development doesn't fit the lifestyle out here, but it doesn't. It isn't all the industry they are trying to bring, but it is. I'm truly concerned about the traffic it will create and the roads we have CAN NOT support the amount of people a development of that size with bring. As it is now the traffic in the morning getting out of the Acreage is awful both North and South. There is only one way out of the Acreage on the north side and that is Northlake Blvd. It has been closed to traffic due to accidents causing us to have to drive 45min out of our way down to Okeechobee and back up again. Seminole Pratt Whitney Road while it is only 5 miles to the High School from my home can be a 45min drive at rush hour. Please I ask you not to allow Minto West to have any more than they are already zoned for!!!

I'm not in favor of any development out west that isn't agriculture my home is also very close to where Avenir will go. I moved out here for stars not streetlights.

Please add my name to the record for opposition to the project.

Sincerely Yours,

Lauren Harner
15096 96th Lane N
West Palm Beach, FL 33412

Maria Bello

From: randy@rdharner.com
Sent: Friday, October 04, 2013 1:26 PM
To: BCC-All Commissioners
Cc: Maria Bello
Subject: Please deny Minto's special meeting request

Good afternoon Commissioner(s)

I am writing to you today as a very concerned Acreage resident. There have been recent news regarding developers showing interest in our area, Minto being the top priority at this time.

I have major concerns with this magnitude of development:

1. Environmental impact (wildlife)
2. Congestion impact on a rural unincorporated area
3. Increasing water drainage issues
4. Increasing water shortage issues

Please vote to deny the special meeting request from Minto.

Please make this message part of the public record.

Randy Harner
15096 96th LN N
West Palm Beach, FL 33412

Stephanie Gregory

From: Suzanne Hetrick [sserrano1@msn.com]
Sent: Thursday, August 07, 2014 11:02 PM
To: kmurray@eq-inc.com; judydaversa@hotmail.com; balterman56@hotmail.com; gpwpb@bellsouth.net; rrbfl@bellsouth.net; sandy9633@live.com; ag16100@aol.com; jose@csa-architects.com; vinikoor@bellsouth.net; nohanash@aol.com; d_lipp@comcast.net; sam.shannon@comcast.net; ajvann@yahoo.com; priorityoneconstruction@gmail.com; jamesmbinc@aol.com; Stephanie Gregory; loxalerts@yahoo.com
Subject: No to Minto

My name is Suzanne Hetrick and my husband and I moved into our dream home a little over a year ago. Since then, I have been in love with the peace and tranquility of Loxahatchee Groves. My horses roam the pasture all day and night and my dogs run around and play on our 5 acres. I drive to Lauderhill to work every day and I would not change it for the world.

We are opposed to the Minto expansion. We moved from Coconut Creek and thought we left Minto's Township behind. They ruined Coconut Creek with their huge development and commercial office space. The equestrian lifestyle is now shoved into a back corner and you are lucky if you can find someplace for your horse that doesn't cost as much as a house payment. If you haven't been there lately, take a drive through the area and imagine that happening to the Acreage and Loxahatchee. That thought makes us so unbelievably sad and we are asking that you take the stand and show Minto that they cannot rape and pillage our cities and leave with their pockets filled with no regard for OUR future lives. I want my grandchildren to be able to come and ride their ponies and enjoy this country life I finally got to live.

PLEASE SAY NO MORE TO MINTO, WE DO NOT WANT OR NEED THEM TO INFLUENCE OUR LIVES. WE ARE HAPPY WITH OUR CHOICE TO LIVE HERE AND TO GET AWAY FROM THE CHAOS OF BROWARD COUNTY.

Thank you.

Suzanne Hetrick
Loxahatchee Groves Resident

Stephanie Gregory

From: Maria Bello
Sent: Tuesday, March 18, 2014 2:38 PM
To: Mark and Pamela
Cc: Bryan Davis; Stephanie Gregory
Subject: RE: Say NO TO MINTO

Thank you for your comments. By copy of this email I am forwarding your comments to the Minto project managers to be included in the information provided to the Board of County Commissioners.

From: Mark and Pamela [mailto:aitenshiki@gmail.com]
Sent: Monday, March 17, 2014 7:42 AM
To: Maria Bello
Subject: Fwd: Say NO TO MINTO

Mrs Bello,
please make this part of the record that I and my Family oppose Minto West

To: sabrams@pbcgov.org, ptaylor@pbcgov.org, svana@pbcgov.org, pburdick@pbcgov.org,
JSantama@pbcgov.org, MBerger@pbcgov.org, hvaleche@pbcgov.org

To all,

As you should be aware, most residence in and around the groves area built homes out here to get away from city life. Now a greedy developer wants to change how we want to live. We don't need a baseball stadium, and we truly don't need the traffic or thousands more people sucking on the water table. I agree with the statement below!

Unhappy with the already approved **780%** increase in density on the property, Minto states that they wish a **1,711%** increase over the original land use, by seeking 6,500 residential units consisting of zero lot line homes, townhomes and apartments. In addition, they are seeking 1.4 million square feet of non-residential industrial, aerospace manufacturing, research, retail (to get a visual on how much 1.4 million is, think about the 1 million square feet or so representing the Wellington Green Mall!) **plus** a 3,000 student university, **plus** a spring training baseball facility, **plus** a hotel/motel, **plus** unstated recreational facilities.

This is just like the seven/50 plans our corrupt federal government is trying to shove up our butts. This should not be allowed to happen and you know it.

Mr Mark Holtz
[561-719-9047](tel:561-719-9047)
Acreage land owner

Stephanie Gregory

From: linda janney [linda.janney@gmail.com]
Sent: Sunday, February 23, 2014 1:53 PM
To: Stephanie Gregory
Subject: NO TO MINTO

I am a resident of the Acreage. Our well is salted and we had to buy a whole house reverse osmosis system to put drinkable water in our house. Our county can't afford to abuse the aquifer or NO ONE will have water.

Please do not allow Minto to increase the # of residences.

Linda Janney
561-676-3549

Stephanie Gregory

From: Todd Kovi [toddkovi@comcast.net]
Sent: Tuesday, August 05, 2014 8:12 AM
To: kmurray@eq-inc.com; judydaversa@hotmail.com; balterman56@hotmail.com; gpwpb@bellsouth.net; rrbfl@bellsouth.net; sandy9633@live.com; ag16100@aol.com; jose@csa-architects.com; vinikoor@bellsouth.net; nohanash@aol.com; d_lipp@comcast.net; sam.shannon@comcast.net; ajvann@yahoo.com; priorityoneconstruction@gmail.com; jamesmbinc@aol.com
Cc: Stephanie Gregory; loxalerts@yahoo.com; ltdedishn@aol.com
Subject: RE: Minto West - Transmittal Hearing - Aug 8

Correction on my reference to 'radius of development influence'. This is defined in the ULDC, page 106, #21.

Regards,

Todd Kovi

From: Todd Kovi [mailto:toddkovi@comcast.net]
Sent: Tuesday, August 05, 2014 7:51 AM
To: 'kmurray@eq-inc.com'; 'judydaversa@hotmail.com'; 'balterman56@hotmail.com'; 'gpwpb@bellsouth.net'; 'rrbfl@bellsouth.net'; 'sandy9633@live.com'; 'ag16100@aol.com'; 'jose@csa-architects.com'; 'vinikoor@bellsouth.net'; 'nohanash@aol.com'; 'd_lipp@comcast.net'; 'sam.shannon@comcast.net'; 'ajvann@yahoo.com'; 'priorityoneconstruction@gmail.com'; 'jamesmbinc@aol.com'
Cc: 'sgregor1@pbcgov.org'; 'loxalerts@yahoo.com'; ltdedishn@aol.com
Subject: Minto West - Transmittal Hearing - Aug 8

Dear Sirs / Madams,

As I'm unable to attend this Friday's hearing regarding the Minto West project I'm writing to you to express my opposition to the increase in density over which the subject properties are currently approved (2996 residential, 235K square feet non-residential).

There have been numerous iterations and changes regarding how the site intensity / density is determined over the course of the last year. Simply stated:

- The factors being used for determining intensity / density utilize outdated averages and methods including:
 - o Reference to 5 mile radius – derived from the “radius of development influence” in the FULA which is a traffic study measurement and is NOT to be considered a geometric radius but to be measured in road miles from the major connections
 - o Calculation errors in the Warner Real Estate Advisors studies. Conveniently it seems they are creating another study which I'm sure is being reverse engineered to meet the new numbers negotiated between Minto and county staff
 - o Inclusion of commercial and governmental square feet for services and civic uses that Minto is NOT proposing (Warner study). This falsely changes the demand factors to support more square feet than what is likely to be needed.
 - o Use of 20 square foot / ppl to determine retail demand (staff report). This is an average used throughout the country and does not take into consideration the waning demand for retail brick and mortar establishments / changing consumer habits (purchasing more on-line)
 - o How the new residential number of 4596 was determined is not clear other than “Minto reduced their request”

- The 2.1MM square feet of non-residential is significantly out of line with the surrounding communities (Acreage and Loxahatchee Groves) or even what would be required when taking into account the future population, other nearby non-residential (built and approved unbuilt), and overall demand

There are other numerous issues including admission by the county staff in their own report that determining definition for “surrounding properties” is difficult and unclear. I could go on at length about numerous other issues but will refrain.

Simply stated:

- Minto should be held to the amount of residential and non-residential as was approved for the property previously (2996 residential and 235K square feet non residential)
- At the current approved amounts surrounding areas will have significant impact on traffic and resources (ITID / Lox Groves / Royal Palm Beach / Palm Beach Gardens / West Palm Beach)
- Any increase is NOT compatible with the surrounding communities, especially the Acreage and Lox Groves
- The project, along with other pending developer projects (GL Homes, Avenir, etc) will have a combined total that will have a significant negative impact on our communities.

I have lived in south Florida generally my whole life. I’ve continued to migrate north as both Dade and Broward counties were built out and have become overcrowded. I have enjoyed living in the Acreage since 1999 and would like to continue to do so. If this project is approved for the increased amounts I fear the same reasons I left Broward County will be the reasons my family and I leave Palm Beach County; over development, overcrowding, and loss of our personal enjoyment that we find by living in the Acreage.

Kind Regards,

Todd Kovi
13950 66th Street North
Acreage Resident

DANIEL & CHRISTINE KRULCIK

April 16, 2014

Dear Vice Mayor Burdick,

This is in regards to the Minto West development, being proposed on the property formerly known as Callery Judge Grove. We have been residents of the Acreage since 2000 and just love our way of life. My husband is a 100% Disabled Vietnam Veteran who was forced to retire 2 years ago, due to the effects of Agent Orange Exposure. We live on the north end of the Acreage, and are only about 10 miles away from West Palm Beach VA Medical Center. This is a blessing to us, because he has to go there 3 days a week for kidney dialysis treatments; for the rest of his life.

He has been terribly worried about the proposed development projects in our area. I, needless to say, worry about my husband and I fear what type of life he would have if he didn't have the peace and serenity of our 2 ½ acre property. He has many fruit trees, and a garden that keeps him busy during the day, while I'm at work. Also he has the company of our two dogs, Jillie and Jables, who love running and exploring and are always by his side. He enjoys watching the birds come to the birdfeeder every day and loves seeing the dogs chase the squirrels and rabbits; knowing they'll never be able to catch one. We love the evenings, and enjoy looking through our telescope at the night skies, thanks to the darkness that surrounds us. I fear this will all soon be taken away with more lights, traffic, noise, etc.

Because of these reasons; even if they don't seem like much to you; please deny the land use amendment proposal and zoning and offer zero increase in density or intensity over the existing Agricultural Enclave as approved by Palm Beach County in 2008.

Thanks you for your time in this matter.

Sincerely,

Christine L. Krulcik

Stephanie Gregory

From: WireYourWorld [wireyourworld@gmail.com]
Sent: Thursday, August 07, 2014 9:08 AM
To: Stephanie Gregory; loxalerts@yahoo.com
Subject: Fwd: No to Minto sprawl

Here is my copy of what I just sent to the below emails, for your records. I'm not interested in the email becoming public on Facebook however, so I thank you in advance for the privacy!

Cyntha Lariviere
561-398-4440

----- Original Message -----

Subject: No to Minto sprawl

Date: Thu, 07 Aug 2014 09:01:53 -0400

From: WireYourWorld <wireyourworld@gmail.com>

To: kmurray@eq-inc.com, judydaversa@hotmail.com, balterman56@hotmail.com, gpwpb@bellsouth.net, rbbfl@bellsouth.net, sandy9633@live.com, ag16100@aol.com, jose@csa-architects.com, vinikoor@bellsouth.net, nohanash@aol.com, d_lipp@comcast.net, sam.shannon@comcast.net, ajvann@yahoo.com, priorityoneconstruction@gmail.com, jamesmbinc@aol.com

Hello,

This email is in regards to, and objection to, the requests from Minto to subject the Acreage and Loxahatchee to overdevelopment and urban sprawl inconsistent to the surrounding area, and far more than to what is actually already agreed and approved.

I and my fiancée, residents and homeowners of the Acreage, vehemently object to the Minto/Callery Judge property being overdeveloped. We live just off the 441 extension between Orange Grove and Persimmon. With the current completed status of the extension, and without considering future widening of the extension, we feel we are already overburdened with thru traffic to the detriment of our formerly peaceful neighborhood, and we are unsafe in regards to attempting to walk dogs or ride bicycles on 110th. 110th has become a freeway for random thru traffic searching for a shortcut at rates far exceeding the speed limit of residential neighborhoods 30-35mph. Crime and break-ins have also increased, now that the 441 extension has brought our quiet community to the public eye. We are already subjected to the I95-like noise of semi trucks (that are not supposed to be there), other commercial vehicles, AND cars or motorcycles using the 441 extension as a racetrack.

With the currently approved 2996 residences of Minto, and the approximately 230,000 sf of commercial, we believe the approved density is enough and consistent with existing residences surrounding the area. We are completely against ANY additional density, and are in fact, in favor of gating our formerly peaceful neighborhood to prevent non-resident thru traffic. We also support all legal methods to keep the density proposals from becoming reality.

The density currently proposed by Minto is NOT needed by this community. We have stores, restaurants, businesses, parks, etc., all

within easy reach. A post office would not be added to Minto, the USPS is closing offices left and right, and the one in Royal Palm Beach is here to stay and quite close enough. The YMCA will not be building a recreation center in Minto, just ask them. The quotes on Minto's propaganda postcards DO NOT match the reality.

We moved here in 1992 to be FAR from the traffic and noise of suburban and urban areas. Enough is enough. We are appalled that Minto is even being given a chance to propose the increases. The increases do not even pass the simple smell test of being consistent with surrounding areas. We are also appalled to see postcards and propaganda, from people who do not live in the Acreage and Loxahatchee, being given any weight whatsoever.

The job proposals are laughable. Simply doing the math on what they claim would provide jobs, and the density increases, shows that the potentially new residents would not have enough jobs to support THEM, never mind the CURRENT residents of the Acreage and Loxahatchee. The proposed Minto would simply create 10's of thousands more vehicle trips through our residential, child/equestrian/dog walking/bicycling friendly streets, by way of people trying to get OUT of Minto to go to work.

The proposed Minto is also far too large for our water supply. Has everyone forgotten the drought just a few years ago?

The currently approved density for Minto is enough, and consistent with the surrounding area. 2996 residences and 235,000 commercial. A Minto that TRULY cared for what THIS community wants and needs would be building single family homes on a minimum of 1.25 acres, with wide open spaces and properly formatted equestrian trails for public use. THAT'S what this community wants. THAT'S what this community needs.

Minto chose to overpay for the property in question, betting that their density increases would be approved. It's ok for them to lose that bet. They took the chance, it's OK to say NO.

Sincerely and Emphatically,

Cynthia Lariviere
Richard Marous
11256 47th RD N
West Palm Beach FL 33411
(Proudly in the Acreage)
561-398-4440

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<http://www.wireyourworld.com>

Stephanie Gregory

From: Alain LeFloch [alefloch@bgservice.com]
Sent: Monday, April 28, 2014 4:26 PM
To: Steven Abrams; Priscilla Taylor A.; Shelley Vana; Paulette Burdick P.; MaryLou Berger; Hal Valeche
Cc: Jess Santamaria; Stephanie Gregory; loxalerts@yahoo.com
Subject: Our point of view about Minto

Dear Commissioners,

My wife and I have lived in The Acreage since 4/2001.

We have two horses and two dogs, We raised our son Adrien there.

We witnessed what happened to Broward County right after Andrew. We lived in Pembroke Pines back then (1989-2001).

We used to ride our dirt bikes just west of the Turnpike, when we were young - sigh. After Andrew, it took just a few years to completely fill-up the land between the Turnpike and US 27 with thousands of homes.

Then crime came.

Around 1998, 1999, the Jewelry store, then the McDonald down our street (15th CT, west of University dr.) were being robbed on a regular basis (I mean the McD for Pete sake). I remember before that era when the local kids, including our own son used to walk to McDonalds to buy a soda. The only thing they had to fear were those ugly ducks from the nearby lake pecking at their legs in the McD parking lot. That changed quickly. The ducks disappeared too: crushed by cars, killed by some sickos, poisoned if I recall.

After all these developments (Minto, etc.) are built – and I doubt that it will take 25 years like they say, may be 5 years - the same scourge will plague our area. Being of European origin, I can vouch to the fact that Palm Beach is known as the Cote D'Azur of Florida. Broward and Dade County, well, Fort Lauderdale and Miami (that's what they know) do not enjoy this good reputation. Movies and TV series did not help – nonetheless...

I work indirectly for the oil industry and travel to TX and to other western states often. My wife is a public school teacher here in Palm Beach. There is her pension of course but as a graduate engineer working for the oil and gas industry, we do not have to stay here.

Although it is already hell commuting in and out of the Acreage at rush hour (Northlake blvd is a war zone and I work in Downtown), the peace and quiet we enjoy on week-ends, makes it worthwhile to stay here in Palm Beach for the time being. Little details like this woodpecker who just bore his nest into one of our pine trees, screaming at us when we feed our horses at 6:30 am, are so important.

The long term jobs that these developments are supposed to bring? A pie in the sky! There is little heavy industry in the area, no energy in the ground, etc. What are the jobs they claim they will create? Temporary construction jobs? Low paying service jobs? There will be a Wal-Mart no doubt.

If Minto is built, this part of the county will be spiraling into hell. It will be just be a matter of time before the other agro areas west of The Acreage are developed.

Our property value will increase probably, at least at first, (the same thing happened in West Plantation, FL in the late 80s, before Andrew). Why? Because we have some land.

My wife and I have to work about 13 years before we can retire. We were hoping to stay in The Acreage until then. If this Minto development is approved, we will be moving where the real jobs are, Texas. After all, our current lifestyle, and that of 40,000 other people will have been annihilated.

The decision is in your hands.

BGTM **Alain Le Floch**
National Sales Manager
B.Sc. Oc. Eng.
Certified Six Sigma Green Belt

The BG Service Company, Inc.

West Palm Beach, Florida, USA

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Stephanie Gregory

From: Tanya Litz [tlitz@sdcontracting.com]
Sent: Wednesday, August 06, 2014 2:09 PM
To: kmurray@eq-inc.com; judydaversa@hotmail.com; balterman56@hotmail.com; gpwpb@bellsouth.net; rrbfl@bellsouth.net; sandy9633@live.com; ag16100@aol.com; jose@csa-architects.com; vinikoor@bellsouth.net; nohanash@aol.com; d_lipp@comcast.net; sam.shannon@comcast.net; ajvann@yahoo.com; priorityoneconstruction@gmail.com; jamesmbinc@aol.com; Stephanie Gregory; loxalerts@yahoo.com
Subject: Re: Minto West

Good Afternoon Ladies and Gentleman,

My name is Tanya and I am a proud resident of Loxahatchee. I moved here from Broward County and have been here most of my adult life. I live here because Loxahatchee "chose" me as it did many others like me. We came for the quiet, natural setting where alligators & native birds roam free. We came for the stunning sunsets, the best in Florida due to the lack of light pollution. We came for the amazing sense of community only small towns have. That's why we came and once Loxahatchee had captured our hearts it's why we've stayed. We are a proud, strong, hard-working bunch out here and have weathered many storms together as a community both literally & figuratively. The storm we are about to weather, known as Minto West, may be the one that destroys us. We have rallied, petitioned, appeared, spoke out in churches...on street corners...on Facebook pages. WE have done what we can do, it is now up to you. We are at your mercy and we need you to put your collective foot down and NOT recommend approval of the project for transmittal.

Have you been here? Have you traveled our dirt roads in the quietude and peace that comes just before dawn on horseback? Have you looked up at our skies at night only to have your breath taken away by the beauty of it? This is our quality of life and this is what will be lost forever. This project does not belong here. This community does not want it here. I knew what I was getting into when I moved here, I can still hear my Mother saying "Why would you move all the way out there, nobody will want to visit you", I laugh every time I think about it...that's exactly why! I enjoy going "into town" for shopping and entertainment and I enjoy my home. I don't just live there and pay for it, I truly enjoy it. My home and my way of life are awesome! I eat fresh eggs, drink fresh milk, grow organic fruits and vegetables all from within my community, where else in Palm Beach County can you enjoy these privileges?

I appreciate that Minto purchased the property and is entitled to build on it. Just as I knew what I was getting into when I bought my property so did they. 2996 residential units and 235,000 square feet of commercial development, no more. Don't let the tail wag the dog, be our voice, hold them to what they are approved for. Don't be a puppet for the developers, instead stand up for the residents that have paid for and earned their right to live here, be a Planning Commission we can be proud of.

I hope I've left you all with something to think about. Thank you for your time today.

Tanya Litz
Loxahatchee Property Owner

Maria Bello

From: Me [ilvths@msn.com]
Sent: Tuesday, October 08, 2013 11:31 PM
To: BCC-All Commissioners; Kristine Rebmann
Cc: Maria Bello; Rebecca Caldwell; Verdenia Baker; Maureen Barber; Jon MacGillis
Subject: Re: FRIDAY'S PLANNING COMMISSION MEETING CONCERNING Minto West

To the Palm Beach County Planning Commission

Via The Board of County Commissioners

Re: Friday October 11th meeting on Minto West's proposal

It does not seem that long ago that Callery Judge had a vision of growth in our community. Their vision was not one held by those of us who live here – not the vision of a “rural” community. Now it seems – to me – that they achieved their ultimate goal and made money in the sale of their property. Now it is Minto – a developer with a vision “of developing a world class master planned community”. I do not think a master planned community is suitable to this area. At present, our roads cannot handle the amount of traffic carried on them. The construction of Seminole Pratt Whitney Road has created chaos and even more issues jeopardizing our rural setting. I imagine traffic will flow nicely once it is finished however the agricultural focus and rural ambience in the area is shattered by it. I think it so ironic that, after years, a sign has finally been posted to slow for horses. If this is what we want people to do than our surroundings must dictate this kind of environment.

Minto is asking for a text amendment to revise the Agricultural Enclave (AGE) provisions in the Future Land Use Element of the County's Comprehensive Plan. A change in the zoning which among other things would allow over 3500 more residences than currently allowed. There are so many homes that are for sale either by the owners or the banks that now own them. These homes, built on the premise of a rural setting are available for those wanting the rural life we live in. 3500 additional homes? That is at least 3500 more cars on our roads. 3500 more cars will not slow down for horses. Minto's goal - “. . .to increase the overall residential density to 1.7 units per acre and an intensification of the commercial, retail and work center non-residential uses to create a vibrant and sustainable community that integrates with the rural character of the western communities. “

These plans DO NOT integrate with the rural character. More retail - wouldn't it be more beneficial to all parties, business and residential, in the community to fill the skeleton plazas *before* ANY thought of adding more would even be considered? Wouldn't adding more only lend to these empty plazas remaining eyesores for a long time to come? “Non-residential uses” – aside from Lion Country – which as you know have their own growth plans that will impact our area – we do not need additional businesses to draw people into our area. I moved here to get out of the hectic city. I believe many residents did. There are those that have been here for decades that are trying to keep their farm life from the impacts that our growth has already undertaken. I moved here respecting the lifestyle in this area and those I shared the road with. I commuted every day because it was worth every mile to come home to the country. I knew that conveniences of nearby shopping were not here and I was perfectly fine with that. The growth here has already accommodated me with anything I need within walking distance again. There is already enough retail within 10 miles to provide anything, anyone, could possibly need.

We do not need Minto to come in to save the day. Offering “solutions to many of the regional issues that have faced the western communities such as inadequate drainage, flooding concerns, accessibility, consumer services, employment opportunities, community parks and recreational facilities.” We rely on our local agencies to take care of these needs. Minto is a developer. Those that have come before them developed, made their money and left . They are not here now, trying to fill their defunct visions with thriving businesses. Their money was made and the aftermath is left for others to deal with. A bigger, better, new community is not a solution, it is an additional problem to our rural setting and desired way of life. Our area used to be a recreational area – these amendments are only strides in destroying what is left of that.

No more! **Please** give thought to the adverse effects these plans will have on our community. "Intensify" – does not mix with rural. I beg the planning commission to vote NO to the proposed changes presented at this meeting and to delay any building plans in our area, at least until our already existing structures have been occupied again and revitalized.

Thank you for taking the time to read my thoughts on this matter. I do hope that my request is acknowledged at your meeting(s).

Sincerely,

Ettasue Long

Ettasue Long
Resident

Stephanie Gregory

From: PZB Planning POC
Sent: Monday, August 11, 2014 8:27 AM
To: Joanne Markovich; PZB Planning POC; Stephanie Gregory; Bryan Davis
Subject: RE: Minto West Development

Joanne,

I am forwarding your email to the Minto West project manager, thank you for your comments.

Missy Michael
PZ&B, Planning Division
Secretary
(561) 233-5364

-----Original Message-----

From: Joanne Markovich [mailto:mom4madi@mac.com]
Sent: Friday, August 08, 2014 5:51 PM
To: PZB Planning POC
Subject: Minto West Development

To whom it my concern,

Thank you for rejecting the Minto West development request for 4,549 & 2.1 Mil of Non-residential.

As it is what will end up being built will be in my back yard.

I'm sure you know all of the reasons why a lot loving here does not want the over development. I've kept up on reading and learning as much as I can. Roads they want to use for their residents. There are not enough out here as it is that we already share with neighbors.

I see all issues brought up. But, I have yet to hear or see anyone question. What would happen if we were getting hit with a Hurricane that we needed to evacuate for? Right now I don't think everyone could evacuate. Bring more homes and those with zero lot size? Yes, I hear more roads will open up but, still in my opinion that would not help if we all needed to safely evacuate.

I choose to build a million dollar home out here in 03' because my husband and I loved the look and feel of Acreage & Loxahatchee. We were fully aware we would have to travel to town for retail and that was fine and still is. Most bought out here knowing that. We are not forced to do that we don't mind doing that to have what we have out here.

Please, don't let anyone ruin what we most enjoy about where we choose to live. It just DOESN'T FIT for our area.

Sincere Thank You,
Joanne Markovich
17104 Tangerine Blvd.
Loxahatchee, Fl 33470

Sent from my iPad Mini

Maria Bello

From: Susy Martin [susana@tiaraoffice.com]
Sent: Thursday, October 03, 2013 3:46 PM
To: Maria Bello
Subject: Please deny Minto's special meeting request

Good afternoon Maria Bello,

Please have below comments as part of the record.

Thank You!!!

Susy Martin
Tiara Condominium Association

3000 N. Ocean Dr
Singer Island, FL 33404
susana@tiaraoffice.com
Phone: 561-845-7755
Fax: 561- 845-7866

Please consider the environment before printing this email.

From: Susy Martin [mailto:susana@tiaraoffice.com]
Sent: Thursday, October 03, 2013 2:04 PM
To: 'jsantamaria@pbcgov.org'
Subject: Please deny Minto's special meeting request

Good afternoon Commissioner Jess Santamaria,

I am writing to you today as a very concerned Acreage resident. There have been recent news regarding developers showing interest in our area, Minto being the top priority at this time.

I have major concerns with this magnitude of development:

1. Environmental impact (wildlife)
2. Congestion impact on a rural unincorporated area
3. Increasing water drainage issues
4. Increasing water shortage issues

Please vote to deny the special meeting request from Minto.

Thank You,

Susy Martin
14847 99th Street North
WPB, Fl. 33412

Stephanie Gregory

From: Lox Alerts [loxalerts@yahoo.com]
Sent: Thursday, August 07, 2014 3:33 PM
To: Stephanie Gregory; kmurray@eq-inc.com; judydaversa@hotmail.com; balterman56@hotmail.com; gpwpb@bellsouth.net; rrbfl@bellsouth.net; sandy9633@live.com; ag16100@aol.com; jose@csa-architects.com; vinikoor@bellsouth.net; nohanash@aol.com; d_lipp@comcast.net; sam.shannon@comcast.net; ajvann@yahoo.com; priorityoneconstruction@gmail.com; jamesmbinc@aol.com
Subject: Fw: minto

A forward from a resident...

On Thursday, August 7, 2014 12:49 PM, "fladelores@aol.com" <fladelores@aol.com> wrote:

I ,too , do not want the Minto project to go forward as is. I have lived here for over 30 years and did not like the development I had seen so far. Callery-Judge Groves could have sold out years ago for equestrian friendly homes and did not do so. That would have been more in keeping with the rural flavor of the area. I see no benefit to increasing the density of the area. Please do not allow Minto to go forward. Thank you.

Delores McCarthy

I have no idea how to mass mail my note. Please forward this to all the people on your list that need to see it. Thank you.

D.M.

Stephanie Gregory

From: Michelle W. [wellen02@comcast.net]
Sent: Tuesday, August 05, 2014 9:13 AM
To: kmurray@eq-inc.com; judydaversa@hotmail.com; balterman56@hotmail.com; gpwpb@bellsouth.net; rrbfl@bellsouth.net; sandy9633@live.com; ag16100@aol.com; jose@csa-architects.com; vinikoor@bellsouth.net; nohanash@aol.com; d_lipp@comcast.net; sam.shannon@comcast.net; ajvann@yahoo.com; priorityoneconstruction@gmail.com; jamesmbinc@aol.com; Stephanie Gregory; loxalerts@yahoo.com
Subject: MINTO WEST --- SAY NO TO MINTO WEST

I am a resident of Loxahatchee and have been for over 12 years. We were drawn to the rural equestrian lifestyle. Coming from the city and homeowners associations, the thought of owning land of a minimum of 1.25 acres, was AMAZING. We came to Loxahatchee so our children could have a better life, i.e. playing in the streets with no worry, going to school with soon to be lifelong friends, riding horses, having gardens, yards to play in, not being on top of your neighbors...and on and on.....

I do understand that it is a done deal for MIntos to build a certain amount of homes on 1.25 acres each.... What I am resistant to is apartments, townhouses, hotel, college, baseball stadium, and huge shopping centers... Yes with that comes business and jobs, BUT with that comes crime, traffic, accidents and many other downfalls. The good DOES NOT out weigh the bad. We only have 2/3 police officers in the Acreage.... are you kidding me???? how many more residents will arrive with how much more crime will come with that????? And then what will their response time be?? How many people will die because of that????

In a nutshell, our quality of life will be seriously impacted in more ways than one.

Minto knew exactly what they were buying and what was approved going into this space for 2,996 residential homes and 235,000 sq ft of commercial space..... Why now, is that not enough??? Why does it need to be more??? The Loxahatchee residents are begging you to stand your ground.... as you would a spoiled child... Don't spoil these children (the builders) any more.... Say NO!!!!

If we wanted condos, townhomes, colleges, baseball fields, huge shopping centers; we would have moved to Wellington. A community college is being built on Southern near Seminole Pratt. How many colleges do we need within 10 miles of each other???? How many more homes do we need out here.... Drive down 4 blocks and you will find at least 5 foreclosed or abandoned homes... We do not need more places to live, they are already here.

Your decision will weigh on all future decisions by other developers that own 100's of acres of property in the Acreage. Your decision will set a precedent for other developers on what they will want to do and how far they can push you. If you allow Minto to do this you are going against the residents (the people that voted for you) and potentially have a part in the downfall of the Acreage.

I beseech you, DO NOT do this to our community.... VOTE NO TO MINTO!!!! This could be the end of our rural community as we know it.

Thank you for your time,
Michelle

Stephanie Gregory

From: josephine milano [milanodesign@mac.com]
Sent: Tuesday, August 05, 2014 8:59 PM
To: kmurray@eq-inc.com; judydaversa@hotmail.com; balterman56@hotmail.com; gpwpb@bellsouth.net; rrbfl@bellsouth.net; sandy9633@live.com; ag16100@aol.com; jose@csa-architects.com; vinikoor@bellsouth.net; nohanash@aol.com; d_lipp@comcast.net; sam.shannon@comcast.net; ajvann@yahoo.com; priorityoneconstruction@gmail.com; jamesmbinc@aol.com
Cc: Stephanie Gregory; loxalerts@yahoo.com; BCC-All Commissioners
Subject: MINTO STAFF REPORT/PLANNING MEETING FRIDAY AUG.
Attachments: StaffReport-MintoWest_LPA_FLUAText.pdf

Dear County Leaders,

I know this is a long read, and do apologize. I read the staff report on Minto's application, and find its lack of reporting important items that would affect thousands of livelihoods, the area, and livestock raising in the Acreage, specifically.

What i'm noticing in all the applications, staff discussions, meetings, or reports by ALL, concerning the Minto property is that The ACREAGE is barely mentioned as an AR / RSA AGRICULTURE USE area. There is this big white elephant of non discussion. Because its not mentioned doesn't mean it won't be affected. It will be the most.

In the Staff Report pdf file, it is acknowledged that the Town of Lox Groves has agriculture properties peppered with residential properties, but it never mentions that we (The Acreage) are as well. We have thousands upon thousands of people out here using their land for AG, mostly LIVESTOCK raising.

I know, too well, where the county staff sits with regards to livestock and AG related endeavors. In 2012, they wanted to stop any livestock breeding in the proposed livestock ordinance zoning staff had written. They wanted to curtail (or worse Animal Care be involved) and 'permit' what we sold, when, how, how many we sold, where to put animals and where not to put them, their housing and all kinds of other restrictions. It was apparent and still is they don't want us out here. 1.25 acre lots in the their minds are just large yards. We are so much more then that. Although several rounds were presented, and after uproar in the community, none were accepted, the ULDC adopted one sentence "livestock are allowed" and Poultry was added to the definition of 'livestock'.

The first round of the original livestock ordinance said it all. NO breeding and selling of livestock. Do you see where this is disconcerting? How can the ACREAGE continue being unique when our planning staff was offering this as a 'good thing'...The same staff that is approving Minto's newest application.

My brief encounter IN 2012 to fight for my rights, has led me to understand a bit about the ULDC. I am no expert. But it seems apparent that zoning and planning staff just need to change our service area to USA (urban service area) from RSA (rural service area) and we're done. Livestock raising out here is over. The limitations in the ULDC for AR/USA livestock raising is a joke.

How can it not be obvious the OBVIOUS lack of discussion or even reporting of what the majority of The Acreage is? We are AR/RSA and when Minto comes, I fear we will be moved to the AR/USA to accommodate Minto's need for URBAN services. Mass Transit, specifically.

How can the LUSA have Mass Transit, but the surrounding areas do not support it. The surrounding areas are all RSA. This needs to be explained. Addressed. Discussed. How can you keep our area safe from any URBAN

services. Services we don't want to pay for. Services that will need a new designation to accommodate under the ULDC. And other planning models.

MASS TRANSIT is just one URBAN service. What about other services to follow. Mass Transit will be the death of any rural setting. How is this going to be addressed?

The ability to keep livestock is what makes our area more unique than any other place in the county, in the state. And its what will die first when the county starts making sweeping changes to accommodate Minto and its LUSA designation. Mass transit can not and likely will not go thru Loxahatchee Groves on Okeechobee blvd (RURAL TIER), rather come in from Southern or Northlake Blvds (EXURBAN TIER).

In this pdf file, they even state that the LUSA's need for URBAN services will halt 100 or 200 ft from that property line. How can that be? How can they create an urban service within the LUSA but will have to skip over our EXURBAN and RURAL TIERS? How can they NOT have bus stops peppered thru out our community? MASS TRANSIT AND WORKFORCE HOUSING both create burdens on the surrounding area. and its not really addressed in this report.

Keeping it at 2996 homes and 235k of commercial will stop this nonsense.

It's why the BCC came up with this number in the first place. It stops any mass transit. stops work force housing. Stops us from becoming urban.

Not once in this staff report is it mentioned we are unique (they say antiquated). We raise livestock and have horses. Without the ability we have out here to raise livestock, as we have been, and should be guaranteed to continue as is, we are just another suburban neighborhood. And because it is not even mentioned as part of our uniqueness, I am finding it equally disturbing no mention in this report at all.... And worse, horses have been pulled out of the definition of 'livestock' in our ULDC so they're safe. What about the pig, goat, rabbit, cow farms, hobbieists, homesteaders who all call the Acreage home.

Please, do not approve. We are Unique, not antiquated. We are the only land left where we can raise livestock, fend for ourselves, be sustainable, live a rural life and enjoy all that it entails. And once Minto comes its going to be awful. If you approve any increase it will be the end for any of us living out here for AR/RSA.

VOTE NO!

thank you,

JoJo Milano
Acreage resident and livestock owner.
14817 97th road N. WPB. 33412

milano.design

www.jojomilano.com

milanodesign@mac.com

561.422.9906

Maria Bello

From: milano josephine [milanodesign@mac.com]
Sent: Thursday, October 03, 2013 4:14 PM
To: BCC-All Commissioners
Cc: Maria Bello
Subject: MINTO (aka Gallery Judge Grove)

Dear Commissioners,

MINTO. Development. Asking for a 'special round' in the land use meetings....

This is happening too fast. Please, deny any special round considerations for review. Minto is rushing this thru. There are so many residents in opposition to their building at all, let alone an increase in what is allowed. Give us the time needed to **SHOW YOU** how much we do not want this.

Our Comp Plan must stand. Please, consider those of us already living out here. Our precious way of life. And how we moved out here to get away from building, city amenities, traffic, congestion. If Minto continues on this path there will be nothing left.

Please include this correspondence in any official record as a vote in opposition to increasing Minto's land use and any special rounds they are asking for.

Thank you for your consideration.

Josephine Milano
14817 97th road N. WPB 33412

milano.design

www.jojomilano.com

milanodesign@mac.com

561.422.9906

Stephanie Gregory

From: guy montante [pezomcmxc@yahoo.com]
Sent: Wednesday, August 06, 2014 11:05 AM
To: kmurray@eq-inc.com; judydaversa@hotmail.com; balterman56@hotmail.com; gpwpb@bellsouth.net; rrbfl@bellsouth.net; sandy9633@live.com; ag16100@aol.com; jose@csa-architects.com; vinikoor@bellsouth.net; nohanash@aol.com; d_lipp@comcast.net; sam.shannon@comcast.net; ajvann@yahoo.com; priorityoneconstruction@gmail.com; jamesmbinc@aol.com
Cc: Stephanie Gregory; LoxAlerts@yahoo.com
Subject: Minto West

To whom it may concern,

I am a resident in the Loxahatchee area. I am emailing you in request that you not recommend this project; Minto development company pertaining to the Callary Judge property. This email will seem very forward as I am attempting to keep it as short as possible. I moved out here for the peace and quiet, for the fact that a large portion of the community are working class people. For the most part "we" are left alone. Traffic is already backing up considerably during the morning and late afternoon commutes, and significantly overloaded during the school year. Most of the people I have talked to about this situation have moved out here "at significant cost" to get away from the daily hustle of work and the city atmosphere not to mention the HOA's, and the ideology of what **someone else thinks a neighborhood should look like**. I have been a resident of Palm Beach County since 1985 and I have moved westward three times. We have watched this county grow. Each time I moved it was due to development being forced onto what I bought into. It has happened many times before and I fear it will happen here if you approve this development. Next thing we know the "people" living at Minto West don't like our trucks, the swamp buggies, animals, cars we have in our yards, the way we dress, the fact that some home owners do not take care of their yards (causing the value of their properties to drop) which is a story heard too many times within this county. Most of the people I have talked to do not care for property values, these are our homes. Some of the proposals I have read in reference to Minto West wanting to expand existing roads, paving roads that belong to the residents not the development is not acceptable. The company will propose many additional things at the cost of "US" the tax payer all in the name of expansion and revenue generation tactics.....

Please give consideration to our life style, our peace and quiet, our requests. Do not recommend approval of this project for transmittal to the State.

Thank you for your time and consideration,

G. Montante

Lox. Fl.

Stephanie Gregory

From: LaVant Morell [k4lm@comcast.net]
Sent: Tuesday, August 05, 2014 12:52 AM
To: kmurray@eq-inc.com; judydaversa@hotmail.com; balterman56@hotmail.com; gpwpb@bellsouth.net; rrbfl@bellsouth.net; sandy9633@live.com; ag16100@aol.com; jose@csa-architects.com; vinikoor@bellsouth.net; nohanash@aol.com; d_lipp@comcast.net; sam.shannon@comcast.net; ajvann@yahoo.com; priorityoneconstruction@gmail.com; jamesmbinc@aol.com; Stephanie Gregory; LoxAlerts@yahoo.com
Subject: Minto West

To Whom It May Concern:

Why would you allow a change in usage in the center of our area? Usage that is not even close to being compatible to our area. We have no multi-family units in the Acreage, much less 800 of them. Why would you let 3000 students into our area to go to a college when we have no outside students coming here now? Why would you increase the retail usage 100% and allow 1.5 million square feet of commercial use when there is none now? HOW IS THAT COMPATIBLE? In addition, every house in our area has over an acre of land for each house, many have 2 or more acres. How are you going to approve 4500 houses to go into 3800 acres that also has a park, schools, roads and 2 million square feet of commercial space without putting neighbor on top of neighbor, which is not compatible with our area. Moreover, how is a hotel compatible with our area and who is crazy enough to put one out here?

As for jobs. What jobs can you have out here that will generate enough income to pay for \$300,000 to \$700,000 houses? They can't. So, whoever buys out here will have to travel out of the area to work and many of the lower paying jobs will be filled by people from outside the area.

So your traffic plan will be underestimated, and really off when the other developers build their projects.

I thought the government worked for us. I thought that our area was to stay the same and not have a CITY built in the middle of our community.

You can plan and vote as you wish but deep down you know you are wrong.

I hope you can live with yourself if you allow the Minto land use amendment to go through. They bought 2996 residential unit allowance and 253,000 square feet of retail space and that is all they should be allowed to do.

Respectfully,

LaVant Morell

MAR 12 2014

Law Offices of Frank J. Morelli, Esq.

Florida, Georgia, New Jersey

Florida: 561-370-7337

frank@attorneymorelli.com

515 North Flagler Drive

West Palm Beach, FL 33401

Suite P-300

Robert Weisman
County Administrator
Palm Beach County
301 N. Olive Avenue
West Palm Beach, FL 33401

March 10, 2014

Re: Minto West – Choices and Consequences

Dear Mr. Weisman:

Please consider the following and kindly provide copies to the County Commissioners.

Zoning Choices:

I prefer orange groves to development of any kind. The present zoning is unfortunate, except that it is probably the next best thing given that the Florida Department of Agriculture has been unable to preventing the orange groves from withering and dying over the past two decades. I am proceeding on the assumption that the subject property has no value as agricultural land. Although I cannot be certain, it would surprise me if in this age of scientific expertise the subject property could not sustain an agricultural use without detriment to the environment. At any rate it is also extremely unlikely that the zoning will return to agricultural.

Are We Asking the Correct Questions?

I favor the Minto proposal to build 800 Townhomes/Condos and 650 Apartments with a price point beginning at \$150 thousand dollars. I assume that since Minto has to project the market out 20 years it believes that in order for the project to be financially sustainable the zoning must be changed. I would be interested to learn what the Minto projections are that would justify amending the Master Plan in order to assure the project's financial sustainability?

I attended a public hearing. Unfortunately it was all about traffic congestion. I heard the number of residential units proposed, but I did not hear nor see data on the square feet of the proposed dwellings to be constructed and an analysis of what percentage of the dwellings will be within the reach of average wage earners. I presume that the single family units which presumably will be 1.7 units per/acre and will not qualify.

Will the proposed development meet the Five-Year Consolidated Plan criteria? The Schimberg Center study found that through 2020 30% of low income households in the unincorporated County will experience a cost burden exceeding 50% of their household income. How will the Minto proposal help to mitigate the projected burden?

Large Lot Urban Sprawl:

Emily Talen wrote in her book "City Rules: How Regulations Affect Urban Form" that "A critical point, which is sometimes lost, is that sprawl is not the result of no rules, it is often the result of too many rules." She favors high-density mixed-use development that is "pedestrian-friendly", and Minto West delivers on her wish.

Curiously some objectors are environmental-activists who decry this mixed-use development juxtaposed to their large lot urban sprawl. Read "Toward Sustainable Communities: Transition and Transformation", by Daniel Mazmanian et al. The Minto proposal in the words of Mazmanian "permit(s) the close integration of housing, jobs, attractive open space, cultural and recreational amenities, and facilities essential to the daily needs of citizens". I submit that Minto West is the prototypical development of modern environmental planners of which I am aware in every jurisdiction in which I have practice law. Sustainable developments like Minto West, according to Mazmanian "make communities more pedestrian friendly, energy efficient, conducive to public interaction, and aesthetically attractive."

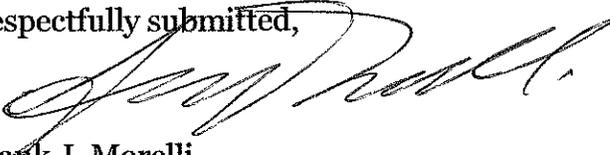
Economic Sustainability:

The Minto development should provide affordable housing, reduces motor vehicle traffic, and incorporate mix-uses that will provide jobs and convenient shopping within walking distance from homes and places of employment. It also should not only preserve open space, but also make it suitable for all forms of recreation, presumably an amenity that will not require public funding. Despite my support for such development, I would side with the objectors and say that this is neither the time nor the place increasing the density of the Master Plan - unless the present zoning is projected out 20 years into the future economy will not allow for a development that is financially sustainable. I submit that the best and highest use of the subject property was and still is an agriculture use employing best practices; nevertheless, it will be better to approve the Minto application than a development that is unsustainable. One that will become blighted, which event would then mirror the mistakes of zoning plans in the past.

Conclusion:

I submit that the best use of the subject property is still agricultural. Large lot urban sprawl will not serve the needs of a future market that is dependent upon affordable housing. If the economy continues to decline we will need dwellings that are within the means of average wage earners who may not desire a car, or may not be able to afford one. I would support a change in the Master Plan for the subject property to an agricultural use, and would only support such construction that demonstrably assures fiscal sustainability, and serves the needs of average income workers.

Respectfully submitted,



Frank J. Morelli

Stephanie Gregory

From: Maria Bello
Sent: Monday, March 03, 2014 7:58 AM
To: Todd N
Cc: Stephanie Gregory; Bryan Davis
Subject: RE: Minto

Mr. Nadrich, by copy of this email I am forwarding your comments to the Minto project managers to be included in the information provided to the Board of County Commissioners. Thank you.

From: Todd N [mailto:tnadrich@stsource.com]
Sent: Saturday, March 01, 2014 11:20 AM
To: Maria Bello
Subject: Minto

Please make part of public record. Sent all commissioners
Please say no to Minto on increased housing development.
Todd Nadrich
16317 E. Goldcup Dr.
Loxahatchee, Fl
5613360719

Stephanie Gregory

From: PZB Planning POC
Sent: Friday, August 08, 2014 3:38 PM
To: David Ramsingh
Cc: Bryan Davis; Stephanie Gregory
Subject: RE:

Mr. Ramsingh,

Your email has been forwarded to Bryan Davis, the Project Manager. Thank you.

Missy Michael
PZ&B, Planning Division
Secretary
(561) 233-5364

From: David Ramsingh [mailto:microanalyst@aol.com]
Sent: Friday, August 08, 2014 1:54 PM
To: PZB Planning POC
Subject:

Dear Sir/Madam

I am unable to get to the meeting today because I am in school. Most of the people I have spoken to in the neighborhood are not interested in MINTO PROJECT. We all left huge cities lifestyle to come here to be quiet and peaceful all away from city life.

Please consider voting to deny Minto the changes to their Loxahatchee project. I have lived in the Acreage since 2004,

We all believe and want our rural community, that the growth to our "rural" community of 6,500 homes is excessive. This is our lifestyle.

If you do that then you are destroying our lifestyle. You would not want us to come into your home and change your home would you?

I am also concerned that the infrastructure is inadequate for such extensive growth. Traffic on Seminole Pratt Whitney is still in transition and we have very limited access to east to west roads (from SPW Rd. to RPB Blvd.) that already complicate travel in the acreage. Increasing our population so significantly will further burden people already living with these compromised transportation issues.

WE at Loxahatchee, don't want the hustle and bustle and the city lifestyle. And not forgetting the POLLUTION of all the traffic CO₂.

So please vote NO to Minto.

Thank you

David Ramsingh

Home Owner
17315 Orange Blvd Loxahatchee FL 33470

From: Kristine Rebmann [<mailto:kristiner@bclmr.com>]
Sent: Tuesday, October 01, 2013 9:49 AM
To: Steven Abrams
Cc: BCC-All Commissioners; Jon MacGillis; Maureen Barber
Subject: RE: Minto homes project at Callery-Judge Groves

Thank you, Mayor Abrams, for your response. I very much appreciate you taking the time to read and respond to my e-mail! I cannot tell you how thrilled I am to hear that the matter has not yet been considered or approved by the BCC!!

Mr. MacGillis - at your convenience, please provide to me an outline as to the county's approval process for this project. Please also let me know if the project has already been presented to the county.

Sincerely,
Kristine Rebmann

From: Steven Abrams [<mailto:SAbrams@pbcgov.org>]
Sent: Monday, September 30, 2013 6:05 PM
To: Kristine Rebmann
Cc: BCC-All Commissioners; Jon MacGillis
Subject: Re: Minto homes project at Callery-Judge Groves

Thank you for your email. The proposed project has not been considered or approved by the BCC. By copy of this reply to Zoning Division staff, I am requesting they let you know the process for County review. We appreciate your taking the time to share your views with us.

Mayor Steven L. Abrams

Sent aboard Tri-Rail via iPhone 4s

On Sep 30, 2013, at 5:30 PM, "Kristine Rebmann" <kristiner@bclmr.com> wrote:

Dear Commissioners,

I received in the mail a few days ago a post card flyer from Minto Communities Florida inviting the local residents to view their online brochure to "see how Minto creates better places to inspire life."

I can only hope that what Minto is proposing has not yet been approved.

Please allow me to share my opinion concerning the proposed development. JUST SAY NO!!! I have been a resident of Loxahatchee since 1994. When I first moved 'out to the country,' I was able to appreciate its rural lifestyle - people rode horseback on the dirt roads; people rode dirt bikes on the dirt roads; people rode ATVs on the dirt roads; and there was a slower traffic pace because of the dirt roads and two lane roads. There were not so many residents out there and the country life which I bought into was enjoyable. Over time, the dirt roads which I once enjoyed became paved, which then required more stop signs and speed humps to keep the speeders from speeding - this is NOT enjoyable. Because of the paved roads and speeders, folks started either selling their horses because they did not feel safe riding on the roads any more or will only

trailer them to parks - again, no more enjoyment there. You can no longer ride dirt bikes or ATVs because the sheriff's office will pull you over and ticket you. So, we have now lost almost all of our once enjoyed recreation.

Then came the shopping centers. I knew when we bought our home in Loxahatchee that the closest grocery, gas station, library, pharmacy, and restaurants were 12 minutes from our home. I was perfectly fine with that. So was everyone else who moved 'out to the country.' Everyone I know who moved out there did so in order to enjoy a home life of peace and quiet. We have sheriff's officers from Broward County as neighbors who wanted to get away from the hectic lifestyle which is offered by most cities in Broward. Most of the strip center where the Winn Dixie once was located is VACANT!!!! Then came the Publix plaza with a Burger King as an outparcel. Now there's a Walgreen's plaza. And, since there's a Burger King on one side of the street, we must now have a McDonald's on the other side of the street. (I imagine that since we have a Walgreen's, CVS will be trying to make its way to one corner or another to compete with Walgreen's.)

There are some businesses who are trying their damndest to make a buck and they believe if they can convert our area into a commercial little area, they can do it.

Please hear me as a resident and as one of Jess Santamaria's constituents (although he doesn't really seem to care). We do NOT want a multi-use residential development put onto the property at Callery-Judge Groves. Every time there has been a vote, the people have spoken. That is why there is not currently a residential development there. And, if I recall correctly, the last time there was a plan for that property, they were considering 1 home per five acres and could not get that pushed through. Now, Minto wants to put 2 homes on 1 acre. What the hell? Yes; I am aware that Seminole Pratt is in the process of completing a conversion from 2 lanes to 4. That plan has been in the works for YEARS!!! However, that was meant to support the existing traffic, not to allow some company that wants to come in and make a buck to create more traffic!!!!!!

In spite of Lion Country Safari, Loxahatchee is not a destination location!!! We do not need "resort-style master-planned communities" in our backyard!!! People don't move to Loxahatchee to work. They move to Loxahatchee to live in peace and quiet. We don't need employment opportunities; albeit, they are already being created by the strip business who have managed to already move out there. There are plenty of community parks already located in the area, so we certainly don't need more of them! As far as inadequate drainage and flooding concerns, those SHOULD BE being addressed by Indian Trail, since we pay a boatload of taxes to them, although they don't seem to ever get around to our area though!!!! They've never fixed our swales and culverts the entire time we've lived there, in spite of the fact that our entire side of the street has its maximum capacity of built homes. I am not sure what more "accessibility" Minto Homes thinks they would provide - the four laning of Northlake and Okeechobee do not depend on whether Minto Homes builds in our area or not - it depends on a master land development plan. In terms of consumer services, we already have garbage pick-up, recycling pick-up, yard trash collection, fire departments, sheriff's departments, and a library. I don't think there is much else Minto Homes can offer that we don't already have.

I would appreciate Jess Santamaria addressing these concerns. I would like to know if this development project has been worked on behind the scenes and has already been

approved and will be one more thing shoved down our throats. If this project has not yet been approved, I would like to know the exact process that Minto must follow, when and where public meetings will be held, and what approval they have already received through the state.

This e-mail will be shared with our friends and neighbors so that they can also express their opinions.

Thank you for your attention, consideration, and reply.

Sincerely,
Kristine Rebmann

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Maria Bello

From: Kristine Rebmann [kristiner@bclmr.com]
Sent: Tuesday, October 08, 2013 4:48 PM
To: BCC-All Commissioners
Cc: Maria Bello; Rebecca Caldwell; Verdenia Baker; Maureen Barber; Jon MacGillis; Mike Rebmann; Susan Greene; Erica A. Byrd; Pam Byrd; Jennifer L. Irsay; Etta; phylInphil@hotmail.com; Jessica Gedeon; Jen A. Dellepiane; Patricia A. Bennett; lelomonster@gmail.com; Tara L. Shipp; Lindsey Webb; cocoa_harley@bellsouth.net; Bonnie Summer; arenasemc@aol.com; ljw@kjususa.com; Al Santiago; Cheri Santiago; Pam McBride; John McBride; drowlan3@gmail.com; ghinisd@aol.com; tadorno1@hotmail.com
Subject: URGENT - FOR THIS FRIDAY'S PLANNING COMMISSION MEETING CONCERNING Minto West - proposed initiation of text amendment to the county's Comprehensive Plan to revise the AGE provisions in the Future Land Use Element of the Plan

Dear Commissioners,

Yesterday afternoon, I received from Maria Bello an e-mail concerning Minto West's proposed initiation of a text amendment to the county's Comprehensive Plan to revise the Agricultural Enclave (AGE) provisions in the Future Land Use Element of the Plan.

As I understand it, Minto West has already received approval for 2,996 residential homes and 235,000 sf of non-residential development. Since that approval would fall within the technical term of the word, "acreage," and since all homes out there, to my knowledge, currently are on a piece of land which is approximately one and one-quarter acres, I cannot object to Minto West's current zoning approval. Although, since I moved out there nearly twenty years ago when it was 'country' to enjoy the 'country' and peace and quiet, I certainly will miss the orange groves and tree farms currently on each side of Seminole Pratt Whitney Road. :-)

I understand that this proposed text amendment will allow Minto homes to change the meaning of acreage to now mean two homes per one acre of land (a proposed 6,500 homes on their owned property), and that they are also looking to change their non-residential development to 1.4 million sf of non-residential use, and add a college, hotel, and baseball stadium.

I understand that there is a meeting this Friday in front of the Planning Commission to consider and make a recommendation on the text amendment initiation. I understand that the PC takes comments from the public considering this proposed text amendment. Although I am unable to attend this meeting in person because I work for a living, I request that this e-mail be considered at the PC meeting this Friday as Public Comment and is understood to be a complete objection to the proposed text amendment by someone living in the neighborhood. You, the Board, have a previous e-mail from me as to all the reasons why this is absolutely ludicrous!!!! This gigantic development does not belong in the acreage. There are only three ingress/egress roads (Southern Boulevard, Okeechobee Boulevard, and Northlake Boulevard) to the Minto West property located in Loxahatchee. You know very well that Loxahatchee is not a destination location. While, yes, jobs would be created, the infrastructure which currently exists does not support this development and I hope the cart is not going to be put before the horse because some hands are being greased behind closed doors. That never ends well for anyone!

In the event that the PC is a different body than the BCC, I request that you kindly forward this e-mail to each and every member of the PC so that they can understand first hand the view of someone who does actually currently reside in the acreage of Loxahatchee (and has resided there since 1994). Please also feel free to forward to the PC my prior email to the BCC.

In the event that this text amendment does get approved, I certainly hope that the BCC will NOT grant concurrent process of the Plan and ULDC amendments and re-zoning of the property. There are reasons that individualized steps are put into place, and that is to protect what is best for EVERYONE, not just builders and developers!!!

Since the proposed text changes are currently unknown, I certainly do not understand how, at all, the BCC would agree to initiate the text amendment.

I again thank you very much for your time and consideration, and for hearing my voice.

Most sincerely,
Kristine Rebmann

RITA MILLER
4902 121st Terrace North, Royal Palm Beach, Fl. 33411 561-793-5920

RECEIVED
JUL 29 2014
PLANNING DIVISION

Regarding: **DENIAL** of Minto West Comprehensive Land Use Plan Amendment

To whom it may concern:

July 24, 2014

PUBLIC EFFORT, PUBLIC CONSENSUS and PUBLIC POLICY: Public servants in a Democracy are trusted to submit to the will of the people and serve the public when elected and the general public endured years of due process to put public consensus into policy on County growth during revision of the 1989 Comprehensive Land Use Plan. The resulting National Award-Winning Managed Growth Tier System contains Rural and Exurban Tier Objectives, Goals and Policies that tell county government how much long-term growth taxpayers planned to fund and where, so that "Westward Ho" development, costs, speculation and imbalance are limited. Palm Beach County's award-winning Comprehensive Land Use Plan is essential to grow and maintain livable, sustainable communities, businesses, year-round tourism, natural resources and renewable food and fuel, now and in the future for everyone. A few self-serving people must not kill the long-term COMPREHENSIVE balance of planned growth that keeps Palm Beach County a unique place to live and valuable to the United States.

Prior to this plan, county growth was urban form. Now Rural and Exurban Tier Objectives, Goals and Policies provide more than one lifestyle choice in Palm Beach County, protect both built and natural environments and existing communities and prevent Browardization. Profiling rural citizens as deprived of urban lifestyle, or less intelligent than urban citizens, shows ignorance, bias and contempt for the lifestyle choices of thousands of citizens whose planning efforts helped this county win a Smart Growth Award. **Dismissing this public effort, public consensus, public policy and public trust would make Palm Beach County an Oligarchy.**

COMPREHENSIVE LAND USE PLAN Objectives, Goals and policies of District 6 citizens must not be killed again and again by District 1, 2, 3, 4, 5 & 7 commissioners whom District 6 voters CAN'T ELECT, OR VOTE OUT OF OFFICE! Years of public effort and public consensus to control intensity and density of development in the Central Western Communities with comprehensive plan policy can be killed by a few current politicians in a few county commission meetings.

Why would county commissioners, whom the people affected by this project cannot elect, give a developer the gift of more population and profit than the affected public or even the state enclave allows? It is not the job of politicians to put value into land to benefit a few at the expense of the general public (i.e. The Ag Reserve). Because the state has already increased the value of this one specific property to a specific density and intensity, more must be denied. The original state enclave is closer to comprehensive plan public consensus than Minto's demands.

Changing the planned population increases of the Central Western Communities to a population explosion with one amendment sets legal precedence for Florida Crystals, US Sugar, GL Homes, Centex, Lennar, etc. to also abuse taxpayers, infrastructure, existing communities and the environment with more piecemeal project-by-project uber-urban population "Master Plans".

Minto West is not a Development of Regional Impact. Regional non-residential needs are more than sufficiently met by local retail, industrial and commercial centers (see Palm Beach Post, Business section Sunday, July 14, 2014). This farm bisects, and is enclaved (surrounded) by Rural and Exurban Tier Objectives, Goals and Policies of The Central Western Communities, and taxpayer's current fiscal responsibility to change our

Comprehensive Land Use Plan for this site ends at Exurban Tier density (1 unit per 2.5 acres) and extensive non-residential space for central long-term sustainability of the Central Western Communities as a whole.

At approval, the precedence, impacts and costs of this developer's vague plan become legally binding and change the plans, people and laws of Palm Beach County. Others will profit from empty "Permanent Open Space" and conservation promises which are not backed by County law and do not remove land from future development. Population density can be moved within the site as roads are funded by taxpayers, so population limits and position and speculation of contiguous conservation or number of units on site at build-out are not firm. Potential businesses and incorporation are speculation. Water control and limiting use of public funds must be conditions of approval, not bargaining chips. Even the "Master Plan" is a developer's term, not a county term, and not legally binding to Minto. Instead of fliers in the mail, read Minto's application(s), state enclave language, County Staff Report and Comprehensive Plan policy for land in Voting District 6. **Minto must comply with comprehensive plan public policy throughout the approval process, or pay for all of the unplanned long term costs and impacts (both negative and positive) of their changes.**

Are politicians and developers county planners? The public must be protected from piecemeal, privately initiated self-serving "Master Plans" with County's use of Overall Master Plan (OMP) overlays, based on award-winning COMPREHENSIVE PLANNING policies, not a private consultant's ideas. Will current politicians, whom the affected parties cannot elect, negotiate with developers until some version of a private consultant's idea replaces the Comprehensive planning policy of Palm Beach County at final approval? Will current politicians, change a farm with no people, to thousands of people, thousands of houses and thousands of cars more than the affected public has historically opposed on record? **Public trust and public participation in government is discouraged by this.**

Browardization: Have County taxpayers been informed of the costs of changing an Award-winning Eastward Ho! Comprehensive Plan to unnecessary project-by-project massive population increases in western Palm Beach County? The Urban Service Area Boundary (USAB) of Palm Beach County ends at Crestwood Boulevard in Royal Palm Beach, and County's Eastward Ho initiative requires infill development of vacant land and redevelopment and revitalization of existing infrastructure and neighborhoods within the USAB, before applying taxes to new urban services and infrastructure west of the USAB. Public servants must infill east of the turnpike before funding western expansion speculation.

PUBLIC CONSENSUS: Most citizens can't attend all county meetings, but **public consensus is always present in Comprehensive Plan Objectives, Goals and Policies.** Minto West and similar pending projects, cannot be built without roads through existing communities. Public consensus policy is that major roads must not bisect Exurban Tier communities. **Persimmon Blvd. bisects the Exurban Tier.**

Taxpayers must not be forced to conform to and fund developer's plans and profit margins. Applicant's requests for projects built "in stages" as taxpayers fund roads and services, must conform to Tier Objectives, Goals and Policies and the taxes, roads and budgets of surrounding communities and special districts. Taxpayers fund and maintain public water control, treatment and facilities. Developers must not manipulate public policy, elected officials, South Florida Water Management and Western Communities' water.

PUBLIC TRUST: Will Palm Beach County remain infamous as "Corruption County" or implement National Award-winning planning? Will current politicians kill Rural and Exurban Tier comprehensive plan public policy as their predecessors killed the Overlay legal status and public policies of the Central Western Communities Sector Plan? Central Western Communities citizens gained Comprehensive

planning policies and then continued in due process for The Central Western Communities Sector Plan Overlay, one of five Sector Plans given by The Florida Department of Community Affairs. Our Sector Plan contained ten years of work by world-famous consultants, studies, committees, community meetings and public hearings for more specific laws to overlay Rural and Exurban Tier policies. Then County was to overlay Central Western Communities Sector Plan policies with Specific Area Plans for each community in the Central Western Communities.

After ten years of community meetings and public hearings where thousands of Voting District 6 citizens were forced into scrupulous consistency in order to set public policy and frugality with public funds, the implementation stage of The Central Western Communities Sector Plan Overlay was compiled by WilsonMiller consultants and submitted to the Board of County Commissioners for approval. But commissioners made so many changes to the original documents that the plan became inconsistent and the laws that citizens worked so many years for were gone in a few meetings!

Around this time four county commissioners were jailed for various offences, but the most serious violation of public trust was DENYING thousands of Central Western Communities citizens their Overlay planning policy protection from politicians!

So the only "specific area plan" in the Central Western Communities is either a developer's "master plan" or a state enclave, and the state enclave density and intensity is just a "base line" now? Our county's comprehensive plan merited a National Award but must change to research "merits" of a developer's plan? And to add insult to serious injury, state politicians dismantled the Florida Department of Community Affairs, replacing broad state focus on livable, sustainable communities with a Department focused on Economic Opportunity. Public trust and participation in planning their communities is discouraged by this.

Why set public policy? What is public recourse against public servants overriding established long-term public consensus? Hire lawyers, sign petitions, write letters, miss work, lose money, drive downtown to meet commissioners they can't vote for and speak really fast for three (or two) minutes to point out this County's own Comprehensive Plan Objectives, Goals and Policies at "public hearings"? Is the public actually heard?

Developers have it easy over District 6 members of the public. Instead of submitting a consistent project in the first place, developers shoot for the most profit via urban politicians who aren't accountable to affected citizens, aren't community planners and don't choose rural lifestyle. As part of business, developers and their consultants can meet with politicians and get long presentations and even additional time to rebut public comment at "public hearings". If the public objects to a project in the three (or two) minutes allowed them at "public hearings" by commissioners they can't elect, then developers can change parts of their original application (like "offering" less units, adding to or withdrawing parts of the initial proposal throughout the approval process, and postponing hearings again and again until legal fees and frustration kill opposition. **Public trust and public participation is discouraged by this.**

BEFORE APPROVAL of this "Master Plan" the people of Palm Beach County need laws to enforce developer's promises of permanent Open Space. The previous owner's application for a Development of Regional Impact on this site highlighted county government's inability and lack of follow-through to enforce permanent open space promises or to protect the public and environment with Overall Master Plan (OMP) Overlays on amendments like this. Can open space systems be permanent, contiguous or site specific if privately owned or if population density is moved within projects as taxpayers fund roads "in stages"? Will current politicians continue to stall writing permanent Open Space law in Overall Master Plan criteria for new Planned Unit Developments until Minto writes "Master Plan" policy for them at approval?

Greedy developers ask for the moon and so will I: Citizens of The Central Western Communities lost their Overlay status and Specific Area Plans but developers didn't. So before the direction of county growth changes from long-term National Award-winning public consensus to the Browardization of multiple

Westward Ho piecemeal "master plans" like this one, the public must be protected by a Central Western Communities Overlay and Specific Area Plans, consistent with density and intensity of their Tiers, with amendments required to show all roads, public expenditure and impacts at build-out and requiring preservation of open space in perpetuity by removing the open space promised in the initial application from private ownership and development rights at approval and requiring the applicant to fund management of those lands in perpetuity (to follow the land) via an assigned public conservator (preferably ERM) to determine and enforce permanent public and conservation use of conservation easements, buffers and set-asides for contiguous wildlife corridors, bicycle, pedestrian and equestrian trails, etc. as in the pre-established linked conservation easements for new and existing systems in The Northern Everglades Natural Areas (NENA). **Then developer's promises could be true.**

In summary: More people will be adversely affected by changing award-winning COMPREHENSIVE public consensus and state enclave limits than benefited by increasing county population via developer's costly, piecemeal unnecessary project-by-project Westward Ho "Master Plans". Approval rests on current County Commissioners of Districts that the affected citizens can't elect, giving a developer money that taxpayers did not plan to spend and roads and unnecessary population density increases that are historically strongly opposed on record and in policy, which will permanently change the character, comprehensive plans and financial expenditures of surrounding communities and cities. This developer's plan sets bad legal precedence, is inconsistent, overrides public consensus and lacks means to privately fund, maintain and enforce promises and speculation of public benefits and expenditures, permanent open space and potential businesses. Water control must be required to service and implement the long-term sustainability and livability of the Central Western Communities as a whole.

The landowner is not denied development. County's National Award-winning COMPREHENSIVE Land Use Plan provides public consensus in Rural and Exurban Tier Objectives, Goals and Policies for balanced, fiscally responsible growth and long-term sustainability of The Central Western Communities as a whole. It takes character and talent to profit from less intense public planning instead of packing more people than planned into unnecessary housing with "open" space for more. A privately initiated amendment must not override the comprehensive plans of the people of the Central Western Communities, surrounding cities and Eastward Ho efforts.

I am an affected party and this letter is my opinion. I gave twenty years of my life for public consensus policy in the only community planning that county government allowed the thousands of citizens in The Central Western Communities. This "master plan" will destroy my community, so I guess no good deed goes unpunished. The dates and content of public input and public effort in the Comprehensive Land Use Plan, The Managed Growth Tier System, Rural and Exurban Tier Comprehensive Plan Objectives, Goals and Policies, The Central Western Communities Sector Plan Overlay, Specific Area Plans and the Urban Service Area Boundary are public record. Everything relative to the above will be in the County Staff Report.

Sincerely,



Member: Managed Growth Tier System Policy Task Force, Central Western Communities Sector Plan Focus Group, Rural Zoning Code Committee and past president of The Loxahatchee Groves Landowners Association, Neighborhood Plan participant, community activist and 35 year resident of Palm Beach County.

Cc: Governor Rick Scott, Representative Tom Rooney, Florida Department of Economic Opportunity, Palm Beach County Board of County Commissioners, Palm Beach Post, Sun Sentinel, Town Crier, New York Times, Indian Trail Improvement District, Loxahatchee Groves City Council, Wellington City Council, Royal Palm Beach City Council, West Palm Beach City Council, Office of the Inspector General, Everglades Law.

advertisement

Resize text

Palm Beach County malls face challenge in face of retail glut

Posted: 11:29 p.m. Friday, July 11, 2014

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By [Alexandra Clough](#) - Palm Beach Post Staff Writer

Does Palm Beach County have too much retail space?

Experts are starting to wonder. During the past three months, two leading mall owners have unloaded two county malls that feature moderately priced stores. One, the **Mall at Wellington Green** was sold by the **Taubman Centers Inc.** to **Starwood Capital Group**. The other, **Boynton Beach Mall**, was part of a spin-off entity created by **Simon Property Group**.

Stephanie Gregory

From: Amanda [amandashafer80@yahoo.com]
Sent: Wednesday, March 12, 2014 9:37 AM
To: Steven Abrams; Priscilla Taylor A.; Shelley Vana; Hal Valeche; Stephanie Gregory; MaryLou Berger; Jess Santamaria; Paulette Burdick P.
Cc: loxalerts@yahoo.com; Amanda
Subject: No to Minto

Dear Mayor, Vice Mayor, and County Commissioners,

Three years ago, my husband and I made the decision to move to The Acreage to escape the craziness in Broward County. We both chose to deal with an hour plus commute in order to come home to our "country living" home. We enjoy seeing horses strolling through the community, running without worry of getting hit by a car, having property, less traffic, dirt roads, and less development. We even got married on our property. We actually LOVE the fact that there is nothing other than the Publix plaza nearby. When we moved, we understood that the property in question was originally designated a land use of rural residential and would only allow for 380 homes to be built. Unfortunately, by the time we were ready and able to buy our home in 2010, the land use designation was changed to allow for almost 3,000 homes on this land. While we would have preferred it to remain with the 380 homes, we understood why it was changed (to fit in with the rest of the surrounding communities). However, Minto's request to more than double the number of homes, add additional industrial space and a school campus is absurd. The Acreage has only a few ways in and out (via Northlake Blvd or Orange to Royal Palm, or Seminole Pratt). Adding this many cars to the road will do nothing but create massive traffic. Upon review of the traffic studies conducted, it is estimated this will add over 70,000 vehicles to the road. With only a few ways in and out, how do you propose to deal with traffic created by allowing this many homes, etc. to be built? Please do not look at this from a tax base point of view. Adding three times the number of homes as was originally permissible would add significant growth to the tax base, but at what cost? Imagine if you moved to get away from all the development in Broward County only to find out that Palm Beach County may allow the same thing - excessive development. We realize you all don't live in our community, and may not understand why we like living in the "country", but we implore you to take our quality of life into consideration.

As your meetings occur during our work day, I'm not sure we'll be able to attend the public hearings. Therefore, I'd like this email to be made part of the public record for this item.

Thank you,
Matthew and Amanda Robin
7421 Avocado Blvd
West Palm Beach, FL 33412

Stephanie Gregory

From: Chad Roland [rolandcc@live.com]
Sent: Tuesday, August 05, 2014 7:16 PM
To: kmurray@eq-inc.com; judydaversa@hotmail.com; balterman56@hotmail.com; gpwpb@bellsouth.net; rrbfl@bellsouth.net; sandy9633@live.com; ag16100@aol.com; jose@csa-architects.com; vinikoor@bellsouth.net; nohanash@aol.com; d_lipp@comcast.net; sam.shannon@comcast.net; ajvann@yahoo.com; priorityoneconstruction@gmail.com; jamesmbinc@aol.com
Cc: Stephanie Gregory
Subject: Please stop this overdevelopment train wreck called Minto from going any further!

As a resident who loves the life that I have out here in the Acreage I am pleading with you to not let Minto go any further with their overdevelopment plan. Please hold them to the 2996 residential and 235,000 sq ft of commercial that the land is slated for.

The intensity and density they are proposing is insane for our area! 2.1million sq ft of commercial will destroy this community. Don't we already have hundreds of thousands of sq ft of available commercial ready to build out in this area? Our infrastructure can't handle the kind of traffic this project will bring and worse yet some of it will be coming through our front yards!

You have a chance to stop this domino effect from starting. I pray that you will do so. If Minto gets anything over the currently allowed 2996 and 235K the door will then be opened for Avenir, GL Homes, and other developers to request increases. Please consider the quality of life that is going to be affected if this request goes through.

Thank you,

Chad Roland
14725 92nd Ct N
West Palm Beach FL, 33412

Stephanie Gregory

From: Cindy Roland [cindyroland@live.com]
Sent: Thursday, August 07, 2014 9:37 PM
To: kmurray@eq-inc.com; judydaversa@hotmail.com; balterman56@hotmail.com; gpwpb@bellsouth.net; rrbfl@bellsouth.net; sandy9633@live.com; ag16100@aol.com; jose@csa-architects.com; vinikoor@bellsouth.net; nohanash@aol.com; d_lipp@comcast.net; sam.shannon@comcast.net; ajvann@yahoo.com; priorityoneconstruction@gmail.com; jamesmbinc@aol.com
Cc: Stephanie Gregory
Subject: Please stop this overdevelopment train wreck called Minto from going any further!
Importance: High

As a resident who loves the life that I have out here in the Acreage I am pleading with you to not let Minto go any further with their overdevelopment plan. Please hold them to the 2996 residential and 235,000 sq ft of commercial that the land is slated for.

The intensity and density they are proposing is insane for our area! 2.1million sq ft of commercial will destroy this community. Don't we already have hundreds of thousands of sq ft of available commercial ready to build out in this area? Our infrastructure can't handle the kind of traffic this project will bring and worse yet some of it will be coming through our front yards!

You have a chance to stop this domino effect from starting. I pray that you will do so. If Minto gets anything over the currently allowed 2996 and 235K the door will then be opened for Avenir, GL Homes, and other developers to request increases. Please consider the quality of life that is going to be affected if this request goes through.

Thank you,

Cindy Roland
14725 92nd Ct N
West Palm Beach FL, 33412

Maria Bello

From: Chad Roland [rolandcc@live.com]
Sent: Sunday, November 17, 2013 10:11 PM
To: Maria Bello
Subject: FW: Minto West project and its affect on our Acreage lifestyle

Dear Maria Bello,

Please add the below email to the record concerning the Minto West project.

Thank you,
Chad Roland

From: rolandcc@live.com
To: sabrams@pbcgov.org; ptaylor@pbcgov.org; svana@pbcgov.org; pburdick@pbcgov.org;
jsantama@pbcgov.org; mberger@pbcgov.org; hvaleche@pbcgov.org
Subject: Minto West project and its affect on our Acreage lifestyle
Date: Sun, 17 Nov 2013 22:07:41 -0500

Dear Commisioners,

As a resident of the Acreage community I would like to send a note expressing my concern about the proposed Minto West project.

I moved out here to live in a rural community. The proposal by the developer is a huge expansion to our area. We don't need a university. We don't need a hotel. We don't need a spring training facility. We don't need 6500 new residential units.

This kind of development is out of place for our area. It would be a huge invasion to our lifestyle out here.

Please consider not allowing the developer to bring this kind of construction to the Acreage/Loxahatchee area.

Thank you,
Chad Roland

Stephanie Gregory

From: Morley [morleynaturist@hotmail.com]
Sent: Tuesday, August 05, 2014 12:13 AM
To: kmurray@eq-inc.com; judydaversa@hotmail.com; balterman56@hotmail.com; gpwpb@bellsouth.net; rrbfl@bellsouth.net; sandy9633@live.com; ag16100@aol.com; jose@csa-architects.com; vinikoor@bellsouth.net; nohanash@aol.com; d_lipp@comcast.net; sam.shannon@comcast.net; ajvann@yahoo.com; priorityoneconstruction@gmail.com; jamesmbinc@aol.com
Cc: Stephanie Gregory
Subject: Minto West

I am President of the Board of Directors of Sunsport Gardens Family Naturist Resort. Sunsport Gardens in Loxahatchee Groves is very close to the Minto West property. The Sunsport Board has voted unanimously to oppose the revised Minto West proposal for development of the former Calery-Judge property. It still has too much housing in our rural area. It would intensify our traffic problems and have a negative impact upon our rural community.

Morley Schloss
14125 North Rd.
Loxahatchee Groves
Florida 33470
561-791-1361

Stephanie Gregory

From: Karen [karenschutzer@hotmail.com]
Sent: Thursday, August 07, 2014 10:54 PM
To: kmurray@eq-inc.com; judydaversa@hotmail.com; balterman56@hotmail.com; gpwpb@bellsouth.net; rrbfl@bellsouth.net; sandy9633@live.com; ag16100@aol.com; jose@csa-architects.com; vinikoor@bellsouth.net; nohanash@aol.com; d_lipp@comcast.net; sam.shannon@comcast.net; ajvann@yahoo.com; priorityoneconstruction@gmail.com; jamesmbinc@aol.com; Stephanie Gregory
Subject: Minto West

August 7, 2014

To All Members of the Planning and Zoning Board:

I am writing to express my disgust that the Planning & Zoning Board would even contemplate recommending approval for transmittal on the Minto West project to our County Commissioners. How do you recommend against initiation 11-0 and then turn around and recommend transmittal? Please explain!!

All of you are well aware, that the majority of Acreage residents (91%) voted against the increase requested by Minto back in June at the Town Hall Meeting. The reason for this overwhelming opposition is **BECAUSE WE ALL CHOOSE TO LIVE IN A RURAL ENVIRONMENT**. Many of us fled from Broward County because living in a sardine can was no longer desirable. We all fled "Browardization" for the great things the Acreage has to offer: quiet, oversized lots, reduced traffic, nature, livestock & horses, open spaces, and the fresh air. It doesn't take a rocket scientist to see that this project will change the character of this community FOREVER.

Minto knew darn well when they bought the property it was zoned agricultural-rural. This project is in no way consistent with the surroundings. I mean, how can the Acreage survive without a town center and 2.1 million square feet of commercial space – even though we have for the last 20 -30 years?? Let's get real!! We never invited Minto to buy the Callery-Judge property and we certainly don't need them to come out here and tell us what we desire to live "happily ever after." They will not be sustaining us as they claim, they are only sustaining their own pockets. And if you vote yes for transmittal, it makes all of you culpable in the destruction of the last rural and most naturally beautiful area left in Palm Beach County.

Wake up and look around the Western communities. There are empty office spaces and storefronts everywhere. There is 2 story office-building across from the Village of Royal Palm Beach's City Hall. It's never been occupied since it was built 3 or so years ago. Across the street, the Winn Dixie shopping center has many empty storefronts. The closed down Winn-Dixie store located on Seminole Pratt Whitney Rd., **which is right on the Minto property**, has been vacant for years. There is even empty space in the Kohl's shopping center on Southern Blvd. So, please tell me again, why do we need an additional 2.1 million of commercial space?? This is **OVER DEVELOPMENT !!**

I appeal to your kindred spirit to do what is right and support the people of the Acreage in their opposition to Minto West. I implore you to hold Minto to the original approval of 2996 homes and 235, 000 sq. ft. of commercial space.

Quite honestly, if Palm Beach County is going to look just like Broward and Dade, I will not live here. I will leave South Florida and move up to Northern Florida or beyond. Vote No to Minto.

Karen Schutzer

Karen Schutzer, Acreage Resident

Stephanie Gregory

From: janice sommer [jsumr09@aol.com]
Sent: Saturday, August 02, 2014 4:13 PM
To: Kmurray@eq.inc.com
Cc: Stephanie Gregory
Subject: Minto West application

Dear Planning and Zoning Commissioners,

This letter is to ask you to deny Minto's current application for building just under 5000 private residences and 2.1 million sq. ft. of commercial space, plus a hotel and a college in the center of the Acreage.

My husband and I bought this property after living in Plantation Acres 1.5 miles from the Sawgrass Mall. We endured the blasting and the construction as the mall was built. Then soon after the mall was there, the area was inundated with more construction. Restaurants, the BBC Center, a hotel, an uncountable amount of restaurants, stores, an addition to the mall, and more neighborhoods. We no longer lived in the "country." The Acreage seemed a good choice for us because, again, it was zoned for acre lots and minimal commercial space. Now Palm Beach County and Minto want to destroy this little piece of paradise too. It is not right. People bought these lots with an understanding there were laws in place to protect them from overdevelopment. The purpose of government should be to protect the ordinary citizens, not to create wealth for a chosen few.

Our roads in the Acreage belong to the residents and are maintained by ITID. It places an unfair tax burden on those of us who pay taxes to Indian Trails to have to maintain and improve our roads for the benefit of those working for Minto to build the city and also for those who will later live there but not pay taxes to ITID. Our roads will have to change to meet higher standards and have curbs and features that are not in keeping with a rural and equestrian neighborhood.

The amount of commercial space they want to build is nothing short of obscene. It is just a little under the square footage of the Sawgrass Mall, which is the 7th largest mall in the country. To put such a monster-sized development in the center of a rural community is absurd, greedy, and uncaring for those who live there.

Palm Beach County should take pride in the fact that they have different types of communities to offer people. They have beachside areas, urban and suburban areas, and up until now - at least a semi-rural area equestrian area. This will come to an end. People don't want to ride horses in heavy traffic and have them stepping off of curbs. The county should try to preserve the uniqueness of this neighborhood, not destroy it.

I ask you to stand up for what is right. Make Minto build according to the rules under which they bought the property. Protect the people and not the special interests. Vote to deny their current application.

Respectfully,

Janice Sommer
14655 Tangerine Blvd.
Loxahatchee, FL 33470
561-644-3789
jsumr09@aol.com

Stephanie Gregory

From: Renee Thomas [reneejthomas@gmail.com]
Sent: Tuesday, August 05, 2014 8:58 PM
To: kmurray@eq-inc.com; judydaversa@hotmail.com; balterman56@hotmail.com; gpwpb@bellsouth.net; rrbfl@bellsouth.net; sandy9633@live.com; ag16100@aol.com; jose@csa-architects.com; vinikoor@bellsouth.net; nohanash@aol.com; d_lipp@comcast.net; sam.shannon@comcast.net; ajvann@yahoo.com; priorityoneconstruction@gmail.com; jamesmbinc@aol.com
Subject: Opposed to Minto West

Dear Planning Board Member:

I am opposed to the Minto development in The Acreage for the following reasons:

1. The increased density in this development will legally allow and will encourage further higher density development in a number of large agricultural parcels that are adjacent to or near the Minto project.
2. This development will set a precedent for future development of the land.
3. Traffic concerns including toxic fumes, noise, inconvenience
4. Over Fertilization and chemical applications to grass and plants due to runoff into waterways, the aquifer (the water we drink) and Everglades pollution
5. Private well pollution since we drink the water
6. Light pollution which affects migrating birds
7. Huge commercial district bringing even more traffic into the area and causing further toxic runoff into canals, the aquifer, and of course, the Everglades

Renee J. Thomas, Acreage resident

August 5, 2014

Stephanie Gregory

From: John Turner [yamatr3@gmail.com]
Sent: Tuesday, August 05, 2014 7:41 AM
To: kmurray@eq-inc.com; judydaversa@hotmail.com; balterman56@hotmail.com; gpwpb@bellsouth.net; rrbfl@bellsouth.net; sandy9633@live.com; ag16100@aol.com; jose@csa-architects.com; vinikoor@bellsouth.net; nohanash@aol.com; d_lipp@comcast.net; sam.shannon@comcast.net; ajvann@yahoo.com; priorityoneconstruction@gmail.com; jamesmbinc@aol.com
Cc: Stephanie Gregory; loxalerts@yahoo.com
Subject: I Do NOT Support Minto West

Planning Commissioners,

I wanted to take the time to write you and say I do NOT support the Minto West community. I know they are saying all these wonderful things to try and get this project through, but what they want to build is not what needs to be built in this area. People move to this area to be apart of the rural lifestyle. I moved to this area to get away from home owner associations and zero lot lines. Now there is a proposal to put exactly that in the middle of the rural western communities. I moved to this area to get away from the city, and don't want the city brought to me. I am fine with driving into town for something I need. I moved to this area to live in a less congested area. I am content with calculating my trips to town. This does two things, cut down on traffic and cuts down on my carbon footprint in my community. I moved to this area for peace and quiet. Now there are proposals to import more noise and night light into my community let alone the HUGE increase in traffic.

I know they are promising the world to the county, but what is it going to do to existing traffic? There are plans to add another road, but that single road will be a drop in the bucket to what we will see added to our existing roads. The traffic is already bad, let alone adding 4600 more homes which means almost double that in cars. It will be a parking lot on Southern, Okeechobee, the new road and Northlake, plus all the traffic on the roads that the community owns and upkeep, not the county..

How much is it going to cost the tax payer for improvements that will be needed to schools, fire and all other county services? Is Minto going to help foot the bill for that, I know they will for part of it? They should, as it should not be totally up to the tax payer to foot the bill. Minto will make millions on this community and put in as little as they can. By the way, aren't they a Canadian company? So ultimately the profits will leave our country and go to Canada, but we will get the benefit of a few jobs for several years. Good Idea...not. Minto also talks about the construction jobs. Awesome, now go to the construction site and see how many good jobs are created. There is one foreman on each crew that ,makes a good living and then a bunch of LOW \$10-12 an hour workers. Not skilled craftsmen like Minto leads us to believe in their propaganda mailings.

Just one note about the supposed support at the meetings. A large portion of the people that show up to the meeting that are in support of the Minto West community are MINTO EMPLOYEE's. They have employee's come to the meeting to show support. What do those people get in exchange? To keep their job!! LOL. Many of the support e-mails and cards you get are Minto employees too. So please take the support documents with a grain of salt, especially if they don't live in the area. It is just Minto employees wanting to keep their job.

Minto is a marketing machine. They have deep pockets to push this forward, look at the website, twitter account, monthly mailings etc. If you read each mailing, it is all propaganda in support of them. They do not tell the public the whole story, they tell only their side of the story. Like the traffic, the only thing they tell us is that they are going to help with improve it and that it is only creating 35K trips a day. While that \$35K trips part might be true, they do not tell you that the roads will not all be fixed at once and that it will take years of suffering through bad traffic before the county can afford to fix their part. Why should I have to suffer through this?

The people that live here are not able to be as well organized to oppose this Minto community.

Please take the wishes of the masses into account. Please take what the marketing machine throws out there with a grain of salt as the truth is somewhere in between. Just so you know about the support letters, Minto did a mailer to people telling them to write letters in support. The opposition is not able to do mass mail outs to tell people to oppose the Minto community, this needs to be taken into account. Look at all the people that show up to the meetings, there are way more people that DO NOT support Minto there than supporters.

One last note, I would support Minto if they were going to build the same format that is already here, 1 1/4 acre homesites. The reason they don't want to do this? PROFITS period, they want to shove the most in to make the most money. They do not care about the community, they care about profits period. I support 2996 that is it!

Thanks,

John Turner

17528 Shetland Lane

Loxahatchee, FL 33470

[561-722-3706](tel:561-722-3706)

Stephanie Gregory

From: Jay Wagner [wagnerjay@att.net]
Sent: Thursday, August 07, 2014 8:30 AM
To: Stephanie Gregory
Subject: Fw: Minto West

----- Forwarded Message -----

From: Jay Wagner <wagnerjay@att.net>
To: "kmurray@eq-inc.com" <kmurray@eq-inc.com>; "judydaversa@hotmail.com" <judydaversa@hotmail.com>; "balterman56@hotmail.com" <balterman56@hotmail.com>; "gpwpb@bellsouth.net" <gpwpb@bellsouth.net>; "rrbbfl@bellsouth.net" <rrbbfl@bellsouth.net>; "sandy9633@live.com" <sandy9633@live.com>; "ag16100@aol.com" <ag16100@aol.com>; "jose@csa-architects.com" <jose@csa-architects.com>; "vinikoor@bellsouth.net" <vinikoor@bellsouth.net>; "nohanash@aol.com" <nohanash@aol.com>; "d_lipp@comcast.net" <d_lipp@comcast.net>; "sam.shannon@comcast.net" <sam.shannon@comcast.net>; "ajvann@yahoo.com" <ajvann@yahoo.com>; "priorityoneconstruction@gmail.com" <priorityoneconstruction@gmail.com>; "jamesmbinc@aol.com" <jamesmbinc@aol.com>
Sent: Thursday, August 7, 2014 8:28 AM
Subject: Minto West

Dear County Planners:

I write to you today to express my opposition to the Minto West project and my hope that you would vote against transmittal of their application for increased density to the state. Minto knew what they were getting in terms of density when they purchased the Calgary Judge property and should be held to those density limits.

Increased density would bring increased traffic to our roads, overburden schools, police and fire services, leading to overcrowding and overdevelopment of the area. The density increase that Minto seeks does not conform to the density of the surrounding area.

In 1988 my wife and I and our 2 small children moved to the Acreage looking for a rural, country lifestyle. After 11 years in overcrowded, overdeveloped Broward County, we no longer wanted to raise our children there. Year after year, more and more overdevelopment, more and more overcrowding, more and more crime my family was forced to leave Broward County.

The Acreage, Loxahatchee, and Loxahatchee Grove areas are one of the very few places left in Broward and Palm Beach Counties where people can live in a rural setting. Where you can have your domestic and farm animals and have wildlife all around. Just some of the many reasons my wife and I decided to move our family to the Acreage those many years ago.

The Acreage, Loxahatchee areas are unique places that once destroyed are gone forever. One just has to look at Plantation Acres and Sunshine Ranches in Broward County to see what overcrowding and overdevelopment does to a rural community.

In conclusion, once again I cannot express to you enough my opposition to the Minto West project and for you to please vote against transmittal of Minto's application to the state.

Thank You For Your Time,
Jay Wagner
13528 58th Ct., N.
Royal Palm Beach, Fl. 33411

Stephanie Gregory

From: Donald Webb [thewebbsiteranch@gmail.com]
Sent: Monday, April 07, 2014 3:23 PM
To: Jess Santamaria; Steven Abrams; Priscilla Taylor A.; Shelley Vana; Paulette Burdick P.; MaryLou Berger; Hal Valeche; Stephanie Gregory; loxalerts@yahoo.com
Subject: Say NO to Mintowest

Please do NOT let this happen. It will destroy our area and way of life. We moved out here for the rural, easy, quiet lifestyle. Please let us keep it.

Thank you

Donald R. Webb
16029 E. Trafalgar Dr.
Loxahatchee, Fl. 33470
561/792/0311

Mark Young

4870 127th Trail N, West Palm Beach, FL 33411

561-719-1250

June 2, 2014

Commissioner Jess R. Santamaria
301 North Olive Ave. Suite 1201
West Palm Beach, FL 33401

RECEIVED
JUN 05 2014
P.B. COUNTY ATTORNEY

Re: **Minto West (new development in Loxahatchee)
Proposed Change Will Increase Drainage Run Off,
Which Increases Flooding Risks**

The Honorable Commissioner Jess R. Santamaria:

I am contacting you regarding Minto West with concerns that the development could INCREASE FLOODING in the Loxahatchee. My concern is the accuracy of the drainage run-off calculations for Minto West during the rainy season.

The Minto West site received between 15 to 20 inches of rainfall in 72 hours relating to Hurricane Isaac in 2012. **For 3,200 acres with rainfall of 20 inches is 1.7379 billion gallons of water.** That's a lot of water to discharge. Any error in the run-off calculation due to soil saturation will be compounded by the size of the project.

My concern is one of the key assumptions in drainage run-off calculations may be incorrect. I performed drainage run-off calculations as a Project Engineer in the mid 1990's for subdivisions in Broward County. A key assumption in rainfall drainage run-off calculations is that some of the rain will be absorbed into the soil or other surface area. During hurricane season, the soil in Loxahatchee often becomes saturated with rainwater, so very little of the new rainfall is absorbed into the soil during a major storm. As a result of soil saturation is a substantial portion of rainfall becomes "run off."

For instance, a drainage run-off calculation may assume that only 20% of the rainfall on grassy area will become run-off because 80% is absorbed into the ground. However, if the soil is already saturated with rainfall because of the rainy season; the calculation will grossly under estimate the amount of run-off during a major storm. The excess rainfall run-off could cause flooding as it did with Hurricane Isaac.

I saw houses in the neighborhood flood after Hurricane Isaac (August, 2012). The road in front of my house was under several inches of water. Allowing Minto West to increase the amount of impervious area (roofs and paved areas) will increase run-off. When the soil is saturated during the rainy season, the run-off will be greater on pervious areas (lawns, etc.). The water must go somewhere; most likely it will flood the older houses in the neighborhood that were built at a lower elevation than the newer houses. Water seeks the lowest level and has to go somewhere.

Water retention ponds are used to mitigate run-off and improve water quality; I understand Minto West plans include 400 acres of lakes (13% of the 3200 acre project size). During the rainy season, water retention ponds can become full before a major storm, so the ponds do not have much excess capacity when a large rainfall event (hurricane) comes during the rainy season.

The major problem is getting rid of the potential floodwaters during the rainy season without increasing the risk of drought. It seems to be is either a drought or a flood in south Florida. Use of the major canals during peak rainfall events can be a problem; during Hurricane Isaac flooding, Wellington received priority over Loxahatchee to discharge flood waters into the main drainage canal.

A possible solution to mitigate flood waters would be to require Minto to provide high capacity deep wells injection to pump the excess rainwater into deep underground aquifers. These wells would automatically turn on and off based on the water level in the retention ponds, have backup power, etc. The deep injection wells would go into a different aquifer than the drinking water aquifer used by residents. The deep injection wells might help to recharge the aquifer and deter salt intrusion into the drinking water aquifer. The deep injection wells might be costly to construct, maintain, and operate, but Minto's financial strength and the size of the project may make this feasible.

A copy of this letter is being sent to the other County Commissioners, Indian Trail Improvement District, and Minto. Thank you for your prompt attention to this matter.

Sincerely,



Mark Young, Esq.

CC:

The Honorable Mayor Priscilla A. Taylor
The Honorable Vice Mayor Paulette Burdick
The Honorable Commissioner Hal R. Valeche
The Honorable Commissioner Shelley Vana
The Honorable Commissioner Steven L. Abrams
The Honorable Commissioner Mary Lou Berger
Indian Trail Improvement District
Minto
loxalerts@yahoo.com (NoToMinto.com)

Stephanie Gregory

From: Maria Bello
Sent: Tuesday, January 07, 2014 7:45 AM
To: WENDYVETTE@aol.com
Cc: Stephanie Gregory; Bryan Davis
Subject: RE: Minto

Thank you for providing your comments. I am forwarding them to the current project managers.

From: WENDYVETTE@aol.com [mailto:WENDYVETTE@aol.com]
Sent: Monday, January 06, 2014 5:49 PM
To: Maria Bello
Subject: Minto

I live on coconut blvd. I was advised that Minto wants to make that a 4 lane highway...This is awful..it is a residential neighborhood with homes and children everywhere ...please consider this..There is no reason people cant use pratt whitney or the 441 extension to get to their development.

-Thanks

Stop disease clusters.
Protect people.
Control toxic chemicals.

Health Alert: Disease Clusters Spotlight the Need to Protect People from Toxic Chemicals



Authors

Kathleen Navarro, *Natural Resources Defense Council*

Sarah Janssen, M.D., Ph.D., M.P.H., *Natural Resources Defense Council*

Terry Nordbrock, M.L.S., M.P.H., *Executive Director, National Disease Clusters Alliance*

Gina Solomon, M.D., M.P.H., *Natural Resources Defense Council*



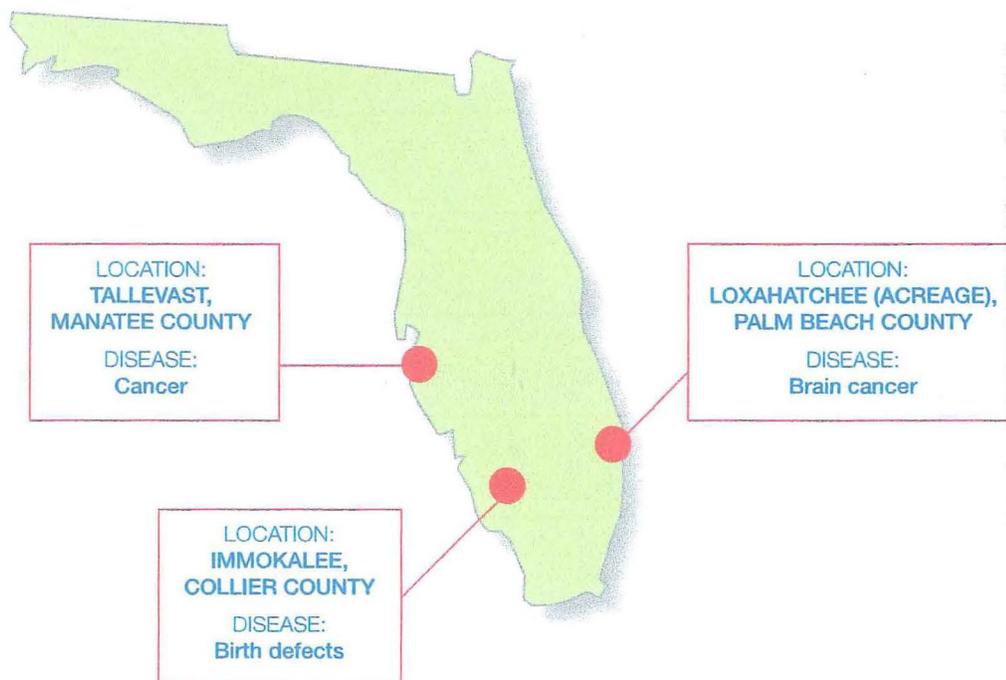
Stop disease clusters.
Protect people.
Control toxic chemicals.

Disease Clusters in Florida

An unusually large number of people sickened by a disease in a certain place and time is known as a 'disease cluster'. Clusters of cancer, birth defects, and other chronic illnesses have sometimes been linked to chemicals or other toxic pollutants in local communities, although these links can be controversial. There is a need for better documentation and investigation of disease clusters to identify and address possible causes. Meanwhile, toxic chemicals should be identified and controlled through reform of the Toxic Substances Control Act, so these chemicals don't pollute communities and sicken people.

Investigations of disease clusters are complex, expensive, and often inconclusive, partly due to limitations in scientific tools for investigating cause-and-effect in small populations. Preventing pollution is the best way to avoid creating additional disease clusters. Strategies for prevention include: (1) Directing and funding federal agencies to swiftly assist state and local officials, and investigate community concerns about potential disease clusters and their causes; (2) Reducing or eliminating toxic releases into air, water, soil and food through stronger environmental controls and tough enforcement of those requirements; and (3) Requiring chemical manufacturers to ensure the safety of their products.

Florida has suffered from at least three confirmed disease clusters, two of which afflicted children. Although environmental contaminants are implicated, experts have been unable to pinpoint an exact cause. Regardless of the cause, disease clusters can devastate communities with anxiety and emotional and financial difficulties, including high medical costs and lowered property values, as well as the tremendous burden of the disease itself.



LOCATION: Loxahatchee (Acreage), Palm Beach County

DISEASE: Brain cancer

The Florida Department of Health has confirmed a pediatric brain cancer cluster in a rural community called The Acreage. A community group has counted 18 children with brain cancer and 3 children with brain cysts since 1996. Some residents have blamed Pratt & Whitney, the rocket and jet engine company located nearby, which has been responsible for leaks and spills of chemicals, such as solvents and pesticides on its 7,000 acres for the last 30 years.

LOCATION: Immokalee, Collier County

DISEASE: Birth defects

In 2004, the National Institute of Occupational and Safety and Health and state health officials in North Carolina and Florida identified three women employed by AgMart who gave birth to children with birth defects during a seven week period. All six parents worked on the same tomato fields in North Carolina and Florida. Exposure to pesticides was a suspected cause. In 2005, the North Carolina Department of Agriculture and Consumer Services alleged that Ag Mart had 369 pesticide violations. These violations included (1) the use of six pesticides classified by the Environmental Protection Agency as among the most dangerous to workers and (2) applying a dangerous pesticide three times more often than allowed by law.

LOCATION: Tallevast, Manatee County

DISEASE: Cancer

In 2008, the Agency for Toxic Substances and Disease Registry determined that prior long-term use of groundwater for drinking and other household purposes in Tallevast, Florida was a public health hazard. Residents who drank the most highly contaminated groundwater every day for 42 years were more at risk for developing kidney cancer, liver cancer, leukemia, and lymphoma. From 1962 to 1996, the American Beryllium Company manufactured machine parts in the community. During the manufacturing process, cancer-causing solvents such as trichloroethylene were improperly disposed of, resulting in groundwater contamination.

http://www.huffingtonpost.com/2011/03/31/disease-clusters-us-states_n_842529.html#s259815&title=Florida

August 7, 2014

42 Disease Clusters In 13 U.S. States Identified

The Huffington Post Nicholas Miriello and Catherine Pearson First Posted: 03/31/11 01:23 PM ET
Updated: 05/31/11 06:12 AM ET

Follow: Personal Health , 42 Disease Clusters , 42 Disease Clusters In 13 States , Cancer Clusters , Cluster Disease , Disease Cluster , Disease Cluster Ohio , Disease Clusters , Disease Clusters In The Us , Disease Clusters In Us , List Of 42 Disease Clusters , National Disease Clusters Alliance , Nrdc Disease Clusters , Slidepollajax , Health News

In December, reports emerged of a 12-mile radius in Clyde, Ohio, that had been addled by 35 cancer diagnoses over a 14-year span. Residents described being scared by a simple cough; parents worried over a mere sinus-infection or stomach ache. Their fears were not unfounded; state health authorities had declared the area a "cancer-cluster."

On March 29, the Natural Resource Defense Council (NRDC) and National Disease Clusters Alliance identified 42 such disease clusters throughout 13 U.S. states. The NRDC defines disease clusters as "an unusually large number of people sickened by a disease in a certain place and time."

The Senate Environment and Public Works Committee conducted a hearing on March 29 addressing the issue. Famous consumer health advocate Erin Brockovitch called on senators to pass a law documenting disease clusters in the U.S., reports Reuters.

Clusters can consist of various conditions: cancer, birth defects and other

chronic illnesses. The exact cause of these high-density, at-risk areas is unknown, but the NRDC reports they "have sometimes been linked to chemicals or other toxic pollutants in local communities."

However, the organization admits that "these links can be controversial."

The disease clusters spotlighted in the NRDC report are not a complete list. In order to shed light on the issue, the council zeroed in on 13 states in the U.S. with known clusters that occurred after 1976 and that have been confirmed by federal, state or local authorities, or had been covered in a peer-reviewed journal.

Florida



Location: Loxahatchee (Acreage), Palm Beach County

Disease: Brain cancer

Location: Immokalee, Collier County

Disease: Birth defects

Location: Tallevast, Manatee County

Disease: Cancer

For more information check out the full report.

**PALM BEACH COUNTY - MINTO WEST PROJECT
HEARING: AUGUST 8, 2014**

Provided by Mark Young, Esq.
4870 127th Trl N
West Palm Beach, FL 33411
561-784-2322
Concerned about floodwaters

PLEASE DON'T FLOOD MY HOUSE

Fla. Stat. § 163.3162(3)(i)(3) "Enforce ordinances, regulations, or rules as directed by law or implemented consistent with the requirements of a program operated under a delegated agreement from a state agency or **water management district.**"

Exhibit 1: Photograph of flooded 127th Trail - near intersection of Persimmon Blvd (N 50th St) from August 2012. Mark Young lives on this street.

Exhibit 2: SFWMD has NOT studied if the C-51 canal has capacity for the Minto West Project floodwaters during a major storm.

Exhibit 3: (Exhibit 23 in packet - SFWMD 4/29/2014 (Page E-125) "too early in the planning process to provided certainty with respect to the volume of storage needed."

Conditional approval language:

Palm Beach County's conditional approval is based on:

- 1) the Minto West project being designed and constructed to have a zero negative flood impact on surrounding western communities based on 100 year rainfall/flood event compared to the present day existing conditions;
- 2) the Minto West project shall be designed and constructed according to comply with all future drainage requirements by Palm Beach County, SFWMD, State of Florida, federal agencies, in the regulators sole good-faith determination; and
- 3) the most senior parent company of Minto entities, believed to be Minto Group, Inc., guaranteeing compliance with these requirements should the Applicant default.



Exhibit 1: Photograph of flooded 127th Trail N - near intersection of Persimmon Blvd (N 50th St) from August 2012. Mark Young lives on 127th Trail N

Photo Copyright Mark Young 2012

Mark Young

From: South Florida Water Management District [sfwmd@mycusthelp.net]
Sent: Monday, August 4, 2014 4:03 PM
To: myoung@younglaw.info
Subject: Public Records Request :: P000906-072214

--- Please respond above this line ---



8/4/2014

Mr. Mark Young
4870 127 Trl North
West Palm Beach FL 33411

Dear Mark:

RE: Public Records Request P000906-072214

The South Florida Water Management District received your public records request on 7/22/2014.

The District has reviewed your request and determined there are no responsive documents related to your request.

Staff has advised:

While we do have a C-51 model, we have not been part of an evaluation of the Minto West project and have not conducted the type of evaluation necessary to generate the information requested.

If you have any questions or need additional information, please feel free to contact my office by phone at 561-682-2729 or you may respond to this email.

Sincerely,

Queenester Nieves
Public Records Office
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406
Telephone: 561-682-2378
Fax: 561-682-6010
Publicrecords@sfwmd.gov

EXHIBIT 2

Mark Young

From: Mark Young [myoung@younglaw.info]
Sent: Tuesday, July 22, 2014 9:01 AM
To: 'publicrecords@sfwmd.gov'
Subject: SFWMD: Records Request - C-51 Canal capacity for Minto West Project

Records showing whether or not the C-51 Canal has sufficient capacity for the Minto West project discharge for major storm events without adversely affecting other western communities. Basically documents analyzing, if a rainfall and conditions that occurred 2012 with Isaac occurred with Minto West fully developed, would it adversely affect drainage other western communities?

Minto West will change about 3,800 acres of agriculture to:

Single Family 3,791.05 DU
Multi Family 800 DU
Commercial/Retail 500,000 SF
Other Non-Residential 1,500,000 SF
Community College 3,000 Students
Hotel 150 rooms

Minto West is located in Seminole Improvement District. If the cost exceeds \$20, please call me before making copies.

Mark Young, Esq., MBA, JD, BSCE, EIT/FE (Indiana)
Law Offices of Mark WS Young
4870 127th TRL N
West Palm Beach, FL 33411
561-784-2322

Exhibit 23
South Florida Water Management District (SFWMD) Letter (dated 4/16/14)



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

April 16, 2014

RECEIVED

APR 29 2014

PLANNING DIVISION

Bryan M. Davis, CNU-A
Principal Planner/Urban Designer
Planning Division, Planning, Zoning and Building Department
Palm Beach County
2300 North Jog Road
West Palm Beach, FL 33411-2741

Dear Mr. Davis:

It was a pleasure meeting with you and other Palm Beach County planning staff on March 28 to discuss South Florida Water Management District plans with respect to overall watershed management issues within the northern Palm Beach County Area. As noted, we are just beginning to re-initiate the federal planning process for the area, with a primary objective of delivering enough water to provide restoration flows to the Loxahatchee River Northwest Fork. The planning effort will concentrate on solutions within the watershed that will better able us to manage water to support this focus.

With respect to the general needs within the watershed, our focus will be on providing storage and water quality treatment to support supplemental deliveries through the Grassy Waters Preserve without compromising the integrity of this important ecological system; and utilizing the G-161 and G-160 structures that have already been constructed in support of this project. Although it is too early in the planning process to provide certainty with respect to the volume of storage needed, it would be important that this storage be near the M-Canal to allow ease of delivery and to the greatest extent possible be separate from the overall surface water management features for any proposed development within the area. A feature that supports the local flood improvement goals while allowing stored water to be available to assist in meeting the restoration flows to the Loxahatchee River would likely have broad support.

It will be important for us to stay in touch as we re-initiate the CERP planning process.

Sincerely

A handwritten signature in cursive script, appearing to read "Thomas M. Teets".

Thomas M. Teets, AICP
Federal Policy Chief
Office of Everglades Policy and Coordination

TMT/pav

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FLWATS 1-800-432-2045
Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680 • www.sfwmd.gov

EXHIBIT 3