

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

Attachment I.

Water & Wastewater Provider LOS Letters

Seminole Improvement District

Board of Supervisors

Janet Kroll, President
Jared Stern, Secretary/Treasurer
Maurice Berry, Supervisor

Ken Cassel, District Manager
Terry E. Lewis, District Counsel

October 25, 2013

Re: Willingness to Serve Water and Wastewater

To whom it may concern:

This letter is to advise you the Seminole Improvement District is willing to provide the necessary water and wastewater services within its jurisdictional boundaries .

Water and wastewater services may be provided through any combination of the following including but not limited to existing facilities, expansion of facilities and infrastructure, or interlocal agreements.

Please feel free to contact me if you need additional information or have any questions.

Sincerely



Kenneth G. Cassel
District Manager

CC: Board of Supervisors
Terry E. Lewis, District Counsel

District Office:

Severn Trent Management Services
210 N University Drive, Suite 702
Coral Springs, Florida 33071

Meeting Location:

Seminole Improvement District
4001 Seminole-Pratt Whitney Road
Loxahatchee, Florida

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

Attachment J.

Drainage Statement



Drainage Statement

Minto West

October 28, 2013

The subject property is located within unincorporated Palm Beach County in Sections 1, 2, 3, and 12, Township 43 South, Range 40 East and Sections 5, 6, 7, and 8, Township 43 South, Range 41 East. It is located 4-miles north of Southern Boulevard (SR-80) and is bisected by Seminole-Pratt Whitney Road. The conceptual design of the Minto West project will consist of the site development and drainage design for a future 3791.05-acre mixed use community located within the 3977-acre Seminole Improvement District (SID). The project will consist of residential and commercial uses. The existing SID site consists of an orange grove, a tree farm, a packing plant, grove market, several school sites, and a utility plant.

The existing drainage facilities, which are owned and operated by SID, consist of a perimeter canal, numerous primary canals, lateral canals, and internal culverts and control structures. In general, the topography of the existing site ranges from elevation 20 feet NGVD to 21 feet NGVD from north to south. Discharge from the project site flows south to an outfall structure at the south central boundary of the project. At that point, it enters a 3.5 mile long outfall canal, known as the M-2 Canal (the SID owns the 200 foot M-2 Right-of-Way via easement interest), discharging through box culverts under SR-80 into South Florida Water Management District's (SFWMD) C-51 Canal. The existing system is permitted under SFWMD Permit No. 50-00021-S and Water Use Permit No. 50-00021-W, allowing irrigation water withdrawals from the City of West Palm Beach's M-Canal.

The surface water management system will be designed and constructed in accordance with SFWMD Environmental Resource Permitting criteria and Volume IV Basis of Review and applicable regulations of Palm Beach County's Unified Land Development Code. The area is currently governed by SFWMD's C-51 Basin Rule which allows a discharge of 54 cubic feet

**4623 Forest Hill Blvd., Suite 113
(561) 439-7807**

**West Palm Beach, FL 33415
FAX (561) 439-0026**

Water Resources - Environmental

October 28, 2013

per second per square mile (csm) during a 10-year 3-day rainfall event and has an effective 100-year flood elevation of approximately 22.0 feet NGVD. Under the post-development condition, the project may be governed by a proposed new basin rule, which is currently undergoing a study by SFWMD. Recent improvements to the overall C-51 Basin will lower the 100-year flood elevation to a lower elevation. There is not likely any need for compensating storage since the existing land elevations throughout the site average above elevation 20 feet NGVD. However, if it is determined that compensating storage is required; it will be offset with the creation of water management lakes.

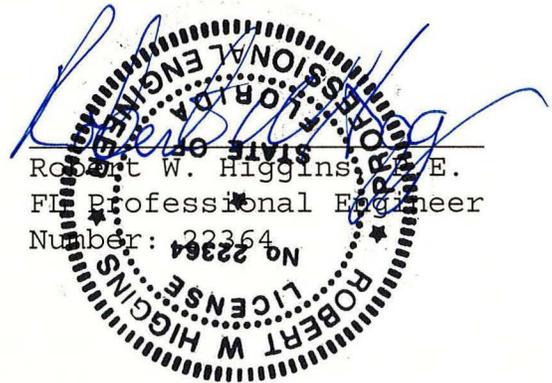
The surface water management system that will be designed to serve the site plan will meet state and local water quality and attenuation standards. The M-2 Canal will remain in place and the outfall control structure will continue to be used at the south end of the project prior to discharging into the C-51 Canal. The proposed master drainage system will remain under the oversight of SID.

The project site is located entirely within Flood Zone B, which is not in a 100-year flood plain according to the current Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) Panel No. 120192 0050 B, revised October 15, 1982. The project is located within Zone AE of the May 31, 2013 Draft FEMA maps, with flood elevations determined to be at 19.2 feet NAVD. The proposed minimum building floors will be designed at or above the higher of the peak stage in the 100-year, 3-day, zero discharge design storm or the SFWMD's C-51 Basin 100-year stage. Flood protection for the project will be provided for the following storm events and are based on the rainfall depths provided by the isoheytal graphs in the SFWMD's Basis of Review:

Storm Event	Rainfall Depth (in)	Design Criteria
10 year-1 day	7.4	Local Roads
10 year-3 day	10.0	Perimeter Berm and Peak Discharge
25 year-3 day	12.0	Arterial Roads
100 year-3 day, zero discharge	14.0	Finished Floors

Roadway design throughout the project shall be in accordance with Palm Beach County Standards and Florida Department of Transportation Standards including but not limited to travel lane design criteria for drainage.

The proposed project will continue to have legal positive outfall to the M-2 Canal and eventually the C-51 Canal. The master surface water management system will meet all local, state, and federal requirements.



Robert W. Higgins, P.E.
FL Professional Engineer
Number: 22364

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

Attachment K.

Fire Rescue Letter



Fire Rescue

Chief Jeffrey P. Collins
405 Pike Road
West Palm Beach, FL 33411
(561) 616-7000
www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Steven L. Abrams, Mayor
Priscilla A. Taylor, Vice Mayor
Hal R. Valeche
Paulette Burdick
Shelley Vana
Mary Lou Berger
Jess R. Santamaria

County Administrator

Robert Weisman

October 22, 2013

Kate Dewitt
Cotleur & Hearing
1934 Commerce Lane Suite 1
Jupiter, FL 33458

Re: Minto West

Dear Ms. Dewitt:

Per your request for response time information to the subject property know as Minto West. This property is primarily served by Palm Beach County Fire-Rescue station #22, which is located at 5060 Seminole Pratt Whitney Road. The farthest point of this property from the fire station is approximately 4 miles, with the closest point being right next to the station. The estimated response time to the subject property could range from 3 minutes 30 seconds to 10 minutes 30 seconds, depending on the interior road network and connectivity, also the development layout. For fiscal year 2013, the average response time (call received to on scene) for this stations zone is 9:45.

If you have any further questions, please feel free to contact me at 561-616-6909.

Sincerely,

A handwritten signature in blue ink that reads "Cheryl Allan".

Cheryl Allan, Planner
Palm Beach County Fire-Rescue

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

Attachment L.

Natural Feature Inventory & Map



ATTACHMENT L

NATURAL FEATURES INVENTORY AND MAP

Introduction -

The Minto West property (formerly known as Callery-Judge Grove) is comprised of 3,791 +/- acres of agricultural land situated south of the “M” Canal, on the east and west sides of Seminole-Pratt Whitney Road, and north of existing residential development. The property is approximately 1.75 miles wide in its longest north-south dimension and 5.0 miles long in its longest east-west dimension. A Natural Features Map depicting the site boundary and surrounding area on a 2013 aerial photo base is attached.

The long and consistent agricultural use history on the Minto West site has resulted in elimination of all native and natural habitat features from the property. The entire 3,791 +/- acre property has been altered for agricultural use, originally for citrus production. The clearing, ditching, and crop activities of the past 45 plus years of citrus production have erased any natural systems that would have occurred historically on the site. The more recent conversions to varied agricultural uses on the property have continued this condition. As a result of losses to citrus canker and citrus greening, a variety of alternative agricultural uses including row crop vegetables, plant nursery, pine plantation, and cattle grazing have been undertaken on the site. As a result the current site conditions exhibit no native habitat or natural features.

Wetlands -

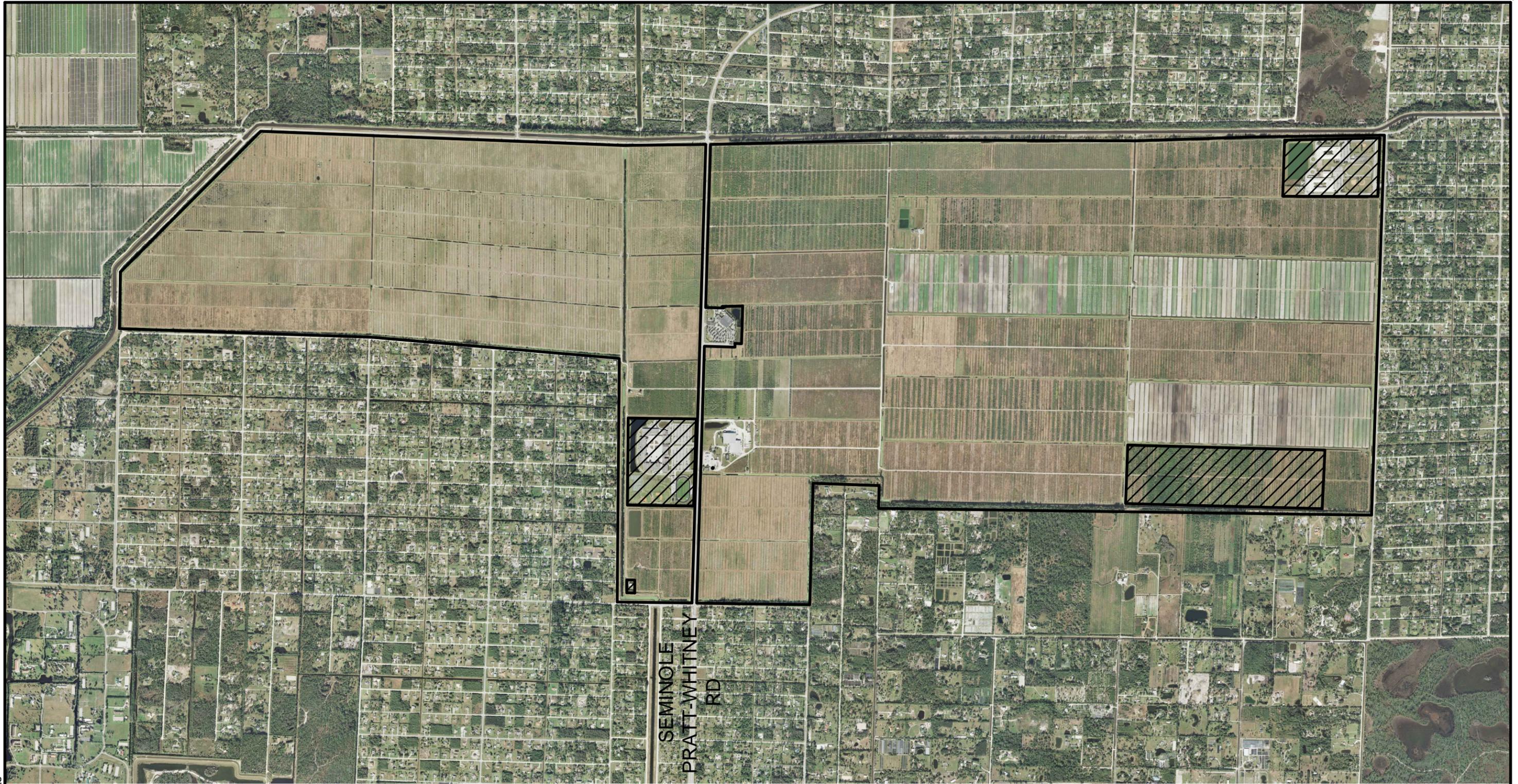
The primary factor in facilitating agricultural uses is the need for water control. Water control entails providing accelerated drainage when there is excess rainfall and providing for irrigation water when rainfall is less than crop or cattle needs. The water control system on the subject site has been in place for over 45 years and is comprised of field lateral ditches and swales connected to larger canals and ultimately the backbone drainage and irrigation system which moves water onto and off of the site based on agricultural needs.

The result of these improvements and operations is that there are no naturally occurring wetlands that occur on the site. There is a U.S. Army Corps of Engineers approved jurisdictional determination for the property first issued in September 2008 and revalidated in July 2013, which documents that all open water areas on the site are considered other waters of the U.S., being man made ditches, canals, or excavated ponds with no naturally occurring wetlands.

Uplands -

A review of available historic aerial photography provides a clear picture of the long term agricultural use of the property. When compared to an aerial photo from 1964 which shows the property in its natural state, a 1968 aerial photo indicates that by that time the entire site had been cleared, ditched, and organized into agricultural blocks for citrus farming with immature citrus trees apparent in most of the blocks. These agricultural improvements that occurred between 1964 and 1968 erased any native upland habitats or natural features that may have been present on the property prior to agricultural development.

Although there are areas on the site where native vegetation can be found, these are limited to tree nursery and pine plantation areas where these native species are being cultivated for commercial sale or uses. They do not constitute native habitats or natural features as they are monotypic single species stands under cultivation for production of landscape vegetation or silviculture production. None of these areas comprise native habitats or natural features on the property.



PALM BEACH COUNTY AERIALS DATED 2013

LEGEND

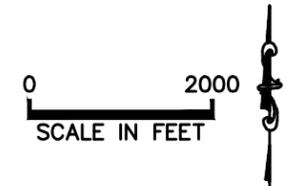
 - AREAS NOT INCLUDED

Minto West.dwg NATURAL FEATURES

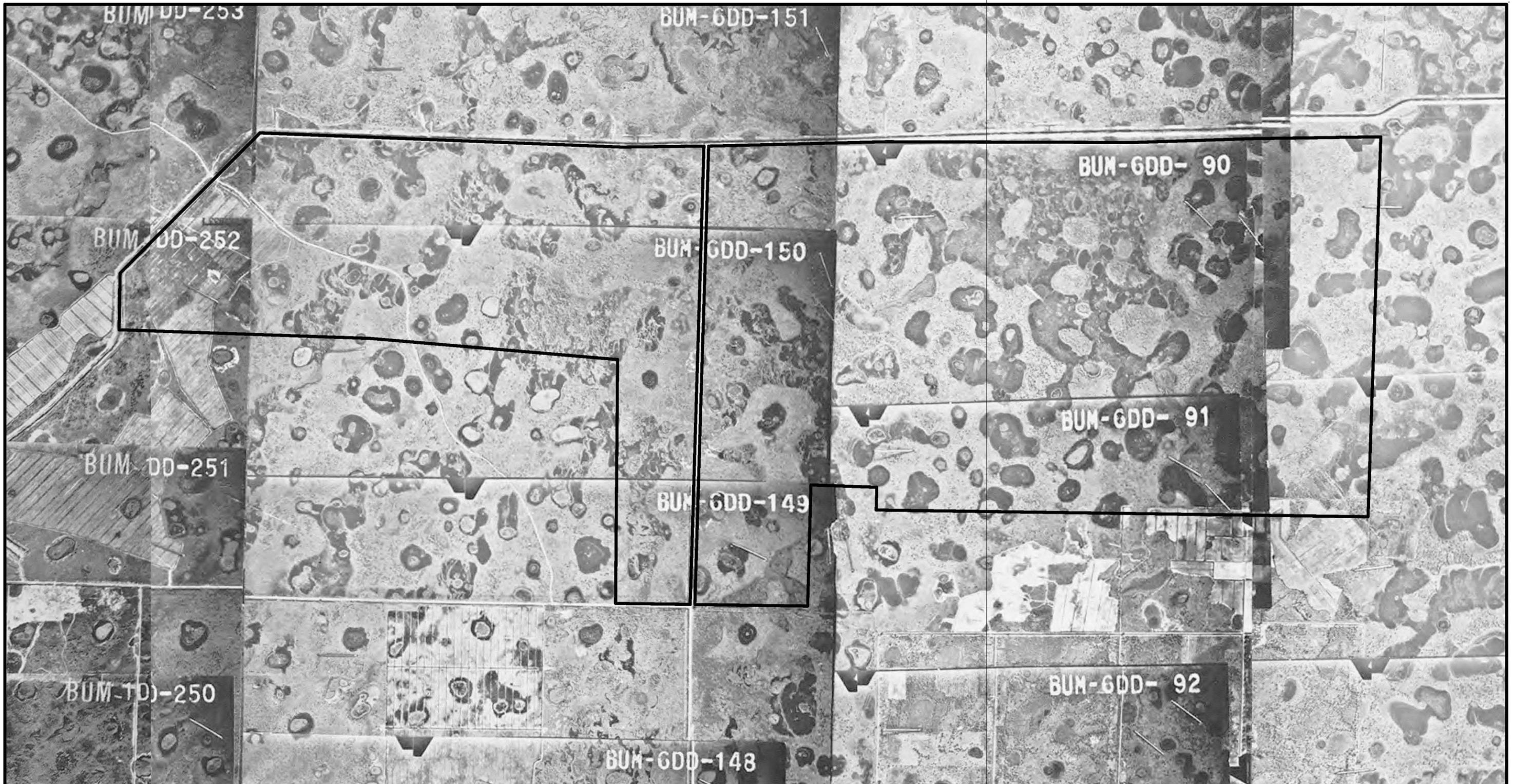


EW CONSULTANTS, INC.
 1000 SE MONTEREY COMMONS BLVD., SUITE 208
 STUART, FL 34996
 772-287-8771 FAX 772-287-2988
 WWW.EWCONSULTANTS.COM

**MINTO WEST
 ATTACHMENT K
 NATURAL FEATURES MAP**



**OCT 2013
 FIGURE**



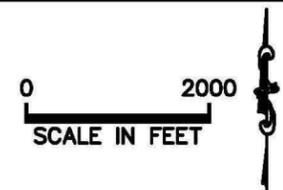
UNIVERSITY OF FLORIDA 1964 AERIAL INDEX

Minto West.dwg 1964 AERIAL



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1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

MINTO WEST 1964 AERIAL PHOTOGRAPHY



OCT 2013
FIGURE



12-6-68

UNIVERSITY OF FLORIDA AERIAL DATED 1968

Minto West.dwg 1968 AERIAL



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1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

MINTO WEST 1968 AERIAL PHOTOGRAPHY

0 2000
SCALE IN FEET

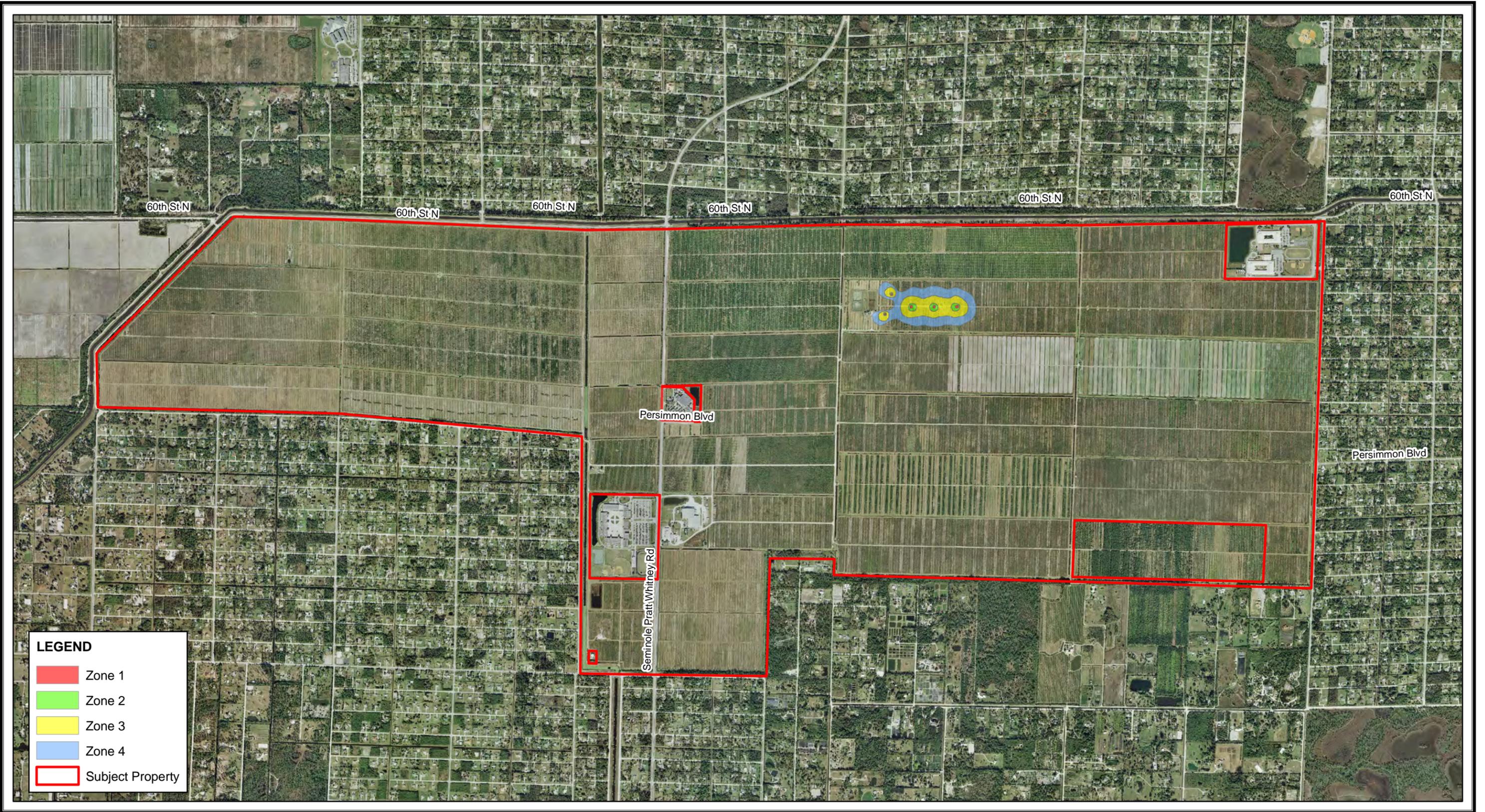


OCT 2013
FIGURE

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

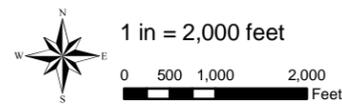
Attachment M.

Well Field Zone



LEGEND

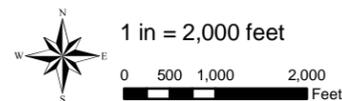
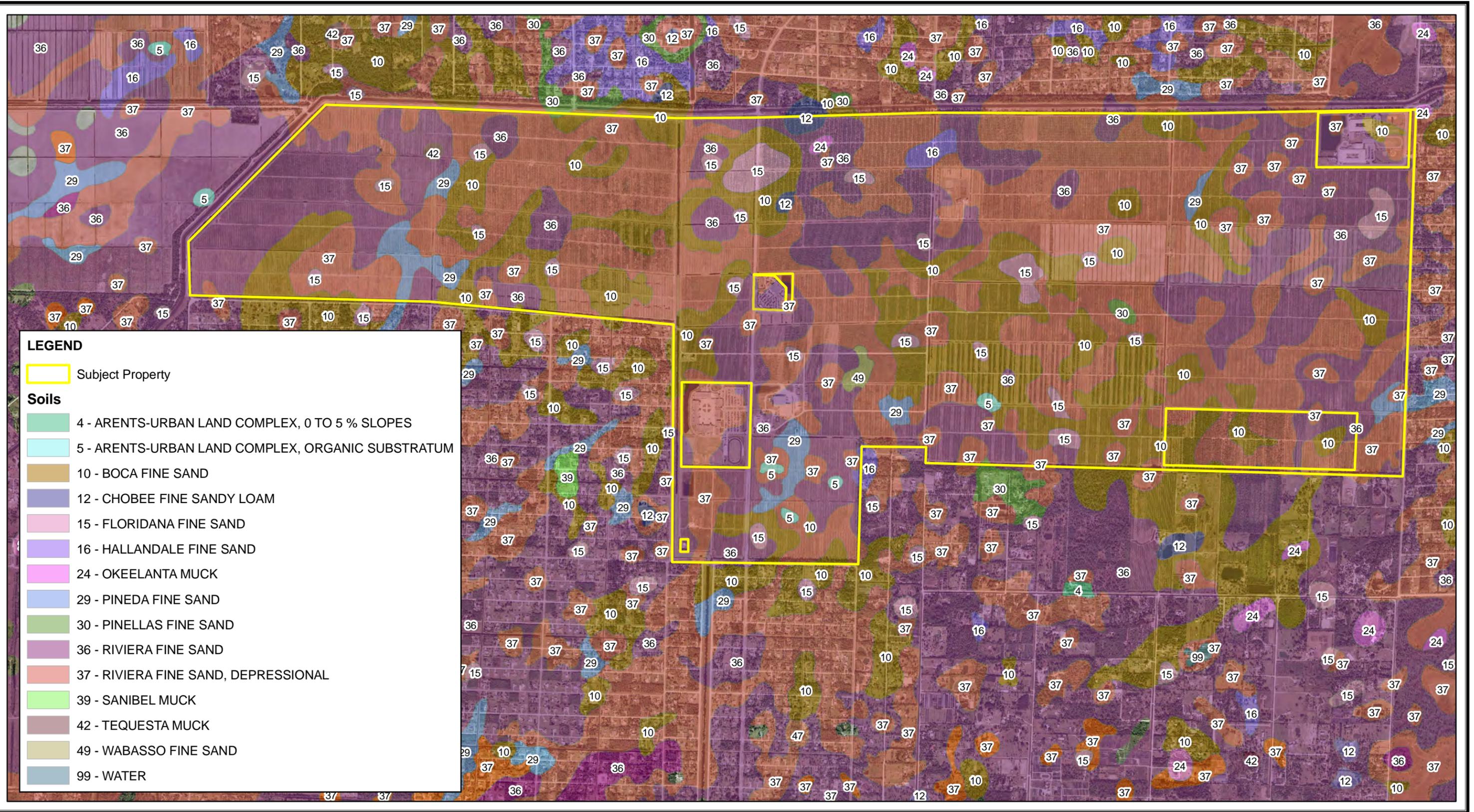
- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Subject Property



Wellfield Zone Map
Minto West
Palm Beach County, FL



Cotleur & Hearing
 1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
 561.747.6336 · 561.747.1377



Map Document:
 (F:\PROJECTS\13-0518 Minto West\1ST SUBMITTAL)
 10/25/2013 -- 1:30:00 PM

Soils Map
Minto West
 Palm Beach County, FL

Cotleur & Hearing
 1934 Commerce Lane - Suite 1 - Jupiter, FL - 33458
 561.747.6336 - 561.747.1377

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

Attachment N.

Historical Resource Evaluation Letter



**Department of Planning,
Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb



**Palm Beach County
Board of County
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Priscilla A. Taylor, Vice Mayor
Hal R. Valeche
Paulette Burdick
Shelley Vana
Mary Lou Berger
Jess R. Santamaria

County Administrator

Robert Weisman

*"An Equal Opportunity
Affirmative Action Employer"*

October 28, 2013

Kate DeWitt, AICP
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

**RE: Review and Comments of known cultural resources on the
Minto West property.**

Mrs. DeWitt,

What follows is a review of the Minto West property for potential impact to known cultural resources.

In June of 2004, Southeastern Archaeological Research (SEARCH) Inc. identified one historic resource on the Minto West property. This site is identified as the Callery Judge Grove Site (8PB11369). The site was identified from two shovel test pits (STPs), which produced 66 vertebrate remains. The absence of any ceramics lead the principal investigator to suggest the site was likely attributed to the Archaic Period. The report recommend a Phase I assessment be undertaken. Even though an archaeological site was recorded on the property, sometime during 2006 the site was mechanically trenched and the citrus trees on the site were removed resulting in an extensive adverse impact to the historic resource. Then in October 2006, SEARCH Inc. was hired again to assess the integrity of the Callery Judge site.

Their findings concluded that as a result of the past and recent agricultural practices, site integrity was lost and therefore the site is not eligible for inclusion to the National Register of Historic Places. Late in 2006 the County Archaeologist in conjunction with SEARCH performed a field inspection of the Callery Judge Site. The soils of the site were found to have been recently plowed to a depth of over three feet as still green vegetation was encountered to that depth. With this information a Certificate to Dig (CTD) was issued for the project.



Since 2006 further research has revealed the presence of many deeply buried sites (6ft.or 2m) deep) within Palm Beach County. The majority of these sites are located within the former everglades area. To this end the greatest threat to unknown archaeological sites in the South Florida region is the creation of wetlands and water retention areas. Subsequent remote sensing analysis since 2006 has identified 15 other small paleo-landforms which might contain undocumented prehistoric resources on the Minto Property. This is not unexpected since the 2004 SEARCH report concluded the presence of one site demonstrates the possibility that other, more intact archaeological deposits may exist on the property.

Though remote there is always the chance for the discovery of human remains on prehistoric sites. The chance of this occurring on the Gallery Judge Grove site is somewhat elevated since from other tree island sites it is known that human remains tend to cluster on the southern side of the tree island. Should human remains be encountered all soil disturbing activities must stop and the State Archaeologist contacted.

Given the implications of the new research, remote sensing findings and the potential for intact deposits to exist at depth this office is going to require the aforementioned 15 paleo-landforms and significant water features to be more closely investigated before the reissuance of a Certificate to Dig (CTD). The amount of archaeological testing can be reduced if any of the identified areas are going to be incorporated into green spaces, parks or areas of previous disturbance. Per Article 9 of the Unified Land Development Code (ULDC) such decisions must be made in conjunction with the County Historic Preservation Officer.

To this end I request we schedule an appointment with you and your Cultural Resource Management consultant here at the county office at Jog and Okeechobee to discuss areas to be tested and when testing should occur during the phases of your project.



Should you have any questions or wish to discuss these conclusions please contact me at cdavenpo@pbcgov.org. Email is the best way to reach me because I am frequently out in the field and often respond to emails at night. My phone number is as (561) 233-5331.

Sincerely,

A handwritten signature in black ink, appearing to read "Christian Davenport", with a long horizontal line extending to the right.

Christian Davenport MA RPA
County Archaeologist

CC:

Patrick Rutter, Chief Planner
Maria Bello, Senior Planner

t:\planning\archaeology\county departments\planning\land use amendments and development review\cotleur and hearing\minto west.doc

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

Attachment O.

Palm Beach County School District Letter



November 4, 2013

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

Re: Minto West

Dear Mr. Aghemo:

Pursuant to the requirements of the FLUA amendment application, attached please find a letter from the School District of Palm Beach County analyzing the impacts of the proposed application on school capacity in the area. Please note that the Applicant is not in agreement with the attached analysis because it does not appear to be consistent with the Palm Beach County Interlocal Agreement to Establish School Concurrency and the Unified Land Development Code, Section 2.F.6, et seq, which implements the same. The Applicant will continue to work with the School District to ensure that an appropriate analysis is completed and to ensure that all impacts associated with proposed Minto West Development are addressed pursuant to the Interlocal Agreement.

Sincerely,

MINTO SPW, LLC



John Carter
Vice President

Attachment



**THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL**

PLANNING AND REAL ESTATE SERVICES
3300 FOREST HILL BLVD., SUITE C-110
WEST PALM BEACH, FL 33406

**KRISTIN GARRISON
DIRECTOR**

**MICHAEL J. BURKE
CHIEF OPERATING OFFICER**

**STEVEN G. BONINO
CHIEF OF SUPPORT OPERATIONS**

PHONE: 561-434-8020 / FAX: 561-434-8815

WWW.PALMBEACHSCHOOLS.ORG/PLANNING

October 28, 2013

Ms. Maria Bello
Palm Beach County Planning Division
2300 Jog Road, 2nd Floor
West Palm Beach, FL 33411

RE: Minto West Future Land Use (FLU) Amendment

Dear Ms. Bello:

The School District Planning and Real Estate staff reviewed the subject future land use (FLU) amendment request for an approximate 3,791 acre site located south of the intersection of Orange Boulevard and Seminole Pratt Whitney Road, north of 50th Street N, east of 190th Terrace N and W of 140th Avenue. From the data provided, the existing FLU categories are: Agricultural Enclave on 3,737.92 acres, and Rural Residential 10 (RR-10) on the remaining 53 acres. The existing FLU categories, at their maximum development, would allow for a total of 2996 residential units.

The requested FLU is for Agricultural Enclave at approximately 1.71 dwelling units per acre to allow up to 6500 residential units.

Following is an analysis of the potential impacts the proposed development could have on the public school system based on the School Board adopted multipliers. The analysis was conducted for the total development and for the development based on the FLU change only.

Units	Elementary Students	Middle Students	High Students	Total Students
6500 TOTAL UNITS	975	390	520	1885
3504 FLU REQUEST	526	210	280	1016

The School District has not received a detailed phasing schedule. The proposed development is located in SAC 420 E and 421 E. Since the project is located in 2 SACs, there are two elementary and 2 middle schools currently serving the proposed development.

The schools currently serving the proposed development and their existing and proposed utilization from the impacts from the development are contained in the following table.

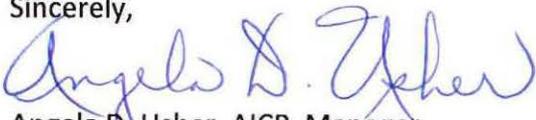
SCHOOLS	CAPACITY	ADDITIONAL STUDENTS (TOTAL)	ADDITIONAL STUDENTS (FLU AMENDMENT ONLY)	OCTOBER 2013 FTE ENROLLMENT	OCTOBER 2013 UTILIZATION	OCTOBER 2017 UTILIZATION TOTAL STUDENTS	OCTOBER 2017 UTILIZATION FLU AMENDMENT ONLY
LOXAHATCHEE GROVES ELEMENTARY	860	488	263	454	53%	106%	80%
GOLDEN GROVES ELEMENTARY	749	488	263	522	70%	133%	103%
OSCEOLA CREEK MIDDLE	1075	195	110	617	57%	73%	65%
WESTERN PINES MIDDLE	1054	195	100	1120	106%	128%	119%
SEMINOLE PRATT WHITNEY HIGH	2463	520	280	2450	99%	99%	89%

BASED ON FY 14/18 PROJECTIONS DATED APRIL 2013

Even though all the students from the development will not be generated within the five year planning period, since the district has no additional capacity projects planned, staff is projecting that the impacts will be the same within the long range planning period. The analysis shows that within the five year planning period the addition of projected students from this development will cause an elementary school and a middle school to exceed their utilization.

The School District Planning and Real Estate staff will be requesting that an elementary school site be dedicated and funding be provided for classroom additions at the elementary and middle schools. Should there be any questions, please do not hesitate to contact me.

Sincerely,



Angela D. Usher, AICP, Manager
 Planning and Real Estate

C: Donaldson Hearing, Cotleur & Hearing, INC.
 Steven Bonino, School District of Palm Beach County
 Kristin Garrison, School District of Palm Beach County

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

Attachment P.

Survey

See Separate Attachment