

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

**Attachment Q.**

**Conceptual Plan and Implementing  
Principles**

## ***Minto West***

### ***Implementing Principles***

The Implementing Principles are an accompaniment to the Minto West Conceptual Plan to ensure the implementation of appropriate new urbanist concepts within the Agricultural Enclave, while allowing flexibility during subsequent zoning and site planning.

#### **Conceptual Plan Design**

The Minto West Conceptual Plan contains five land use areas, which are consistent with and which enhance the development surrounding the site. The land use areas include Residential, Town Center/Mixed Use, Work Place, Commercial Recreation, and Natural. Each land use area will include a mix of the land use categories identified in the Site Data on the Conceptual Plan. The designation of the land use areas serves to create form within the project. The nonresidential uses will be clustered along the east and west sides of Seminole Pratt Whitney Road to provide efficient access to these uses without disrupting residential areas. The residential uses are arranged with lower density at the far edges of the property and higher density areas closer to the nonresidential areas. The specific density of each neighborhood type will be determined during the zoning process, not to exceed the overall density permitted for the parcel. The physical definition of streets, blocks, and gathering spaces shall be determined during the approval of the Master Plan and subsequent site plans. Each residential neighborhood will be developed with specific design standards and details adopted during the approval of the site plan.

#### **Land Use Areas**

##### *Residential*

The Residential land areas shown on the Conceptual Plan may encompass a variety of housing types, including single and multi-family. Appropriate institutional and public facilities, parks and recreation will be integrated within these areas.

##### *Town Center*

The Town Center/Mixed Use land area shown on the Conceptual Plan shall include a mix of commercial, retail and economic development center uses, including office and light industrial uses, and the proposed hotel. Appropriate institutional and public facilities uses and parks and recreation will be integrated within these areas. The Town Center will include a variety of innovative development patterns co-located to serve the needs of the residential neighborhoods. The Town Center shall implement the County's standards for a Traditional Marketplace Development. The street networks within the Town Center shall be developed to facilitate multi-modal transportation, to the extent possible, and connect to pathways and streets within the Residential areas.

### *Workplace*

The Workplace land area shown on the Conceptual Plan shall include economic development center and light industrial uses along with the community college. Appropriate institutional and public facilities uses and parks and recreation will be integrated within these areas. The Workplace is intended to be a source of employment and educational opportunities aimed to serve the existing and future residents of the western communities.

### *Commercial Recreation*

The Conceptual Plan designates two areas within the northern portion of the site as Commercial Recreation. This land use is intended to accommodate major public and private commercial recreation facilities that meet a portion of the recreational needs of residents and tourists. Accessory facilities and activities that are an integral part and supportive of the recreational facility shall also be included within these areas.

### *Natural Area*

The Conceptual Plan contains a large amount of Natural areas throughout the site, which shall consist of greenspaces, pedestrian pathways, bike trails, equestrian trails, rural parkways, active and passive recreation uses, wetlands, preserves, landscape buffers, water management tracts, lakes, wellfields, and other similar amenities. Natural areas shall be provided to create separation and buffers, as well as, interconnectivity within and between residential neighborhoods. Ownership and management of these lands can be via property owner association(s), homeowner association(s), non-profit organization(s), and/or special district or other governmental agency.

### **Neighborhood Design**

Residential neighborhoods shall be based on a street design that fosters alternate modes of transportation such as pedestrian pathways, equestrian trails, and/or bicycle lanes. Neighborhoods shall be designed with character and clearly defined gathering places, with many residences within walking distance of such places.

### **Civic and Recreation**

Appropriately scaled concentrations of civic and institutional activity shall be distributed in proximity to each residential neighborhood. Civic sites and gathering places shall be located at important sites to reinforce community identity. A range of parks, from tot-lots and village greens to recreation fields and passive parks, which will be distributed within or near neighborhoods. Each neighborhood will include appropriately scaled civic and recreation spaces to meet the needs of the communities' residents. The majority of the more active recreational uses will occur on the eastern portion of the property, as shown on the Conceptual Plan, in order to maintain the lower density characteristic of those neighborhoods located within the western portion of the property.

### **Neighborhood and Housing Variety**

Minto West shall include a variety of neighborhood types allowing for a variety of housing types and lot sizes. The Minto West Conceptual Plan depicts the general locations of residential neighborhoods. The specific location, densities and number of dwelling units will be determined during the approval of the

Master Plan and Site Plan, not to exceed the overall density permitted for the parcel. Generally, lower density residential areas will occur towards the farthest east and west ends of the property, with higher density development approaching Seminole Pratt Whitney Road. Additionally, factors such as proximity to schools, civic and recreation areas, or the Town Center will result in clustering of densities to make use of pedestrian accessibility.

### **Corridors**

Persimmon Boulevard and Seminole Pratt Whitney Road are corridors that act as connectors of neighborhoods and districts within Minto West and surrounding communities. These corridors shall be designed with opportunities for alternate modes of transportation such as pedestrian pathways, bike lanes, and equestrian trails where appropriate.

### **Internal Street Network**

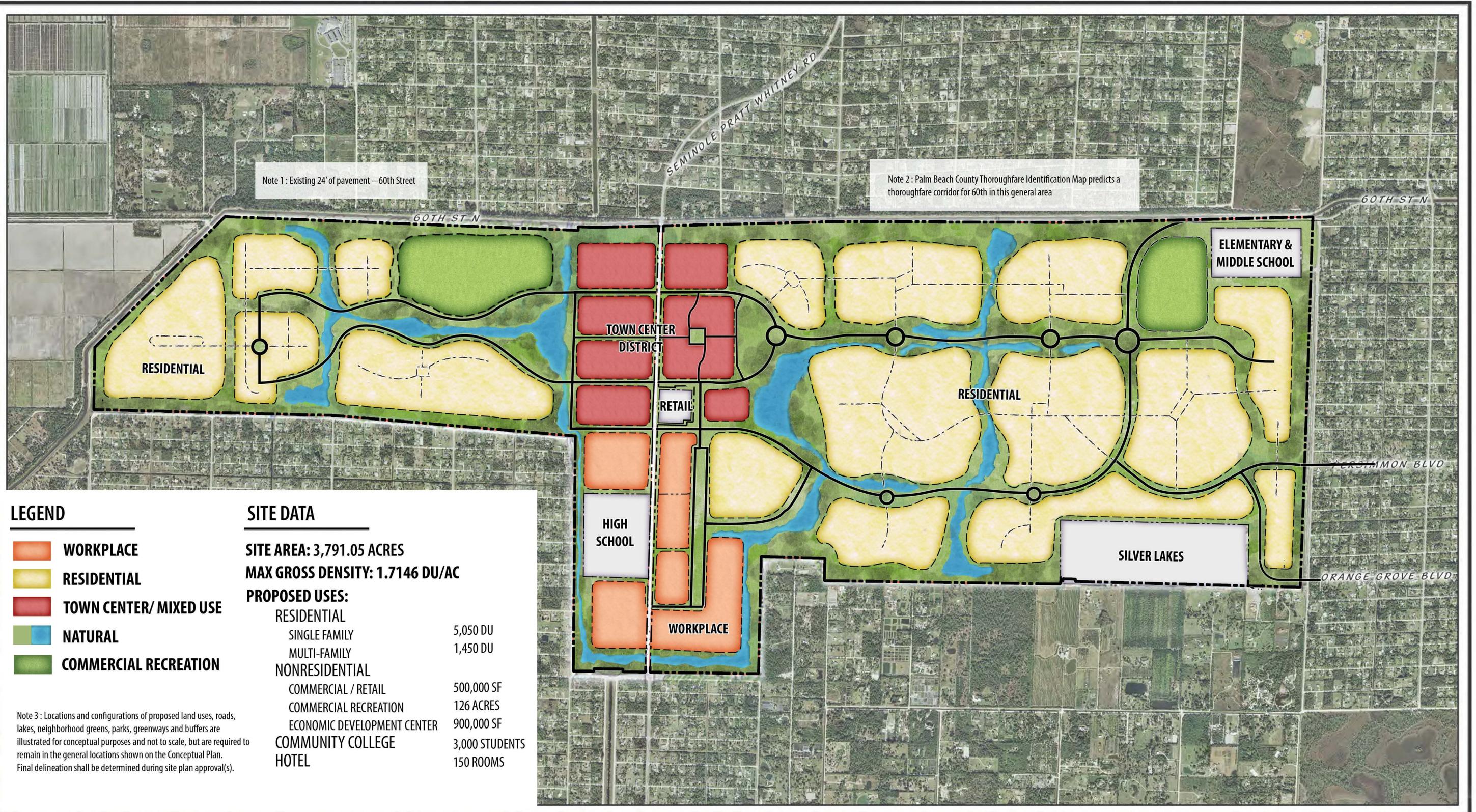
The Minto West Enclave shall be developed with enhanced connectivity between neighborhoods, schools, civic uses, and retail uses where appropriate. The Minto West Conceptual Plan provides for a hierarchy of streets connecting with the County's Thoroughfare Roads, which provides for circulation and access from the neighborhoods both to the Thoroughfare Roads as well as between individual neighborhoods, schools, and the Town Center. Excluding roadways identified on the County's Thoroughfare Map, streets shall be designed in a pedestrian-friendly manner with landscape buffers for slow travel speeds. Streets and squares internal to the neighborhoods will be safe, comfortable, and interesting to the pedestrian where appropriate. Properly configured, they encourage walking and will enable neighbors to know each other and their communities.

### **Separation of and Buffering**

Minto West shall include appropriate separations and buffering from the surrounding existing communities. The Minto West Conceptual Plan depicts appropriate buffers around the entire property. These buffer areas will not only provide physical separation, but will contain features such as trails and landscape enhancement areas for the use of existing and future residents. Additionally, lot size considerations around the perimeter will ensure compatibility with the surrounding community.

### **Implementation**

Agricultural Enclaves are encouraged to maintain agricultural uses and activities. For that reason, incremental conversion of Agricultural Enclaves to nonagricultural use is permitted. The property shall be rezoned to Agricultural Enclave Overlay with an accompanying Master Plan, consistent with the Conceptual Plan and these Implementing Principles. The County Planning, Zoning & Building Department will maintain records of the total density and/or intensity approved to ensure that the total approved units do not exceed the maximum density and/or intensity granted in accordance with the FLUA amendment and Conceptual Plan.



Note 1 : Existing 24' of pavement – 60th Street

Note 2 : Palm Beach County Thoroughfare Identification Map predicts a thoroughfare corridor for 60th in this general area

**LEGEND**

- WORKPLACE**
- RESIDENTIAL**
- TOWN CENTER/ MIXED USE**
- NATURAL**
- COMMERCIAL RECREATION**

**SITE DATA**

**SITE AREA: 3,791.05 ACRES**  
**MAX GROSS DENSITY: 1.7146 DU/AC**

**PROPOSED USES:**

RESIDENTIAL	
SINGLE FAMILY	5,050 DU
MULTI-FAMILY	1,450 DU
NONRESIDENTIAL	
COMMERCIAL / RETAIL	500,000 SF
COMMERCIAL RECREATION	126 ACRES
ECONOMIC DEVELOPMENT CENTER	900,000 SF
COMMUNITY COLLEGE	3,000 STUDENTS
HOTEL	150 ROOMS

Note 3 : Locations and configurations of proposed land uses, roads, lakes, neighborhood greens, parks, greenways and buffers are illustrated for conceptual purposes and not to scale, but are required to remain in the general locations shown on the Conceptual Plan. Final delineation shall be determined during site plan approval(s).



11.04.2013

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

**MPA**  
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