



July 1, 2014

Ms. Kristin Garrison
 Palm Beach County School District
 Director of Planning and Real Estate Services
 330 Forest Hill Boulevard
 West Palm Beach, Florida 33406

**Re: Minto West
 CH Project #130518**

Dear Ms. Garrison:

On behalf of Minto PBLH, LLC, I would like to thank you for taking the time to meet with our team yesterday. As we discussed, the Master Plan resubmitted to the County on June 23rd contained a reduced residential dwelling unit count of 4,549 units. The revised residential unit count represents an increase of only 1,053 student-generating units above the currently adopted 2,996 residential units.

Total Dwelling Unit Breakdown	Student Generation Multipliers			
	Elementary	Middle	High	Total
500 Age Restricted DU	-	-	-	-
600 Multi-family DU	0.08	0.04	0.06	0.18
3,449 Single-family DU	0.15	0.06	0.08	0.29

Dwelling Units	Elementary Students	Middle Students	High Students	Total Students
4,549 Total Units	565	231	312	1,108
1,053 FLU Request	116	51	72	123

FLUA Dwelling Unit Breakdown
600 Multi-family DU
453 Single-family DU
1,053 DU Total

Minto West
 Letter to School District
 July 1, 2014
 13-0518

Schools	Capacity	Additional Students (Total)	Additional Students (FLU Only)	October FTE 2013 Enrollment	October 2013 Utilization	October 2017 Utilization (Total)	October 2017 Utilization (FLU Only)
Loxahatchee Groves E.S.	860	282.5 (50%)	58 (50%)	454	53%	86%	59%
Golden Groves E.S.	749	282.5 (50%)	58 (50%)	522	70%	107%	77%
Osceola 1054Creek M.S.	1,075	115.5 (50%)	26.5 (52%)	617	57%	68%	60%
Western Pines M.S.	1,054	115.5 (50%)	24.5 (48%)	1,120	106%	117%	109%
Seminole Pratt Whitney H.S.	2,463	312 (100%)	72 (100%)	2450	99%	112%	102%

Despite this reduction in impact, the Applicant remains committed to dedicating a 12-acre school site on the property to the School District. At this time, the Applicant is unable to construct a school on the 12-acre land dedication site as we discussed in our meeting on June 30th. The required impact fees will be paid to the School District to assist in the District’s construction of a school in the future.

Per staff’s request, we will present the Seminole Improvement District (SID) board the opportunity to relieve the School District of their current drainage payments. Please note that the Applicant is only able to present this request to the SID board.

We look forward to continue working with staff on any questions or comments you may have. Should you have any questions please contact Kate DeWitt or myself.

Sincerely yours,
Cotleur & Hearing, Inc.



Donaldson E. Hearing ASLA, LEED® AP

DEH/mlb

CC: John Carter – Minto Communities
 Tara Duhay – Lewis Longman & Walker
 Kate DeWitt – Cotleur & Hearing



**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 K. GARRISON
DIRECTOR

MICHAEL J. BURKE
CHIEF OPERATING OFFICER

STEVEN G. BONINO
CHIEF OF SUPPORT OPERATIONS

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

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July 17, 2014

Mr. Donaldson E. Hearing, Principal
Cotleur & Hearing, Inc.
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Re: Minto West – 4,549 total units

Dear Mr. Hearing:

I am in receipt of your letter dated July 1, 2014 regarding the Minto West project. District Planning staff has re-reviewed your proposal and concurs with your analysis regarding the number of potential students to be generated from the proposed development based on the District's adopted multipliers. Your table shows 2013 and 2017 school utilizations. In 2017, Golden Grove Elementary, Western Pines Middle and Seminole Ridge High will exceed 100% FISH utilization. These are the schools primarily serving your development. It is clear that, at a minimum, the boundaries for your development will probably be changed to other schools so that the students to be generated can be accommodated.

The District asked for a financial contribution to be able to expand existing campuses or build new to accommodate students to be generated from the proposed development, which you have not consented to doing. You have agreed to provide the District with one elementary school site at 12 net acres. District staff will impose conditions regarding the timing and the delivery of the site.

Consistent with the practice of most other local governments, the District requests that Seminole Improvement District (SID) exempt the School District from drainage fee charges. You stated that this issue will be presented to the SID Board. Please inform us of the outcome if it has already been presented, or let us know the date of the upcoming meeting so that we may attend.

Sincerely,

Kristin K. Garrison, A.I.C.P.
Director

KKG:ml

cc: John Carter, A.I.C.P., Vice President, Minto Communities
Tara W. Duhy, Shareholder, Lewis, Longman & Walker, P.A.
Steven G. Bonino, Chief of Support Operations, School District of Palm Beach County
Angela D. Usher, Manager, School District of Palm Beach County



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July 21, 2014

Bryan Davis, Project Manager
Palm Beach County Planning Division
2300 Jog Road, 2nd Floor
West Palm Beach, FL 33411

RE: Minto West Future Land Use (FLU) Amendment (Revised Letter)

Dear Mr. Davis

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 to allow for a total of 4,549 units per letter received by the School District from the applicant on July 1, 2014.

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
4549 TOTAL UNITS	565	231	312	1108
2996 CURRENTLY ALLOWED				
1553 FLU REQUEST				
1053 FAMILY RES. UNITS	116	51	72	123
500 AGE RESTRICTED	0	0	0	0

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 FTE 2013 ENROLLMENT	OCTOBER 2013 UTILIZATION	OCTOBER 2017 UTILIZATION TOTAL STUDENTS	OCTOBER 2017 UTILIZATION FLU AMENDMENT ONLY
LOXAHATCHEE GROVES ELEMENTARY	860	283	58	454	53%	86%	60%
GOLDEN GROVES ELEMENTARY	749	283	58	522	70%	108%	77%
OSCEOLA CREEK MIDDLE	1075	116	26	617	57%	68%	68%
WESTERN PINES MIDDLE	1054	116	26	1120	106%	117%	109%
SEMINOLE PRATT WHITNEY HIGH	2463	312	72	2450	99%	112%	103%

BASED ON FY 14/18 PROJECTIONS DATED APRIL 2013

The majority of this development is currently in Golden Groves Elementary and Western Pines Middle Schools' boundaries. These schools are projected to be highly utilized therefore boundary changes may be necessary. The applicant has agreed to contribute a 12 acre net elementary school site for a public elementary school to the School District in relation to this project. 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