

# TEXT AMENDMENT REQUEST APPLICATION

## I. Text Amendment Data

<b>Round Proposed</b>	Requesting Out of Sequence Review.
<b>Name</b>	<b>Minto West</b>
<b>Purpose</b>	This text amendment is proposed to enable a Future Land Use Atlas Amendment application for a new mixed-use community known as Minto West proposed for the site formerly known as Callery Judge Groves.
<b>Basis</b>	<p>The purpose of the FLUA is to update the previously approved Conceptual Plan for the subject property. The Conceptual Plan will include a site data table establishing an overall density for the project consistent with the requirements for Agricultural Enclaves, the proposed layout of each transect zone, as well as the minimum and maximum thresholds for each transect, in accordance with Policy 2.2.5-d. The Conceptual Plan has not been included herein, but will be submitted with the FLUA application based on the intake dates set by the Board.</p> <p>The corresponding CPTA will address modifications to various policies in the Comprehensive Plan to accommodate the design of the Conceptual Plan. Our goal is to simplify the specific language adopted with the previous FLUA, which is more appropriately addressed in the ULDC, and provide guiding principles aimed to achieve positive and effective development within the Agricultural Enclave. The proposed amendment has not been included herein, but will be submitted in strikethrough and underline format to staff, based on the intake dates set by the Board.</p>
<b>Element(s)</b>	Future Land Use Element at minimum
<b>Text Changes</b>	At minimum, revise FLUE Policies 2.2.5-d through 2.2.5-i regarding the Agricultural Enclave. Specific changes to be determined during amendment process
<b>ULDC Changes</b>	At minimum, revise Article 3.B.17., Agricultural Enclave Overlay (AGEO) Specific changes to be determined during amendment process

## II. Amendment Data

<b>Name</b>	Minto West
<b>Proposed FLU</b>	Agricultural Enclave
<b>Proposed Underlying FLU</b>	None
<b>Proposed Conditions</b>	This amendment will revise and/or replace conditions of approval adopted by Ordinance 2008-019, including, but not limited to, the Conceptual Master Plan, maximum densities and intensities, the Site Data Table, and the New Urbanism Guiding Principles.
<b>Proposed Use</b>	Mixed-Use residential and non-residential community
<b>Proposed Zoning</b>	Undetermined, but potentially pursuing Planned Unit Development (PUD) and Tradition Marketplace Development (TMD)
<b>Tier and Tier Amendment</b>	Rural Tier

### III. Site Data

<b>Acres</b>	3,791.053 total acres
<b>PCN, Legal Description</b>	See attached legal description and PCN list.
<b>Location</b>	South of intersection of Orange Blvd. and Seminole Pratt Whitney Road, north of 50 <sup>th</sup> Street N., east of 190 <sup>th</sup> Terrance N., west of 140 <sup>th</sup> Ave.
<b>Street Address</b>	Not applicable.
<b>Frontage</b>	60 <sup>th</sup> Street = 10,898 feet (All distances are approximates) 140 <sup>th</sup> Avenue = 8,023 feet 50 <sup>th</sup> Street = 10,436 feet Little Gator Lane = 5,486 feet Orange Grove Blvd = 9,053 feet Sycamore Drive = 4,069 feet Cheetham Hill Blvd = 5,114 feet Canals = 5,292 feet
<b>Legal Access</b>	To be determined during site planning process.

### IV. General Data

<b>Current FLU</b>	Agricultural Enclave (AGE) on 3,737.92 acres and Rural Residential, 1 unit per 10 acres (RR-10) on 53.13 acres
<b>Existing Land Use</b>	Majority of site is agricultural, Utility site on one parcel
<b>Previous FLU Amendment(s)</b>	1998 – Proposed CL/IND designation – Denied by BCC 2006 – Proposed TTD / DRI designation – Denied by BCC 2008 – Proposed AGE designation – Approved by BCC
<b>Current Zoning</b>	Agricultural Residential (AR) and Public Ownership (PO)
<b>Development History</b>	A copy of Ordinance No. 2008-019 is attached.

### V. Development Potential Data and Analysis

A key component of the analysis is a comparison of the impacts of the increase (or decrease) in intensity on the site from the current FLU to the proposed FLU. This section will provide the calculation of the maximum development potential on the site in comparison to the proposed FLU.

<b>Residential Dwelling units and population impacts (residential FLUs only)</b>		
	<b>Units</b>	<b>Population</b>
<b>Current FLU</b>	Agricultural Enclave (0.80 DU per acre) 2,996 Dwelling Units	7,160.44
<b>Proposed FLU</b>	Agricultural Enclave (1.71 DU per acre) 6,500 Dwelling Units	14,535.00
<b>Difference</b>	3,504 Dwelling Units	7,374.56

<b>Non-Residential Square Footage impacts (non-residential FLUs only)</b>		
	<b>Proposed Square Footage</b>	<b>Maximum Square Footage</b>
<b>Current FLU</b>	235,000 SF non-residential	same
<b>Proposed FLU</b>	1,400,000 SF (plus 150-room Hotel, 3,000-student College, and 1 baseball stadium)	same
<b>Difference</b>	1,165,000 SF (plus 150-room Hotel, 3,000-student College, and 1 baseball stadium)	same

## **VI. Agent Information**

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

## **VII. Applicant Information**

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

## **VIII. Attachments**

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- A. PCN's, Legal Description and Warranty Deed**
  - B. Agent Consent Form**
  - C. Applicant's Ownership Affidavit**
  - D. Disclosure of Ownership Interests**

**Attachment A**  
**PCN's, Legal Description and Warranty Deed**

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

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