

*Warner Real Estate Advisors, Inc.*

# Minto West Residential Density Analysis

12/16/2013



December 16, 2013

Ms. Tara W. Duhy, Esq.  
Lewis, Longman & Walker, P.A.  
515 North Flagler Drive, Suite 1500  
West Palm Beach, Florida 33401

Re: Minto West - Residential

Dear Tara,

As you have requested, enclosed you will find an updated residential analysis that identifies the types and quantities of residential development surrounding the Minto Agricultural Enclave. This study updates the prior January 7, 2008 study developed for the Callery–Judge Grove Agricultural Enclave. This study computed the overall gross residential density of residential projects and communities for a five mile study area surrounding the Minto West project. In total, residential density was researched, analyzed and computed for 104 different communities/areas located in the study area.

Based on this research and analysis, this report concludes that within a five mile area the overall average density is approximately 2.40 units per acre and the median density is .95 units per acre. Since the Minto West Enclave is proposed at the density of 1.71 units per acre, it is well below the average densities of the area.

Thank you for the opportunity to work with you on this project.

Sincerely,

Rick Warner  
Warner Real Estate Advisors, Inc.

## Methodology

Below is a description of the methodologies used to determine the residential density surrounding the Minto West property.

1. Study Area - A five mile radius surrounding Minto West was selected for the following reasons:
  - a. This is consistent with the traffic impact analysis area for traffic concurrency.
  - b. The non-residential analysis was based on a five mile study area, thus population and housing were studied on similar bases.
  - c. A five mile study is representative of the area. There is contiguity and connectivity between these communities. SR 7 represents a natural divide on the east and 20 mile bend represent a natural boundary on the west.
2. Density Computations - Three General Approaches
  - a. For communities approved via a PUD type approval, the gross densities were used, except in cases where PUDs were built out. In these cases the actual built units were assumed and divided by the overall gross project acreage. In cases of unbuilt projects such as Highland Dunes and PortoSol, the approved densities were used. As part of this analysis the County and Municipal Projects GIS data bases were used to compare and analyze this information and check that PUD's were built according to the master plans obtained from local governments.
  - b. For communities approved via "straight zoning," the built number of units and the plat acreage were used. There are a number of these communities which are mostly located in the older areas of Royal Palm Beach. The Property Appraiser's plat shape file was used to determine plat configurations and acreages.
  - c. For communities such as the Acreage, Loxahatchee Groves and other communities designated Rural Residential, density was computed using the acreage and the number of units allowed.
3. Reconciliation and Sources
  - a. The acreage and unit data was independently verified using the Property Appraiser's CAMA 2013 file acreage and units totals and types.
  - b. This information was also compared to the Unincorporated Residential and Municipal Listing report and GIS data bases for these reports prepared by the County. Where there were

differences, the EXLU 2013 and CAMA 2013 figures were generally considered most accurate.

- c. Aerial imagery (Jan. 2013) of the area was also used to verify information.
- d. PUD resolutions and master plans were obtained / downloaded from Royal Palm Beach, West Palm Beach, Wellington and Palm Beach County.

## Enclave Analysis

Consistent with the enclave legislation the following tables were developed.

Note: This data is cumulative and is aggregated in quarter mile increments from the boundary of Minto West. For example, one mile includes increments of .25, .5, .75 and 1 mile.

Density Analysis by .25 Mile

Distance	Units	Average	Median	Mode
0.25	1,103	0.72	0.78	0.87
0.5	2,401	0.72	0.78	0.87
0.75	3,750	0.73	0.78	0.87
1	5,091	0.73	0.78	0.87
1.25	6,373	0.73	0.78	0.87
1.5	7,778	0.76	0.78	0.87
1.75	9,267	0.78	0.78	0.87
2	10,798	0.80	0.78	0.87
2.25	12,678	0.84	0.78	0.87
2.5	14,832	0.92	0.79	0.87
2.75	17,308	1.07	0.80	0.87
3	20,185	1.30	0.83	0.87
3.25	22,896	1.48	0.84	0.87
3.5	25,188	1.64	0.86	0.87
3.75	27,414	1.80	0.87	0.87
4	29,875	2.00	0.87	0.87
4.25	32,077	2.14	0.87	0.87
4.5	34,779	2.27	0.87	0.87
4.75	36,881	2.33	0.88	0.87
5	39,478	2.40	0.95	0.87

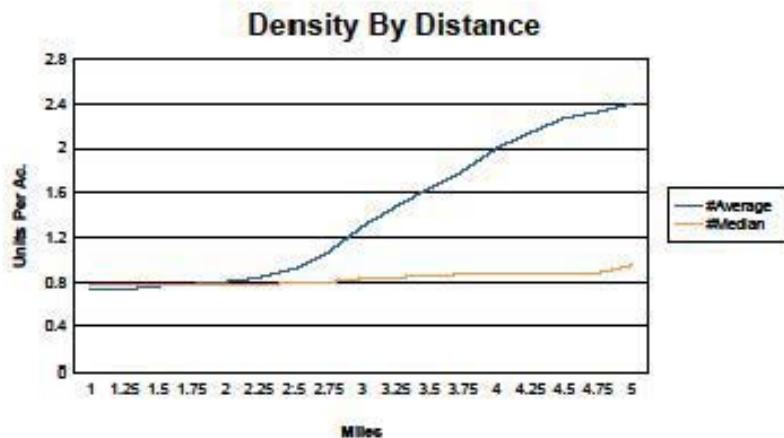
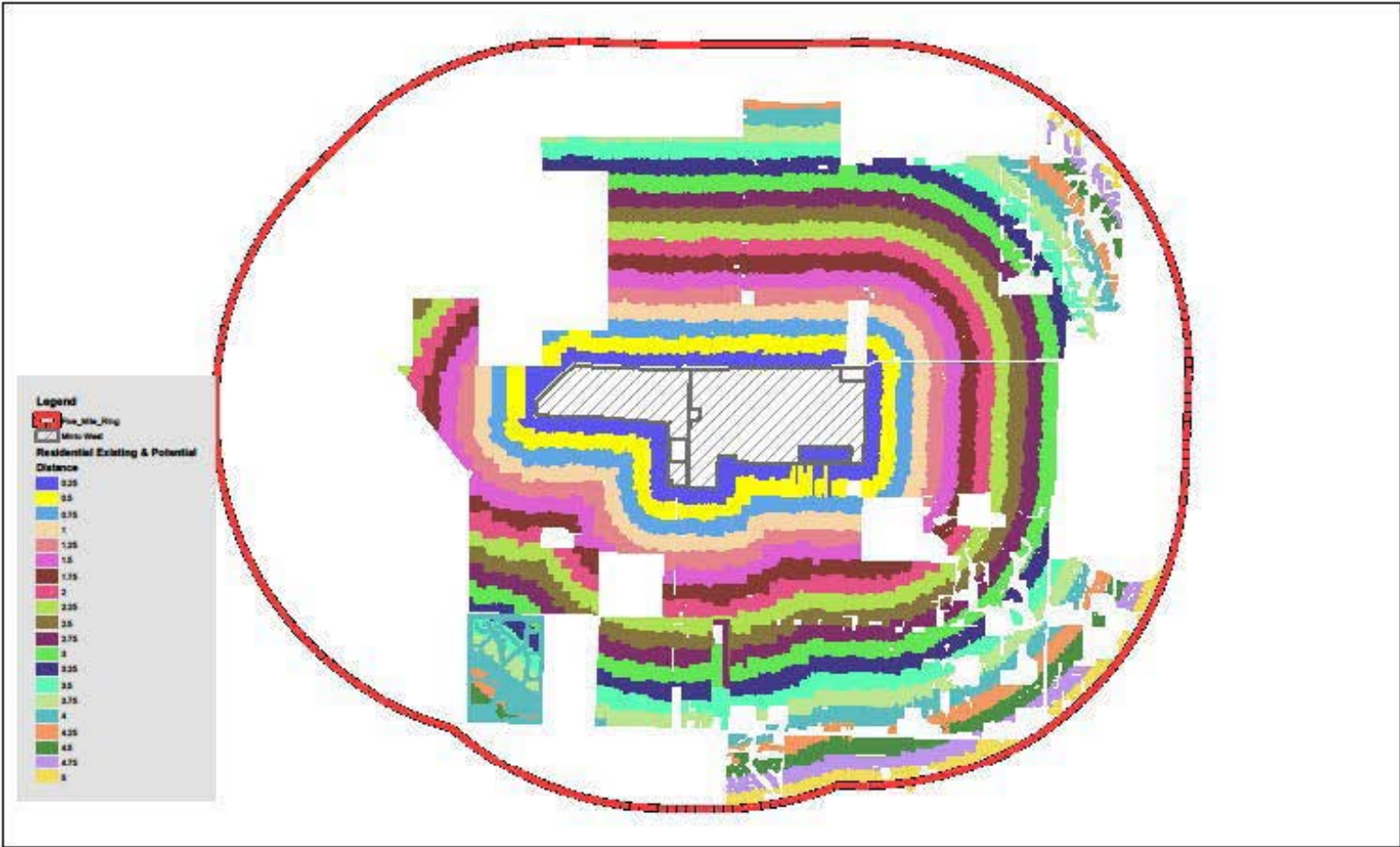


Exhibit A – Parcel Distances in .25 Acre Increments

Exhibit A - Parcel Distances in .25 Mile Increments



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**Minto West**

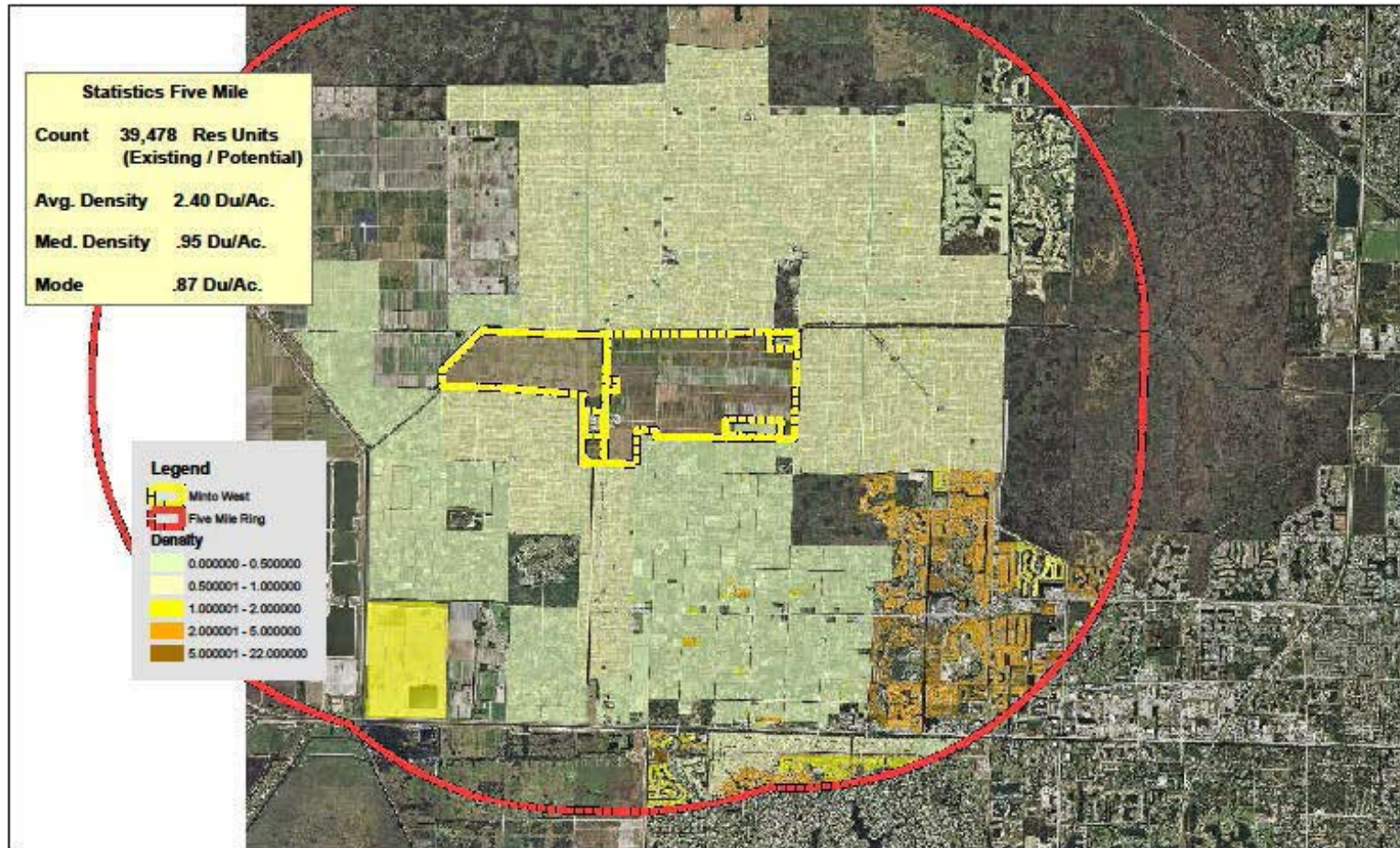
1" = 2 miles

Sources:  
 PBDO 2013 Cana File & Aerials  
 Camp Plans from Local Gov. & ELXU PBDO  
 Original Research  
 Prepared Dec. 10, 2013

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## Exhibit B – Parcel General Densities

### Exhibit B - Parcel General Densities



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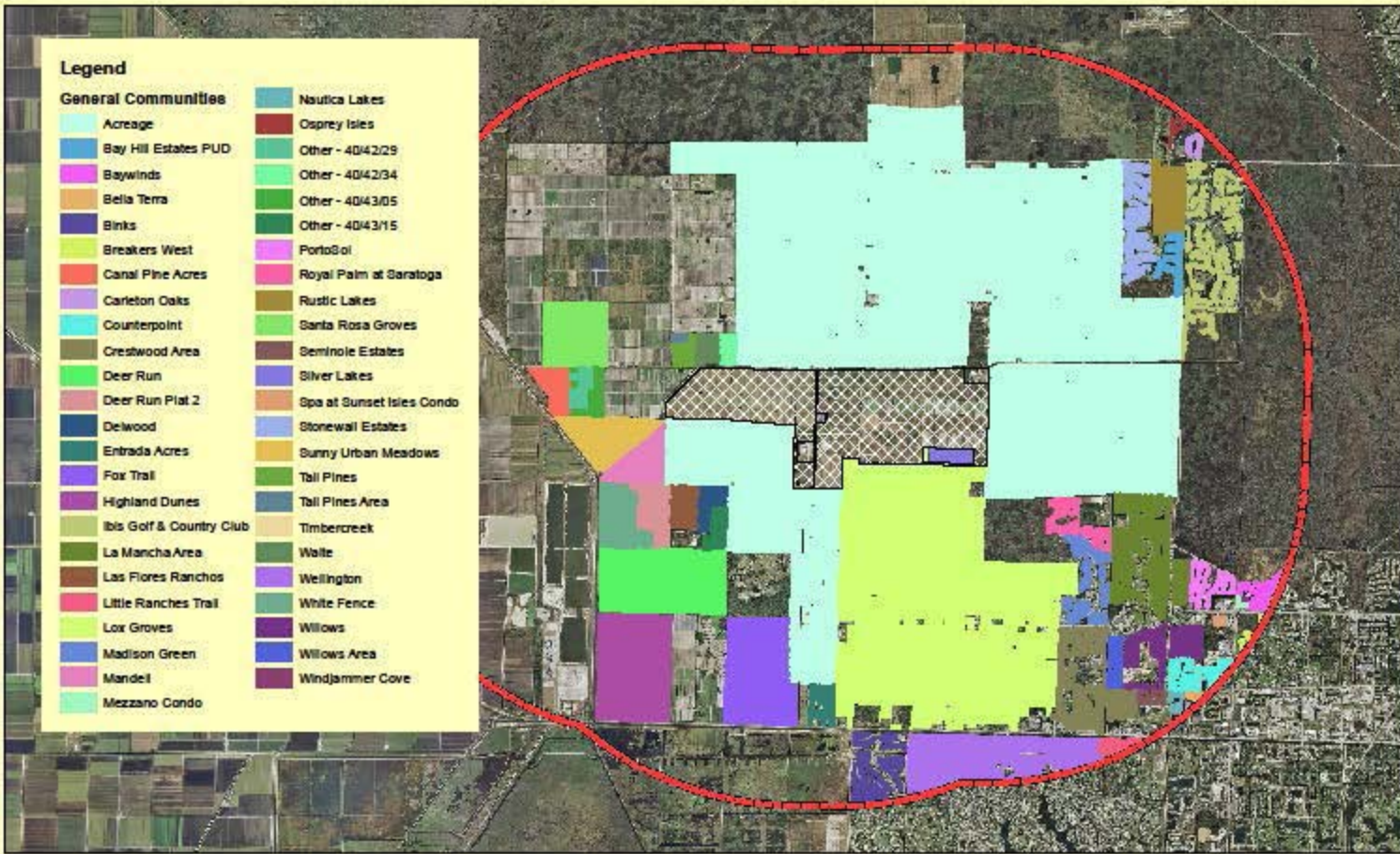
Minto West

1 inch = 2 miles

Sources:  
PBCO 2013 Cana File & Aerials  
Comp Plans from Local Gov.  
Original Research  
Prepared Dec 10, 2013

# Exhibit C – General Communities

## Exhibit C - General Communities



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**Minto West**

1 inch = 2 miles

Source:  
 PBCC 2013 Cana File & Aerials  
 Comp. Plans from Local Gov.  
 Original Research  
 Prepared Dec 10, 2013

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**Exhibit C. 1 – General Communities Breakdown**

Following seven pages

## Residential Density Analysis - Minto West

		Total Tot Units	Avg Dnsty	Median	Mode	Min	Max
<b>Acreage</b>	<b>Acreage</b>	15,827	0.78	0.78	0.87	0.05	3.49
	<b>Total</b>	15,827	0.78	0.78	0.87	0.05	3.49
<b>Bay Hill Estates PUD</b>	<b>Bay Hill Estates PUD</b>	194	0.50	0.50	0.50	0.50	0.50
	<b>Total</b>	194	0.50	0.50	0.50	0.50	0.50
<b>Baywinds</b>	<b>Baywinds</b>	643	5.87	5.87	5.87	5.87	5.87
	<b>Total</b>	643	5.87	5.87	5.87	5.87	5.87
<b>Bella Terra</b>	<b>Bella Terra</b>	115	3.78	3.76	3.76	3.43	4.38
	<b>Total</b>	115	3.78	3.76	3.76	3.43	4.38
<b>Binks</b>	<b>Binks Forest</b>	585	1.60	1.67	1.67	0.65	4.29
	<b>Binks Point</b>	90	5.51	5.51	5.51	5.51	5.51
	<b>Meadow Wood</b>	99	1.55	1.55	1.55	1.55	1.55
	<b>Total</b>	774	2.05	1.67	1.67	0.65	5.51
<b>Breakers West</b>	<b>Breakers Pointe</b>	35	1.43	1.43	1.43	1.43	1.43
	<b>Breakers West</b>	56	2.48	2.49	3.62	0.98	3.62
	<b>Total</b>	91	2.08	1.43	1.43	0.98	3.62
<b>Canal Pine Acres</b>	<b>Canal Pine Acres</b>	37	0.22	0.19	0.19	0.10	1.55
	<b>Total</b>	37	0.22	0.19	0.19	0.10	1.55
<b>Carleton Oaks</b>	<b>Carleton Oaks</b>	142	1.00	1.00	1.00	1.00	1.00
	<b>Total</b>	142	1.00	1.00	1.00	1.00	1.00
<b>Counterpoint</b>	<b>Counterpoint</b>	828	4.24	3.55	3.55	2.07	5.70
	<b>Total</b>	828	4.24	3.55	3.55	2.07	5.70
<b>Crestwood Area</b>	<b>Crestwood</b>	570	5.15	5.15	5.15	5.15	5.15

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		Total Tot Units	Avg Dnsty	Median	Mode	Min	Max
<b>Crestwood Area</b>	<b>Cypress Head</b>	161	2.60	2.60	2.60	2.60	2.60
	<b>Cypress Key Mxd</b>	142	4.17	4.17	4.17	4.17	4.17
	<b>Estates of Royal Palm</b>	319	2.60	2.60	2.60	2.60	2.60
	<b>Grand View Condo</b>	289	11.13	11.13	11.13	11.13	11.13
	<b>Kensington Condos</b>	163	8.30	8.30	8.30	8.30	8.30
	<b>Other - 41/43/17</b>	3	0.11	0.11	0.11	0.11	0.11
	<b>PB Colony</b>	510	5.00	4.52	4.52	4.49	5.50
	<b>Preserve at Crestwood</b>	81	4.05	4.05	4.05	4.05	4.05
	<b>Royal Palm Beach Condo</b>	56	0.37	0.37	0.37	0.37	0.37
	<b>Strathmore Gate</b>	279	6.23	6.21	5.82	5.82	6.91
	<b>Weybridge</b>	96	9.64	9.64	9.60	9.60	9.67
	<b>Total</b>		2,669	5.59	5.15	5.15	0.11
<b>Deer Run</b>	<b>Deer Run</b>	256	0.21	0.20	0.20	0.14	0.40
	<b>Total</b>	256	0.21	0.20	0.20	0.14	0.40
<b>Deer Run Plat 2</b>	<b>Deer Run Plat 2</b>	55	0.21	0.20	0.20	0.09	0.66
	<b>Total</b>	55	0.21	0.20	0.20	0.09	0.66
<b>Delwood</b>	<b>Delwood</b>	27	0.19	0.19	0.19	0.14	0.37
	<b>Total</b>	27	0.19	0.19	0.19	0.14	0.37
<b>Entrada Acres</b>	<b>Entrada Acres</b>	33	0.26	0.20	0.20	0.20	1.70
	<b>Total</b>	33	0.26	0.20	0.20	0.20	1.70
<b>Fox Trail</b>	<b>Fox Trail</b>	220	0.20	0.20	0.20	0.13	0.60
	<b>Total</b>	220	0.20	0.20	0.20	0.13	0.60
<b>Highland Dunes</b>	<b>Highland Dunes</b>	2,000	1.65	1.65	1.65	1.65	1.65

		<b>Total Tot Units</b>	<b>Avg Dnsty</b>	<b>Median</b>	<b>Mode</b>	<b>Min</b>	<b>Max</b>
<b>Highland Dunes</b>	<b>Total</b>	2,000	1.65	1.65	1.65	1.65	1.65
<b>Ibis Golf &amp; Country Club</b>	<b>Ibis Golf &amp; Country Club</b>	2,097	0.95	0.95	0.95	0.95	0.95
	<b>Total</b>	2,097	0.95	0.95	0.95	0.95	0.95
<b>La Mancha Area</b>	<b>Bella Vita</b>	45	9.54	9.54	9.54	9.54	9.54
	<b>Country Club Views</b>	57	6.03	6.03	6.03	6.03	6.03
	<b>Country Club Village</b>	30	5.70	5.70	5.70	5.70	5.70
	<b>Elysium</b>	50	4.02	4.08	4.08	2.10	4.08
	<b>Fairways</b>	40	7.22	5.78	5.78	5.78	11.54
	<b>Hawthorn</b>	321	5.05	7.07	7.07	1.67	7.07
	<b>Huntington Woods</b>	199	3.84	3.84	3.84	3.84	3.84
	<b>Indian Trails</b>	195	4.56	5.39	5.39	2.52	5.60
	<b>La Mancha</b>	1,493	2.56	2.43	2.93	1.83	4.33
	<b>Lantern Walk</b>	124	7.78	8.14	8.14	7.12	8.14
	<b>Palm Beach Trace</b>	111	14.72	14.72	14.72	14.72	14.72
	<b>Royal Palm Beach</b>	200	7.90	7.90	7.90	7.90	7.90
	<b>Royal Palm Trails</b>	41	13.21	13.21	13.21	13.21	13.21
	<b>Royal Pines Estates</b>	112	4.78	4.78	4.78	4.78	4.78
	<b>Trails at RPB</b>	182	13.58	13.58	13.58	13.58	13.58
<b>Whispering Pines</b>	97	5.79	5.79	5.79	5.79	5.79	
<b>Total</b>	3,297	5.11	3.14	2.93	1.67	14.72	
<b>Las Flores Ranchos</b>	<b>Las Flores Ranchos</b>	37	0.20	0.20	0.20	0.18	0.20
	<b>Total</b>	37	0.20	0.20	0.20	0.18	0.20

		Total Tot Units	Avg Dnsty	Median	Mode	Min	Max
<b>Little Ranches Trail</b>	<b>Little Ranches Trail</b>	3	0.17	0.20	0.20	0.11	0.20
	<b>Other</b>	7	0.10	0.11	0.11	0.06	0.11
	<b>Total</b>	10	0.12	0.11	0.11	0.06	0.20
<b>Lox Groves</b>	<b>Lox Groves</b>	1,846	0.50	0.20	0.20	0.06	5.64
	<b>Lox Groves Duck Puddle</b>	26	0.20	0.20	0.20	0.20	0.20
	<b>Silver Lakes</b>	1	0.10	0.10	0.10	0.10	0.10
	<b>Total</b>	1,873	0.49	0.20	0.20	0.06	5.64
<b>Madison Green</b>	<b>Madison Green</b>	1,145	2.31	2.31	2.31	2.31	2.31
	<b>Total</b>	1,145	2.31	2.31	2.31	2.31	2.31
<b>Mandell</b>	<b>Mandell</b>	63	0.19	0.20	0.20	0.10	0.40
	<b>Total</b>	63	0.19	0.20	0.20	0.10	0.40
<b>Mezzano Condo</b>	<b>Mezzano Condo</b>	238	5.87	5.87	5.87	5.87	5.87
	<b>Total</b>	238	5.87	5.87	5.87	5.87	5.87
<b>Nautica Lakes</b>	<b>Nautica Lakes</b>	218	3.40	3.38	3.38	3.38	3.43
	<b>Total</b>	218	3.40	3.38	3.38	3.38	3.43
<b>Osprey Isles</b>	<b>Osprey Isles</b>	101	1.00	1.00	1.00	1.00	1.00
	<b>Total</b>	101	1.00	1.00	1.00	1.00	1.00
<b>Other - 40/42/29</b>	<b>Other - 40/42/29</b>	11	0.10	0.10	0.10	0.10	0.10
	<b>Total</b>	11	0.10	0.10	0.10	0.10	0.10
<b>Other - 40/42/34</b>	<b>Other - 40/42/34</b>	15	0.20	0.20	0.20	0.17	0.20
	<b>Total</b>	15	0.20	0.20	0.20	0.17	0.20
<b>Other - 40/43/05</b>	<b>Other - 40/43/05</b>	17	0.13	0.12	0.10	0.06	0.20
	<b>Total</b>	17	0.13	0.12	0.10	0.06	0.20
<b>Other - 40/43/15</b>	<b>Other - 40/43/15</b>	12	0.10	0.10	0.10	0.03	0.22
	<b>Total</b>	12	0.10	0.10	0.10	0.03	0.22

		Total Tot Units	Avg Dnsty	Median	Mode	Min	Max
<b>PortoSol</b>	<b>PortoSol</b>	498	1.99	1.99	1.99	1.99	1.99
	<b>Total</b>	498	1.99	1.99	1.99	1.99	1.99
<b>Royal Palm at Saratoga</b>	<b>Royal Palm at Saratoga</b>	666	2.28	2.28	2.28	2.28	2.28
	<b>Total</b>	666	2.28	2.28	2.28	2.28	2.28
<b>Rustic Lakes</b>	<b>Rustic Lakes</b>	71	0.24	0.20	0.20	0.10	0.80
	<b>Total</b>	71	0.24	0.20	0.20	0.10	0.80
<b>Santa Rosa Groves</b>	<b>Santa Rosa Groves</b>	108	0.17	0.18	0.18	0.11	0.47
	<b>Total</b>	108	0.17	0.18	0.18	0.11	0.47
<b>Seminole Estates</b>	<b>Seminole Estates</b>	378	6.10	6.10	6.10	6.10	6.10
	<b>Total</b>	378	6.10	6.10	6.10	6.10	6.10
<b>Silver Lakes</b>	<b>Silver Lakes</b>	12	0.10	0.10	0.10	0.10	0.10
	<b>Total</b>	12	0.10	0.10	0.10	0.10	0.10
<b>Spa at Sunset Isles Condo</b>	<b>Spa at Sunset Isles Condo</b>	232	12.00	12.00	12.00	12.00	12.00
	<b>Total</b>	232	12.00	12.00	12.00	12.00	12.00
<b>Stonewall Estates</b>	<b>Stonewall Estates</b>	297	0.50	0.50	0.50	0.50	0.50
	<b>Total</b>	297	0.50	0.50	0.50	0.50	0.50
<b>Sunny Urban Meadows</b>	<b>Sunny Urban Meadows</b>	74	0.17	0.19	0.19	0.07	0.20
	<b>Total</b>	74	0.17	0.19	0.19	0.07	0.20
<b>Tall Pines</b>	<b>Tall Pines</b>	18	0.18	0.19	0.19	0.11	0.22
	<b>Total</b>	18	0.18	0.19	0.19	0.11	0.22
<b>Tall Pines Area</b>	<b>Tall Pines Area</b>	2	0.10	0.10	0.10	0.10	0.10
	<b>Total</b>	2	0.10	0.10	0.10	0.10	0.10
<b>Timbercreek</b>	<b>Timbercreek</b>	5	8.90	8.90	8.90	8.90	8.90
	<b>Total</b>	5	8.90	8.90	8.90	8.90	8.90
<b>Waite</b>	<b>Waite</b>	17	0.17	0.18	0.18	0.10	0.20

		Total Tot Units	Avg Dnsty	Median	Mode	Min	Max
<b>Waite</b>	<b>Total</b>	17	0.17	0.18	0.18	0.10	0.20
<b>Wellington</b>	<b>Barrington Woods</b>	38	2.97	2.97	2.97	2.97	2.97
	<b>Casa Nella Foresta</b>	38	6.05	2.08	2.08	2.08	10.46
	<b>Georgian Courts</b>	13	17.86	17.86	17.86	17.86	17.86
	<b>Hidden Pines</b>	67	4.18	4.18	4.18	4.18	4.18
	<b>Montery on the Lake</b>	16	5.34	5.34	5.34	5.34	5.34
	<b>Paddock Park</b>	2	0.36	0.36	0.36	0.36	0.36
	<b>Palm Beach Little Acres</b>	1	0.49	0.49	0.49	0.49	0.49
	<b>Pinewood East of Wellington</b>	187	1.06	1.08	0.88	0.88	1.32
	<b>Sheffield Woods</b>	79	4.35	4.35	4.35	4.35	4.35
	<b>Tree Tops of Wellington</b>	2	6.50	6.50	6.50	6.50	6.50
	<b>Wellington Paddock Park</b>	254	0.70	0.70	0.70	0.70	0.71
	<b>Wellington Pines</b>	21	1.08	1.08	1.08	1.08	1.08
	<b>Wellington Pinewood</b>	421	1.41	1.39	1.39	0.71	2.95
	<b>Wellington Sugar Pond</b>	699	3.88	3.88	3.88	3.88	3.88
	<b>Total</b>	1,838	2.73	2.97	3.88	0.36	17.86
<b>White Fence</b>	<b>White Fence</b>	30	0.09	0.07	0.07	0.03	0.21
	<b>Total</b>	30	0.09	0.07	0.07	0.03	0.21
<b>Willows</b>	<b>Charolasi Condo</b>	44	22.00	22.00	22.00	22.00	22.00
	<b>Cloister Pointe</b>	41	8.14	8.14	8.14	8.14	8.14
	<b>Modern Villas</b>	19	8.51	8.51	8.51	8.51	8.51

		Total Tot Units	Avg Dnsty	Median	Mode	Min	Max
<b>Willows</b>	<b>Park View Condo</b>	44	20.04	20.04	20.04	20.04	20.04
	<b>Royal Garden Villas</b>	10	8.21	8.21	8.21	8.21	8.21
	<b>Royal Village TH</b>	39	18.08	18.08	18.08	18.08	18.08
	<b>Timbercreek</b>	16	8.90	8.90	8.90	8.90	8.90
	<b>TimberCreek Townhomes</b>	1	8.90	8.90	8.90	8.90	8.90
	<b>Willows</b>	981	2.88	2.89	2.76	2.76	3.52
	<b>Total</b>	1,195	5.13	2.89	2.76	2.76	22.00
<b>Willows Area</b>	<b>Colony RPB</b>	9	6.82	6.82	6.82	6.82	6.82
	<b>Greenway Village</b>	149	14.81	14.02	14.02	14.02	16.23
	<b>Greenway Village South</b>	354	15.10	15.92	15.92	12.03	17.73
	<b>SPARROW RUN</b>	30	4.28	4.28	4.28	4.28	4.28
	<b>Strathmore Gate</b>	225	6.30	6.97	6.97	5.53	6.97
	<b>Village Green Condo 1</b>	78	5.94	5.94	5.94	5.94	5.94
	<b>Village Walk</b>	88	5.86	5.86	5.86	5.86	5.86
	<b>Total</b>	933	10.87	12.03	6.97	4.28	17.73
<b>Windjammer Cove</b>	<b>Windjammer Cove</b>	59	5.87	5.87	5.87	5.87	5.87
	<b>Total</b>	59	5.87	5.87	5.87	5.87	5.87
<b>Total</b>		<b>39,478</b>	<b>2.40</b>	<b>0.95</b>	<b>0.87</b>	<b>0.03</b>	<b>22.00</b>



## **Disclaimer**

This report, analysis and conclusions represent the opinion of Warner Real Estate Advisors, Inc., based on data provided by published sources including the U.S. Census, the University of Florida's Bureau of Economic and Business Research, the Palm Beach County Property Appraiser, and various local governments in combination with our own in-house expertise. An effort has been made to obtain the latest applicable data from reliable sources. Any change within the study area, such as unknown developments and changes in economic conditions, could influence projections and conclusions. For these reasons, no representation or warranty, express or implied, is herewith being made as to the accuracy or completeness of the data sources upon which this report is based.