



CityWatch

2738 Kittbuck Way

West Palm Beach, FL 33411

TO THE COMMISSIONERS OF PALM BEACH COUNTY:

CityWatch is a membership organization which is the primary education and advocacy group for the 40,000+ residents of the "Western Communities" of the City of West Palm Beach.

In regard to the property currently known as Minto West, the Board of Directors of CityWatch believes the following to be true:

- The property is currently permitted to construct 2,996 residential units.
- The owner of the property (Minto SPW, LLC) is requesting an amendment to the County's Comprehensive Plan to allow him to construct 6,500 residential units plus 1.4 million square feet of non-residential use plus a college campus plus a hotel plus a baseball stadium.
- The builder's request substantially increases the residential and non-residential density of the area.
- If approved, this development will provide numerous jobs related to construction during the building phase as well as jobs after construction in the non-residential units.
- If approved, this development will dramatically and irrevocably change the nature and character of the area. The thousands of residents who currently live in the area did so with the expectation based upon the County's Comprehensive Plan that future development would adhere to the published density and would maintain the rural life style of the community.
- If approved, this development will put substantially more traffic on the roads both during construction and thereafter. These roads were not built to handle this traffic and will force the County or some other governmental agency with road responsibility to expend large sums of money to widen existing roads and/or to construct new roads.
- If approved, this development would cause major strain on other governmental services including, but not limited to, schools, police, fire rescue, potable water, sewers, etc.

- Potable water for this area would come from Well Field #8 which uses water from the Surficial Aquifer under a permit from South Florida Water Management. Current usage of this Well Field causes a drawdown of the water in the lakes of the RiverWalk Homeowners Association. This current drawdown pattern has cost RiverWalk hundreds of thousands of dollars in lake bank restoration mandated by permit as well as other actions to maintain their only source for irrigation for their hundreds of acres of landscaped property.
- If approved, this large development will cause such a dramatic and devastating effect in RiverWalk due to increased water withdrawal from Well Field #8, resulting in landscape deterioration that will be beyond the financial ability of the residents to cope and will violate the county's water utilities permit which states: "Permittee shall mitigate interference with existing legal uses that cause in whole or in part by the permittee's withdrawals, consistent with the approved mitigation plan. As necessary to offset the interference, mitigation will include pumpage reduction, replacement of the impacted individual's equipment, relocation of wells, change in withdrawal source, or other means"
- If approved, this development will result in an urban enclave that will be totally inconsistent with the rest of the area and the County's own Comprehensive Plan.

In view of the foregoing, the Board of Directors of CityWatch has unanimously decided that Minto SPW's request for an amendment to allow them to construct the added residential and non-residential units is NOT consistent with the County's Comprehensive Plan and the obvious rural nature of the area. It is our belief that current residents had and have the right to maintain the character of the area as promised by the County's Comprehensive Plan.

Further, we are convinced that this expanded development, if approved, would put a strain on existing resources that would exceed the ability of government to provide unless they raise taxes.

We also contend that the County Commission should not consider the Minto SPW in a vacuum. Coming before the Commission shortly (or already approved) will be requests for expanded construction by Avenir, GL Homes, LCS and Highland Dunes. Packaged all together, if approved, these developments have the

potential of adding more than 20,000 homes to an area that has limited resources to handle this kind of expansion.

Taken in the total context enumerated above, CityWatch strongly urges the County Commission to require Minto SPW to adhere to the current zoning of 2,996 residential units. The Commission should deny Minto SPW's request for any increase in density.

Copies of this resolution will be sent to the County Commissioners as well as other interested parties.

For and at the direction of the BOARD OF DIRECTORS

Len Fintzy, Ph.D.

President & Chairman of the Board