
LOTIS WELLINGTON
Comprehensive Plan Amendment
Petitioner No. 2021-0002-CPA
Initial Submittal: July 30, 2021

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Property Location

The property is located approximately half a mile north of the Forest Hill Blvd & State Road intersection, on the west side of SR 7. It is identified by property control numbers 00-42-43-27-05-018-0071, 00-42-43-27-05-018-0072 and 00-42-43-27-05-018-0040 and consists of a total of 52.259 acres.

Property History

In 1973, the Palm Beach County Board of County Commissioners approved a rezoning petition for Parcel 3 from Agricultural (AG) to Public Ownership (PO) Zoning District via Resolution No. 19-73-727.

Parcels 1, 2 and 3 are current under the jurisdiction of Unincorporated Palm Beach County. Parcels 2 and 3 have no prior approvals, however in 1984 parcel 3 was subject to a special exception use approval to allow a Commercial Kennel via Resolution No. 1984-1849. A few years later, the approval was then revoked via Resolution No. 1987-1179. To the best of our knowledge, no prior approvals exist for Parcel 1.

Since these approvals, no further development orders have been issued and the property has remained vacant and undeveloped.

Application Request

The petitioner has submitted this application to request an amendment to the Village of Wellington Comprehensive Plan. The proposed intent is to amend the FLU designation from a Palm Beach County FLU designation of Low Residential (LR) -2 to the Village of Wellington MU FLU designation.

Additional applications have been filed concurrent to this request. A Rezoning application has been submitted to rezone Parcel 3 consisting of 15.7 acres, from PBC Public Ownership (PO) to a VOW MUPD Zoning District. The request also includes rezoning of Parcel 1 and 2 from PBC Agricultural



Figure 1: Area Subject to Requests



Figure 2: Parcel Designation

Residential (AR) to VOW MUPD Zoning District. The allocation of a VOW MUPD zoning designation would interconnect the annexed area with the adjacent properties to the south. A Master Plan and Site Plan approval have also been requested to allow the development of restaurant, indoor/outdoor entertainment, single-family and multi-family uses on the 52.259-acre site.

Parcel subject to Annexation, Rezoning and FLUM amendment requests:

Parcel 1 – PCN: 00-42-43-27-05-018-0071 (5.03 acres)

Current FLU: PBC LR-2

Current Zoning: PBC AR

Parcel 2 – PCN: 00-42-43-27-05-018-0072

Current FLU: PBC LR-2

Current Zoning: PBC AR

Parcel 3 – PCN: 00-42-43-27-05-018-0040

FLU: PBC LR-2

Zoning: PBC PO

Surrounding Uses

Below are descriptions of the zoning and land uses of the adjacent properties:

North: Multiple parcels within the Village of Wellington. The properties have a Residential 1.01 du/ac - 3.0 du/ac and Office Commercial FLU designations and are located within the Planned Unit Development (PUD) and Multiple Use Planned Development Zoning Districts. These properties currently support a residential community and medical/professional offices.

South: Multiple parcels located in the Village of Wellington. These properties, known as “Lotis at Wellington”, have a Mixed Use (MU) FLU designation and are within the Multiple Use Planned Development (MUPD) Zoning District.

East: State Road 7 right-of-way (ROW).

West: Multiple parcels located in the Village of Wellington that have a Residential 1.01 du/ac-3.0 du/ac FLU designation and are located within the Planned Unit Development (PUD) Zoning District. The properties comprise the Black Diamond residential development.

Consistency with Wellington Comprehensive Plan

Approval of a FLUM amendment is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan.

Land Use Element

The proposed amendment is consistent with the intent of Objective 1.1 and shall comply with the density and intensity thresholds for the variety of land use types. The current and proposed maximum density and intensity permitted, is specified below in the Review Standards Table. As demonstrated above, in the “Surrounding Uses” section, the proposed Mixed Use (MU) FLU designation is consistent and compatible with the surrounding mixed uses. The property abuts the recently approved Lotis Phase I mixed use development on the South boundaries, and the allocation of a MU FLU designation would unify the parcels.

The proposed amendment is consistent with the intent of Objective 1.2 to direct future growth into areas served by urban services that have adequate capacity, as defined by the adopted level of service standards. The proposed project will provide connection to existing public services and utilities. The applicant has submitted Utility Capacity Determination and Concurrency letters along with the FLUM amendment request to ensure adequacy. The applicant will provide Utility Service Availability Letters.

The proposed amendment is consistent with Policy 1.3.25 which outlines the intent of the Mixed-Use district. The MU FLUM request will allow for a range of uses that will facilitate orderly development of the land. The proposed project will provide for infill development in an urban area and bring more balance between uses. The property is situated in a highly accessible area, along SR 7, comprised of large scale commercial and residential uses which allows for connectivity potential between the developments. The proposed MU FLU designation will allow the property to develop cohesively with the surrounding uses.

Conservation Element

The proposed amendment will be consistent with the objectives, goals and policies of the Conservation Element of the Comprehensive Plan. The project site has 38.03 acres of mostly exotic hardwood wetlands that has a heavy exotic plant understory and lacks appropriate hydrology, thus provides little habitat for wildlife and most is small transient mammals.

Recreation and Open Space Element

The proposed amendment shall be consistent with the objectives, goals and policies of the Recreation and Open Space Element of the Comprehensive Plan as specified in Objectives 1.1 and 1.2. The proposed project will include internal open space within the residential uses and will meet open space standards for the variation of proposed uses. Per Policy 1.2.7, open space areas shall be developed in a way to maximize preservation of existing native vegetation and natural features of the site.

Public School Facilities Element

The proposed amendment is consistent with the goals, objectives and policies of the Public School Facilities Element of the Comprehensive Plan. As specified in Objective 1.1, the proposed amendment shall ensure the adopted Level of Service standards are maintained and the facilities can support the potential student growth. The applicant will submit a School Capacity Availability Determination application to Palm Beach County School District.

Intergovernmental Coordination Element

The proposed amendment is consistent with the objectives, goals and policies of the Intergovernmental Element of the Comprehensive Plan. The proposed amendment will be consistent with Objective 1.1, and ensure coordination with the Village of Wellington, Palm Beach County, Palm Beach County School Board, South Florida Water Management District, Lake Worth Drainage District, ACME Improvement District and adjacent municipalities.

Comprehensive Plan Amendment Review Standards

The petitioner shall indicate how the proposed FLU designation is consistent with the Comprehensive Plan review standards.

Section 2 GENERAL INFORMATION		
1.	Indicate the location of the property in relationship to the nearest north-south and east-west roadways, e.g., south side of Wellington Trace approximately one-half (1/2) mile west of Forest Hill Boulevard.	Approximately 1/2 mile north of Forest Hill Blvd, on the west side of SR 7.
2.	Indicate whether the property has frontage on any roadway or on any waterway and, if so, the number of linear feet of frontage, as well as the depth of the property, e.g., Approximately 1,340 feet of frontage along West Forest Hill Boulevard and 5,280 feet of depth.	The subject site has approximately 673' of frontage along West State Road 7 and approximately 2,360' of depth.
3.	Identify the location (written description and mapped) and size of any other property contiguous to the subject property which is in the same ownership, whether in whole or in part.	The subject property, identified by PCN's 00-42-43-27-05-018-0071, 00-42-43-27-05-018-0072 and 00-42-43-27-05-018-0040, abuts parcels directly to the south which are owned by the same entity, Lotis Wellington, LLC. These adjacent parcels, are previously known as the Village Professional Park MUPD and are identified as PCN: 73-42-43-27-05-018-

		0110 (10.36 acres), 73-42-43-27-05-018-0100 (17.73 acres), 73-42-43-27-05-018-0140 (27.24 acres) & 73-42-43-27-05-018-0130 (8.92 acres). Please see Attachment I.
4.	Indicate the month, day and year the property was acquired and from whom the property was acquired.	Parcel 1 was acquired on June 1, 2021 by 441 Partners, Inc. from Lutheran Church Extension Fund – Missouri Synoud. Parcel 2 was acquired on May 1 st , 1986 by Four Four One Partners, Inc. from Lutheran Church Extension Fund – Missouri Synoud. Parcel 3 was acquired on May 5 th 2020 by 441 Partners, Inc., from Palm Beach County.
5.	Describe the manner of acquisition (purchase, exchange, gift, inheritance, etc.), the cost of acquisition and provide evidence of same (e.g., purchase and sale agreement) and ownership (deed).	Please refer to Attachment II to verify ownership and manner of acquisition.
6.	Identify whether the subject property was a part of a larger property acquired from a previous owner. If so, identify the extent of any property contiguous to the subject property that was in the same ownership as the subject property.	The subject property was part of a large acquisition of the three parcels.
7.	Indicate whether the property was previously subject to a homestead exemption, whether the property was subject to any agricultural exemptions, abatements.	To the best of the applicant's knowledge, the property was not previously subject to a homestead exemption, agricultural exemption or abatements.
8.	Identify whether the property was previously subject to a Future Land Use Map (FLUM) amendment. If so, please provide the date which the FLUM amendment application was filed; the size of the parcel; the requested change in land use designation; the recommendations of the Planning and Zoning Division, the Council; and the ultimate disposition of the FLUM amendment application (whether adopted as	The property was not previously subject to a Future Land Use Map (FLUM) amendment.

	requested, adopted as modified, rejected, or withdrawn).	
9.	Has Wellington ever denied a development order for the property? If so, indicate the development order requested, the date the development order was denied, and provide a copy of the resolution denying same, if available.	The Village of Wellington has never denied a development order for the property.
10.	Has the property received development approvals from an entity other than Wellington? If the property received development approval from another local, state, or federal agency, please identify agency, type of development order granted, and indicate if the approval is still valid.	The property received approval from Palm Beach County to allow a Special Exception use, via Resolution 1984-1849. However, the Special Exception approval was revoked in 1987, via Resolution 1987-1179. Refer to Attachment III.

Section 3 – LDR REQUIREMENTS

1.	Article 5 of the Land Development Regulations provides that a FLUM amendment must be based on one or more of the following factors, and a demonstrated need. Please identify which factor is being used to justify the request for a FLUM amendment and describe how the amendment is consistent with the factor or factors. a. Changed projections (e.g., regarding public service needs) in the Comprehensive Plan, including but not limited to amendments that would ensure provision of public facilities; b. Changed assumptions (e.g., regarding demographic trends or land availability) in the Comprehensive Plan, including but not limited to the fact that growth in the area, in terms of the development of vacant land, new development, and the availability of public services has altered the	b. Changed assumptions in the Comprehensive Plan – Due to ongoing growth in the surrounding area, there is a demand for additional development in close proximity to neighboring established services. The Village of Wellington, specifically along SR7, has become a major center for large scale medical and commercial uses. Therefore, the property is subject to a master plan composed of restaurant, single-family and multi-family uses creates a balance of land uses, which complements the surrounding development. d. New issues that have arisen since adoption of the Comprehensive Plan – The subject site is located in the “Future Annexation Area” according to the Village’s Comprehensive Plan. Thus, is subject to an annexation application and subsequently requires allocation of Village of Wellington Future Land use and Zoning designations. Future
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	character such that the proposed amendment is now reasonable and consistent with the land use characteristics; c. Data errors, including errors in mapping, vegetative types and natural features in the Comprehensive Plan; d. New issues that have arisen since adoption of the Comprehensive Plan; e. Recognition of a need for additional detail or comprehensiveness in the Comprehensive Plan; or f. Data updates.	development of the land is contingent upon a VOW FLU designation.
2.	Article 5 of the Land Development Regulations also provides that a FLUM amendment must be based on a demonstrated need to amend the Future Land Use Map. The demonstrated need must be supported by relevant and appropriate data and analysis, and support documents or summaries of such documents on which the need for the proposed FLUM amendment is based must be included. a. If the applicant is proposing an increase in residential density, the applicant should state why other density enhancement programs, such as the Voluntary Density Bonus Program and the Transfer of Development Rights Program, are not feasible for use on the subject property. The applicant MUST demonstrate why the current FLUM designation is no longer appropriate for this site. b. If the request is for a commercial FLUM designation, the applicant MUST demonstrate why additional	a. The property is located within an established urban area that contains a variety of mixed uses and neighbors the growing large-scale medical uses in Wellington, along SR 7. The design proposal is also consistent with developments along SR 7, which contain restaurant, retail and office uses along the front of the property and multifamily uses to the rear. The proposed Mixed Use FLU designation is consistent with the adjacent parcels to the south, which have a FLU of Mixed Use and therefore allow the same density. b. The applicant has provided market studies, relative to the proposed uses which demonstrate the demand for large scale commercial and residential developments in this area. It is also not appropriate for a property to be annexed into the Village of Wellington yet have a Palm Beach County FLU designation, which is inconsistent with the surrounding commercial and Mixed Use FLU designations.

	commercial acreage is needed in this area, why this site is most appropriate to meet this need, and why the current FLUM designation for this site is no longer appropriate.	
3.	Identify the square feet of non-residential development that could be accommodated on the subject property with the proposed amendment. a. At maximum floor area ratio: This is determined by multiplying the size of the property in hundredths of an acre by the number of square feet in an acre (43,560) and by the maximum floor area ratio permitted by the Comprehensive Plan and the Land Development Regulations. b. At typical floor area ratio: This is determined by multiplying the size of the property in hundredths of an acre by the number of square feet in an acre (43,560) and by the typical floor area ratio permitted by the Comprehensive Plan and the Land Development Regulations.	a. Site subject to FLU amendment = 52.259 acres: At maximum floor area ratio: $2,276,402 \text{ SF} \times 0.50 \text{ FAR} = 1,138,201 \text{ SF}$
4.	Identify, map, and justify the trade or market area for the subject property: The following rules may be used to identify a trade/market area. If a different approach is used, you must provide a justification for the approach taken. a. If a commercial small scale FLUM amendment is being requested, and if the property is more than or equal to one acre and less than or equal to three acres, using the Census Tract Map in the Appendix, draw a boundary around the property which has a radius of one and one-	The applicant has provided market studies for the proposed uses. Each document contains a boundary map, establishing the market area for the subject property.

	half miles. If the property is more than three acres and less than or equal to ten acres, draw a boundary around the property that has a radius of three miles. b. If an industrial small scale FLUM amendment is being requested, and if the property is more than or equal to one acre and less than or equal to two acres, using the Census Tract Map in the Appendix, draw a boundary around the property which has a radius of one and one-half miles. If the property is more than two acres, draw a boundary around the property that has a radius of three miles.	
5.	For the trade or market area identified above, inventory and map the built commercial, commercial office, or industrial uses, as appropriate: This inventory should include the name of the establishment, the type of establishment by category, the square foot of built space, and the square feet of any vacancies. The map should identify where the different establishments are located in relation to the subject property.	The applicant has provided a commercial and residential use market study. Within these findings include inventory maps which identify the corresponding existing uses, their square footage and relation to subject property.
6.	A market study is required for commercial applications and many applicants find one helpful in establishing the need for additional commercial in the area. The Market Study area shall be determined at the mandatory pre-application meeting with Planning and Zoning staff and must include the following: a. An estimate of demand using an assessment that considers per capita dollars spent in Wellington, dollars	a. The applicant has provided a commercial and residential use Market Study for the proposed uses. Please refer to Exhibit A. b. Please refer to the exhibit listed above. c. Please refer to the exhibit listed above. d. Please refer to the exhibit listed above.

	spent per square foot of commercial space, and square foot per capita; b. An estimate of supply of commercial square footage which considers the request added to the current supply, and future supply; c. A comparison of estimated supply to estimated demand; d. All sources of data used in the study.	
Section 4 LAND USE DATA		
1.	Identify any previously approved petition and resolution numbers for the subject property, if applicable. Also, please attach a copy of the previous resolution(s).	The property received approval from Palm Beach County to allow a Special Exception use, via Resolution 1984-1849. However, the Special Exception approval was revoked in 1987, via Resolution 1987-1179. See Attachment III.
2.	Indicate whether the property is currently subject to a concurrency exemption or concurrency reservation. If subject to concurrency, please attach a copy of the appropriate certificate.	The applicant shall obtain a concurrency reservation for the proposed development to ensure adequate service to the site.
3.	Indicate whether the property has been platted, subject to a master plan, or subdivided and indicate the record book and page number, if applicable.	The property is part of The Palm Beach Farms Co. Plat No. 3, PB 2 PG 45-54. The property is subject to a request for master plan approval, which was submitted concurrently with this application.
4.	Indicate whether the subject property is currently subject to a developers' agreement or a utility reservation.	The property does not currently have a developer's agreement or utility reservation. The applicant shall obtain a valid agreement or reservation prior to building permit review for the proposed development.
5.	Indicate in which flood zone the property is located.	Majority of the property is located in flood Zone AE.
6.	Indicate whether the subject property is located in a wellfield protection zone	The property is not located in a wellfield protection zone.

7.	Identify whether the property is located in a redevelopment area, neighborhood planning area, or special overlay.	The property is not located within a redevelopment area, neighborhood plan or special overlay.
8.	Explain how the proposed change in the FLUM designation of the property is compatible with the surrounding uses.	The proposed MU FLUM designation is compatible with the surrounding uses, which consists of medical office, retail and multi-family residential. The property subject to the FLUM amendment abuts a property of land with an existing MU FLU designation. These lands were recently approved to allow a mixed use development of residential, institutional and commercial uses. The Neighboring large-scale developments are composed of restaurant, retail, medical office and multi-family uses. The proposed project shall follow a similar development pattern with restaurant and indoor/outdoor entertainment uses fronting SR 7, followed by residential uses positioned towards the rear of the property. In addition, the growing large-scale medical office market in Wellington, along SR 7 create a demand of residential uses to provide for the influx of employees. Mixed uses are compatible with the urban area that has developed along SR 7.
9.	Describe how the proposed change in the FLUM designation of the property would be compatible with the surrounding future land uses as shown on the FLUM .	The proposed FLUM designation of the property is compatible with the surrounding future land uses, as the parcels directly west and south (Lotis Wellington MUPD) have Mixed Use FLU designations. Notably, the existing PBC LR-2 FLU designation is not compatible with the surrounding FLU composition.
10.	To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is consistent with or furthers. For each Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy	The proposed amendment will be consistent with the objectives, goals and policies of the Land Use Element of the Comprehensive Plan, as specified in Objectives 1.1,1.2 and 1.3.

	will be furthered by the proposed amendment.															
Section 5 TRANSPORTATION																
1.	Determine the trip generation for the current future land use designation. a. At .25 FAR; and b. At .35 FAR.	Please see Traffic Study.														
2.	Determine the trip generation for the proposed future land use designation. a. At .25 FAR; and b. At .35 FAR.	Please see Traffic Study.														
3.	Determine the net trip increase at .25 FAR and .35 FAR (a) - (b).	Please see Traffic Study.														
4.	Determine the project trip distribution on all roadways based on the following table. <table><tr><th>Net Trip Increase</th><th>Distance</th></tr><tr><td>51 - 1,000</td><td>directly accessed link</td></tr><tr><td>1,001 - 4,000</td><td>1 mile</td></tr><tr><td>4,001 - 8,000</td><td>2 miles</td></tr><tr><td>8,001 - 12,000</td><td>3 miles</td></tr><tr><td>12,001 - 20,000</td><td>4 miles</td></tr><tr><td>20,000 - up</td><td>5 miles</td></tr></table>	Net Trip Increase	Distance	51 - 1,000	directly accessed link	1,001 - 4,000	1 mile	4,001 - 8,000	2 miles	8,001 - 12,000	3 miles	12,001 - 20,000	4 miles	20,000 - up	5 miles	Please see Traffic Study.
Net Trip Increase	Distance															
51 - 1,000	directly accessed link															
1,001 - 4,000	1 mile															
4,001 - 8,000	2 miles															
8,001 - 12,000	3 miles															
12,001 - 20,000	4 miles															
20,000 - up	5 miles															
5.	Determine LOS with existing traffic and project traffic. a. Add the project traffic to existing traffic volumes for all roadways determined in (d.), based on the trip generation for the proposed future land use in (b). * b. Compare to LOS D for existing lanes.	Please see Traffic Study.														
6.	Determine LOS with projected five year traffic and project traffic.	Please see Traffic Study.														

	a. Determine five year projected traffic volumes using the published historic growth rates and major project traffic. b. Add the project traffic to all roadways determined in (d) based on the trip generation for the proposed future land use in (b). * c. Compare to LOS D for existing and assured lanes.	
7.	Determine LOS for 2015 with the increase in traffic due to the proposed land use amendment. a. Add the project traffic to all roadways determined in (d) based on the trip generation for the increase in traffic due to the proposed future land use in (c). b. Compare to LOS D for the lanes in the 2015 roadway system.	Please see Traffic Study.
8.	All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is consistent with or furthers. (It is recommended that the applicant review the Element for such items.) For each Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy will be furthered by the proposed amendment.	Please see Traffic Study..
	* The trip generation for the proposed future land use can be reduced if there is an active use on the property. There will be no reduction if the property is vacant.	
Section 6 MASS TRANSIT		
1.	Identify the mass transit provider.	Palm Tran

2.	Identify the location (street address) of the nearest bus shelter or stop, in tenths of a mile from the subject property, and the route number of the nearest bus that would service the property.	There are two existing bus stops in close proximity to the subject site. The nearest existing bus stop is located less than 0.10 mile on the east side of SR7, south of the subject site. The bus stop number is 3857 and located at US 441/SR 7 & Medical Park Blvd. Approximately 0.10 mile north of the subject site is another accessible bus stop approximately, on the west side of SR7. The bus stop number is 3858, and the address is US 441/SR7 @ BLD 1157.
3.	Identify whether the subject property has connections to the Tri-County Commuter Rail.	The subject has connections to the Tri-County Commuter Rail through Bus Stop 3857, which is located along the east side of SR 7 approximately 0.10 mile from the site.
4.	All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan.	The applicant acknowledges this review.

Section 7 HOUSING POPULATION

1.	If a methodology other than that described below is used to determine population, identify the methodology and the data source(s) used to determine the affected population. Data is required to be taken from professionally accepted existing sources. Methodologies must be clearly described or referenced and must meet professionally accepted standards for such methodologies. a. Current FLUM Designation: The population is calculated by multiplying the size of the property, in tenths of an acre, by the maximum permitted density under the current Future Land Use Map (FLUM) designation by 3, the average household size in Wellington.	a. Area subject to FLUM amendment - Current FLU Designation (PBC LR-2): $52.259 \text{ AC} \times 2 \times 3.09 = 322.96$ Current population potential: 323 people b. Area subject to FLUM amendment - Proposed FLU Designation (VOW MU): $52.259 \text{ AC} \times 12 \times 3.09 = 1,937.76$ Proposed population potential: 1,938 people
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	b. Proposed FLUM Designation: The population is calculated by multiplying the size of the property, in tenths of an acre, by the maximum permitted density under the current FLUM designation by 3, the average household size in Wellington.	
2.	Number of dwelling units. Identify the number of dwelling units that could be constructed on the subject property based upon its: a. Current FLUM designation: The number of dwelling units that could be constructed equals the maximum permitted density under the property's current FLUM designation multiplied by the size of the property. b. Proposed FLUM designation: The number of dwelling units that could be constructed equals the maximum permitted density under the property's proposed FLUM designation multiplied by the size of the property.	a. Area subject to FLUM amendment - Current FLU Designation (PBC LR-2): 52.259 AC x 2 = 104.52 Current maximum: 105 dwelling units b. Area subject to FLUM amendment - Proposed FLU Designation (VOW MU): 52.259 AC x 12 = 627.11 Proposed potential: 627 units
3.	Census Tract data: Identify the Census Tract where the subject property is located.	The subject property is located within Census Tract 77.63.
4.	The effect of the proposed amendment on population: This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.	The current FLUM designations for the proposed amendment have a potential projection of 323 people. The proposed developed would have a potential population increase of 1,938 people. The difference of the current potential population growth and the proposed is 1,615 people
5.	Change in number of dwelling units: Subtract the number of dwelling units at the Current FLUM designation from the	The current FLUM designations for the proposed amendment have a potential projection of 105 dwelling units. The proposed developed would have a potential

	number of dwelling units at the Proposed FLUM designation.	627 dwelling units. The difference of the current potential is 522 dwelling units.
6.	All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support a residential related proposed amendment, reference specific	The proposed amendment is consistent with Policy 1.3.25 of the Land Use Element of the Comprehensive Plan. The FLUM amendment complies with the density and intensity thresholds established under Policy 1.3.25 for Mixed Use FLU designation and provide for the appropriate balance of uses with a variety of integrated land use types.
Section 8 INFRASTRUCTURE: DRAINAGE		
1.	Identify the entity responsible for providing drainage for the subject property. Drainage providers include drainage districts, improvement districts, water control districts, and water management districts.	Lake Worth Drainage District; South Florida Water Management District
2.	Indicate in which drainage basin the subject property is located. The six main drainage basins are: 1) C-18 basin; 2) C-17 basin; 3) C-51 basin; 4) C-16 basin; 5) C-15 basin; and 6) Hillsboro Canal basin.	SFWMD C-51 Basin 20A
3.	Identify the drainage facility that would service the subject property. Facilities include swales, ditches, canals and storm sewers.	Lake Worth Drainage District S-5 canal via the future Phase 1 system
4.	Identify the level of service standard established for the subject property.	Finished Floors shall be established as the higher of the following: 100 year – 3 day calculated zero discharge elevation; 100 year C-51 Basin Map elevation; FEMA elevation plus 1’. Perimeter berm shall be no lower than the calculated 10 year – 3 day routed storm elevation. Discharge will be limited by a proposed control structure to 27 CSM for LWDD S-5 Canal.

		Road crown for local streets shall be protected from flooding during a 5 year – day storm event.
5.	Identify what measures will be taken to assure that the volume, rate, timing and pollutant load of runoff based on the proposed FLUM designation of the property is similar to that which occurred based on the property's current FLUM designation. Structural techniques emphasize detention and retention of stormwater to reduce runoff rates and provide settling and filtration of pollutants. Non-structural techniques emphasize preservation or simulation of natural drainage features to promote infiltration, filtering and slowing of runoff.	The quality of storm water runoff will be enhanced by utilizing the on-site lake. Water quality discharge will be limited by a proposed control structure to ½ “of the detained volume per day. Use of FDEP Best Management practices in the design and construction of the storm water management system will minimize any adverse water quality impacts, including sediment loss to surface waters.
6.	All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan.	The proposed amendment is considered consistent with the Infrastructure Element and Objectives of the Comprehensive Plan for safe and efficient management of stormwater runoff.
Section 9 INFRSATRUCTURE: POTABLE WATER		
1.	Identify the entity that would provide potable water service to the subject property.	Village of Wellington Utilities
2.	Identify how far, in feet, the subject property is located from a potable water line. Indicate the street where the nearest line is located.	12” ductile iron watermain along the western swale of SR 7. Future 8” forcemain stub at southwest property line.
3.	Identify the potable water level of service standard established by the potable water provider.	120 gallons per capita per day
4.	The effect on potable water levels of service and system needs. a. Current FLUM Designation: The demand for potable water based on the	Current FLUM Demand: 341 persons x 120 gpd/person = 40,920 gpd

	property's current Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section VII. b. Proposed FLUM Designation: The demand for potable water based on the property's proposed Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section VII. c. Change in water usage: This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.	Future FLUM Demand: 691 persons x 120 gpd/person = 82,920 gpd Change in Usage: 42,000 gpd (increase)
5.	Consistency with the Potable Water Sub-Element. Applicant must demonstrate consistency with the Potable Water Sub-Element.	The proposed amendment is considered consistent with the Infrastructure Element and Objectives of the Comprehensive Plan for safe and efficient delivery and use of Potable Water Utilities for the site.
Section 10 INFRASTRUCTURE: SANITARY SEWER		
1.	Identify the entity that would provide sanitary sewer service to the subject property.	Village of Wellington Utilities
2.	Identify how far, in feet, the subject property is located from a sanitary sewer line. Indicate the street where the nearest line is located.	Future 8" forcemain along southwest and west property lines of Phase 1
3.	Identify the sanitary sewer level of service standard established by the potable water provider.	93 gallons per capita per day
4.	The effect on sanitary sewer levels of service and system needs. a. Current FLUM Designation: The demand for sanitary sewer based on the property's current Future Land Use Map designation is calculated by	Current FLUM Demand: 341 persons x 93 gpd/person = 31,713 gpd Future FLUM Demand:

	multiplying the adopted level of service standard by the population identified in section VII. b. Proposed FLUM Designation: The demand for sanitary sewer based on the property's proposed Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section VII. c. Change in water usage: This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.	691 persons x 93 gpd/person = 64,263 gpd Change in Usage: 32,550 gpd (increase)
5.	Applicant must demonstrate consistency with the Sanitary Sewer Sub-Element	The proposed amendment is considered consistent with the Infrastructure Element and Objectives of the Comprehensive Plan for safe and efficient delivery and use of Wastewater for the site.
Section 11 INFRASTRUCTURE: AQUIFER RECHARGE		
1.	Identify whether the property is located within a prime aquifer recharge area: If the property is located east of the conservation areas, state that the property is located within both the surficial aquifer system and the Floridian aquifer system. Identify in what zone of the surficial aquifer the property is located. This information is available from the United States Geologic Survey.	The project site is located in an area of surficial aquifer.
2.	Identify, generally, the percentage of the property that will be covered with an impervious surface: Use the following to estimate the percentage of impervious surfaces: i) low residential (1 to 4.99 dwelling units per acre) = 30 percent; ii) medium and high density residential (5 dwelling units per acre and above) = 65 percent; and iii)	TBD

	commercial, industrial and institutional = 85 percent.	
3.	Applicant must demonstrate consistency with the adopted Wellington Comprehensive Plan Aquifer Recharge Sub-Element of the Conservation Element.	The proposed amendment is considered consistent with the Infrastructure Element and Objectives of the Comprehensive Plan for aquifer recharge and the protection of groundwater resources. The proposed development and use of the site will incorporate FDEP Best Management Practices for management of surface waters to ensure that runoff from impervious surfaces does not cause detrimental impacts on these resources.
Section 12 CONSERVATION		
1.	If listed species are present, provide a brief discussion of measures that will be taken to avoid or minimize adverse impacts to these species or their habitat.	The project site has 38.03 acres of mostly exotic hardwood wetlands that has a heavy exotic plant understory and lacks appropriate hydrology, thus provides little habitat for wildlife and most is small transient mammals.
2.	If there are no known or reported occurrences, could listed species reasonably be expected to be present based on the site-specific habitat characteristics? If yes, please provide a brief discussion.	Listed species are not expected to inhabit the project site due to its location surrounded by suburban development and lack of appropriate habitat.
3.	All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is consistent with or furthers. For each Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy will be furthered by the proposed amendment.	Not applicable.
Section 13 RECREATION AND OPEN SPACE		
1.	Identify the following facilities that would service the property:	a. No regional park located or established within the subject site.

	a. Regional parks b. District parks c. Community parks d. Open space	b. No district park located or established within the subject site. c. No community park located or established within the subject site. d. Approximately 13.44 acres of open space will be provided on the proposed master plan
2.	Adopted recreation levels of service standard of \$885 of total recreational investment per capita.	Acknowledged.
3.	The effect of the proposed FLUM amendment on regional, district and neighborhood parks.	The proposed FLUM amendment will have minimal impact on regional, district and neighborhood parks. The subject site is not in proximity or within a mile of any city, county or state parks. However, Okeechee Park is located approximately 3 miles east of the subject site, along Forest Hill Blvd. There are also four city parks, Rotary Peace Park/Pine Valley Preserve, Wellington Green Park, Olympia Park and Wellington Village Park which are approximately between 1.5 and 3 miles from the subject site.
4.	To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is consistent with or furthers. For each Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy will be furthered by the proposed amendment.	The proposed amendment shall be consistent with the objectives, goals and policies of the Recreation and Open Space Element of the Comprehensive Plan as specified in Objectives 1.1, 1.2., 1.3 and 1.5. The proposed project will include internal open space within the residential uses and will meet open space standards for the variation of proposed uses. Per Policy 1.2.7, open space areas shall be developed in a way to maximize preservation of existing native vegetation and natural features of the site. Enhancements to the existing lake are proposed, that include a walkway is along the exterior and littoral plantings.
Section 14 FIRE RESCUE		

1.	Identify the fire-rescue facility that would service the subject property: Identify the station number, the street address of the facility, and the distance in tenths of a mile of the facility from the subject property.	The fire-rescue facility that will service the subject property is Palm Beach County #30 located at 9610 Stribling Way, Wellington, FL 33414. The fire-rescue facility is approximately 2.2 miles southeast from the subject property.
2.	Identify the response times from the fire-rescue station to the subject property: The response time, in minutes, may be determined by multiplying the number of miles from the station to the property by two.	2.2 miles x 2 = 4.4 The response time from fire-rescue station PBC 30 to the subject property is approximately 4 ½ minutes.
3.	The effect of the proposed FLUM amendment on the average emergency response time: If the response time is less than five minutes, there is a rebuttable presumption that there would be no negative effects on fire-rescue response time. If the response time is greater than five minutes, please identify what actions could be taken to mitigate the Fire-Rescue Department's response time.	The response time from the servicing fire-rescue station is less than five minutes.

Section 15 HISTORIC PRESERVATION

1	Identify any historic or architecturally significant resources within 500 feet of the subject property. Historic or architecturally significant resources include buildings, structures and other objects.	The subject property is not located within 500 feet of any historic or architecturally significant resources. Directly north of the subject site is a single-family residential development and medical/professional offices. Located south of the subject site is an approved mixed use development. Located to the east of the site, across SR 7 is a gated single-family home development. Behind the subject property to the west, is a LWDD canal encompassed within an approximately 65' wide tract. West of the canal is a zero lot line residential development.
2.	Identify any archaeological resources located within 500 feet of the subject property.	There are no archaeological resources located within 500 feet of the subject property.

	Archaeological resources include aboriginal mounds, forts, earthworks, village locations, camp sites, middens, burial mounds, missions, or other artifacts at least seventy-five years old.	
Section 16 PUBLIC EDUCATION		
1.	Identify the name and street address of the public schools that would educate potential school age children, and indicate how far the school is from the subject property, for: a. Elementary Schools b. Middle Schools c. Senior High Schools	a. Elementary Schools: Elbridge Gale Elementary – 2.2 miles 1915 Royal Fern Dr Wellington, FL 33414 Equestrian Trails Elementary – 2.2 miles 9720 Stribling Way Wellington, FL Everglades Elementary – 3.5 miles 407 Marginal Rd West Palm Beach, FL 33411 b. Middle Schools: Emerald Cove Middle School – 2.1 miles 9950 Stribling Way Wellington, FL 33414 Polo Park Middle School – 4.8 miles 11901 Lake Worth Rd Wellington, FL 33449 Wellington Landings – 12.8 miles 1100 Aero Club Dr. Wellington, FL 33414 c. Senior High Schools Palm Beach Central – 2.2 miles 8499 W Forest Hill Blvd

		Wellington, FL 33411 Wellington High School - 4.9 miles 2101 Greenview Shores Blvd Wellington, FL 33414 Royal Palm High School – 5.3 miles 10600 Okeechobee Blvd West Palm Beach, FL 33411
2.	All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is consistent with or furthers. For each Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy will be furthered by the proposed amendment.	The proposed amendment is consistent with the goals, objectives and policies of the Public School Facilities Element of the Comprehensive Plan. As specified in Objective 1.1, the proposed amendment shall ensure the capacity of schools is sufficient to support student growth at the adopted level of service standard.
Section 17 INTERGOVERNMENTAL COORDINATION		
1.	Identify all local governments (including special districts) located within one-mile of the subject property:	The local governments and districts located within one mile of the subject property include Unincorporated Palm Beach County, Royal Palm Beach, ACME Improvement District and Lake Worth Drainage District. Additionally, a small portion, approximately 5 acres, of the Royal Palm Beach Economic Development Overlay District is within the outermost northwest boundary of the 1-mile buffer.
2.	Indicate whether or not a municipality has initiated annexation of the property. If annexation was attempted by a city, indicate when and the name of the city. In addition, identify whether the subject property is located within the future annexation area of any local government.	Annexation of the property is currently being initiated by the Village of Wellington. The entire site is identified as Future Annexation Areas on the Village of Wellington FLUM.

3.	Applicant must demonstrate the impact of the proposed amendment on the Intergovernmental Coordination Element.	The proposed amendment is consistent with the objectives, goals and policies of the Intergovernmental Element of the Comprehensive Plan.
Section 18 EQUESTRIAN ELEMENT		
1.	Applicant must demonstrate the impact of the proposed amendment on the Equestrian Element.	The proposed amendment shall have no impact on the Equestrian Element of the Comprehensive Plan, as the subject site is not located within the Equestrian Preserve boundaries.