

Staff Report
Exhibit J

AXIS II
JUSTIFICATION STATEMENT

Request: Master Plan
Original Submittal: May 15, 2024
Resubmittal: August 7, 2024
Resubmittal: October 31, 2024



Urban Design
Land Planning
Landscape Architecture

OVERVIEW OF REQUEST & PROPERTY INTRODUCTION

On behalf of the Applicant, WG 10PARK LLC, Urban Design Studio (UDS) requests a Master Plan approval consistent with the concurrent Rezoning request to Planned Unit Development (PUD) in the Village of Wellington for the Axis II project. Concurrent applications to approve a Future Land Use of the site from Community Facilities (CF) to Residential H are being submitted. The subject property is comprised of a 10-acre parcel previously included in the Wellington Green Development of Regional Impact (DRI) as a public park parcel. Resolution R2005-124 approved the removal of the 10-acre park from the DRI boundary and the Wellington Green MUPD as a whole. The site is located at 2175 Wellington Green Dr, more specifically, west of Wellington Green Dr, approximately .15 miles south of Forest Hill Blvd, referenced by parcel control number (PCN) 73-41-44-13-01-016-0000.

The purpose of this application is to allow for the development of 220 multi-family residential units with a Site Plan application to follow at a later date. A conceptual Site Plan has been included in the submittal package.

SURROUNDING USES

- **North:** To the north of the subject site is a 3.37-acre property within the Wellington Green MUPD Hampton Inn & Suites Wellington Hotel. This property is located at 2155 Wellington Green Dr with a Mixed-Use FLU designation and an MUPD zoning district designation.
- **South:** To the south is an 110.29-acre lake parcel. The parcel consists of a Major Water Bodies FLU designation and a PUD zoning district designation.
- **East:** To the east of the subject site is the Wellington Green Drive Dr. R/W.
- **West:** To the west of the subject site is a 19.86-acre parcel consisting of a drainage canal owned by the Acme Improvement District. The site consists of a Major Water Bodies FLU designation and an PUD zoning district designation

BACKGROUND

The current configuration of the subject site located consists of a paved parking lot at the northeastern portion of the site, with the remaining site area utilized as an open field for recreational purposes. The site was previously included in the Wellington Green DRI, however, Resolution R2005-124 approved the removal of the 10-acre park from the DRI boundary and the Wellington Green MUPD as a whole. The site currently consists of a Major Water Bodies FLU designation and an PUD zoning district designation.

DENSITY

The applicant is proposing a Future Land Use Map Amendment from a Community Facilities (CF) FLU designation to a Residential High Density (H) FLU designation. The "H" FLU designation allows

up to 22 dwelling units per acre for the subject property. As such, the maximum unit yield for the 10-acre site pursuant to the Future Land Use Map Amendment to the "H" FLU designation is 220 units.

PROPOSED DESIGN

The proposed site plan comprises of four (4) multifamily apartment buildings, a 5,000 SF clubhouse building & two (2) parking garages with 12 bays each. Building 1 is located on the northside of the site's initial entry drive and is 6 stories in height. Building 2 is located central to the site and is 6 stories in height. Building 3 is located at the southwestern corner of the site and is 6 stories in height, Building 4 is 6 stories in height, located in between the clubhouse building and Building 3. In total, the site consists of 220 proposed residential dwelling units. A 5,000 SF clubhouse and pool is also proposed along the southeastern portion of the site.

Pedestrian Access

The project consists of a well-connected and continuous pedestrian circulation system throughout the site with the provision of paved crosswalks, a sidewalk throughout a portion of the northern landscape buffer, and sidewalk area along the lake to the south. The site circulation system is also designed to propose a pedestrian crosswalk with LED enhanced flashing stop signs, and "stop ahead" signage over Wellington Green Drive which will provide safe and convenient access to Forest Hill Blvd, through the established Wellington Green pedestrian network. The proposed crosswalk extends from the site, to the retail uses immediately to the east. across Wellington Green drive, connecting into the larger Wellington Green Master Plan pedestrian network, and ultimately providing pedestrian access to Forest Hill Blvd to the north.

Parking

Code sufficient parking is provided throughout the site via two proposed parking structures and surface parking designed to provide vehicular access to each use. Per code, 495 spaces are required based on residential uses proposed. In total, 521 parking spaces are proposed. The site is also designed to provide one (1) EV charging station, proximate to each proposed building, for a total of four (4) EV charging stations, with the opportunity to expand and add more in the future. This requirement is reflected in the Project Standards Manual for the site, with a detail of a potential station provided in the Conceptual Site Regulating Plan.

Buffering

The subject site is bordered by Lake Lisbet to the south, the Wellington Green Drive R/W to the east, the Hampton Inn and Suites to the north, and the Acme Improvement District Canal to the west of the site. A 15' wide type B/W landscape buffer is provided along the northern site boundary consistent with Sec. 7.8.5. landscape buffer requirements. A 20' Type C R/W buffer is provided along the eastern perimeter of the site along Wellington Green Drive. A 10' landscape buffer is provided along the western portion of the site. The proposed 10' allowance is further detailed in the project standards manual consistent with the Axis II Master Plan where a 20' Type C R/W buffer would otherwise be required. The proposed 10' buffer is appropriate when considering the existing 10' Type B buffer on the site, which is consistent with the platted landscape buffer easement as seen in Plat Book 87 Page 83. As part of the proposed application, four (4) existing trees within the western 10' buffer are also proposed to be preserved in their existing condition, while 21 existing trees within the eastern 20' buffer are proposed to remain. In addition to the existing buffer conditions, the site is also bordered to the west by an Acme Improvement District Canal, and further west by FPL power lines and the Stribling Rd R/W. There is no active use or occupancy of any residents along the western boundary of the site, as such

there is no use that will require additional buffering or screening. No buffer is proposed along the southern perimeter boundary. Language within the proposed project standards manual will include the allowance of a landscape buffer to be exempt when abutting a lake or major water body. The removal of an otherwise required southern buffer will allow the lakefront to serve as an amenity with a pedestrian walk along the edge for the residents to utilize.

Landscape

Landscape Plans detailing buffer material for the site have been prepared by DixHite and are included in this submittal. Full landscape plans with internal plant material within the site will be provided upon Site Plan submittal.

Recreation & Open Space

Pursuant to Section 6.5.2 for Planned Development Districts, proposed development program must consist of five acres of property for park and recreational facilities and one acre of civic facilities, each 1,000 of the population proposed for the project. Section 6.5.5 prescribes that private recreation areas shall be provided at a minimum of 110 SF of area/person.

The proposed development program amounts to an estimated population of 673 persons based on the 10-acre parcel size, target unit yield of 220 units, and the provided persons per dwelling unit count generated by the U.S. Census and confirmed by staff at the May 2nd pre-application meeting of 3.06 persons per dwelling unit.

The private recreation requirement based on the Village formula provided amounts to 1.7 acres – which will be provided on the site with the provision of clubhouse area, pedestrian pathways, community garden, flex lawn, lakefront pathways, grilling areas, outdoor furnishing and seating areas, and dog parks. The site is also designed to provide 4.27 acres of open space, consisting of a “green-belt” of open space and landscaping along each side of the north-south driveway internal to the site, as well as expanded open space between Building 3 and Building 4, inclusive of the proposed community garden. A considerable 66.5’ front setback is provided along the Wellington Green drive frontage, east of the proposed clubhouse. This area will also provide open space and accent landscaping for the Site.

The Civic requirement of .673 acres, and the public recreation requirement of 3.37 acres will be paid in cash in lieu of land dedication.

Please refer to the Project Standards Manual included in this Master Plan application for details on required private amenity facilities and potential improvements that will be provided.

MASTER PLAN STANDARDS

- A. *Whether the proposed amendment is consistent with all elements of the comprehensive plan.*

Response: The proposed master plan request is consistent with all elements of the comprehensive plan. The proposed rezoning will further Objective 1.1 of the Land Use & Community Design Element, which prescribes that the Village establish compatible land use arrangements using land use categories appropriate for the neighborhoods, districts, commercial corridors, and equestrian areas, and also further Objective 2.4 of the Land Use & Community Design Element which prescribes that the Village Foster rehabilitation and reinvestment of the adjacent neighborhoods and commercial centers along Forest Hill Boulevard. The proposed master plan, and the overall project development is consistent with the growing multi-family character surrounding the Wellington Green Mall area, and

also maintains consistency with the concurrent rezoning request to PUD which is consistent with the Residential H FLU designation being requested, thus showing consistency with Objective 1.1. The proposed project also further the goals of Objective 2.4 by providing new multifamily development along Forest Hill Boulevard and the Wellington Green Mall neighborhood.

- B. Whether the proposed request is not in conflict with any portion of Wellington's LDR and is consistent with the purpose and intent of the LDR.*

Response: The proposed master plan request is consistent with the Village property development regulations as the site meets the minimum acreage requirement of 10-acres and proposed a building coverage of 19% which is well below the 45% maximum. The proposed master plan is also consistent with the required recreation area dedication. The private recreation requirement based on the Village formula provided amounts to 1.7 acres – which will be provided on the site with the provision of clubhouse area, pedestrian pathways, lakefront pathways, grilling areas, outdoor furnishing and seating areas, and dog parks. The Civic requirement of .673 acres, and the public recreation requirement of 3.37 acres will be paid in cash in lieu of land dedication. The Site Plan will be submitted at a later date – however, any inconsistencies with the Village LDRs will be identified in the project standards manual specific with the PUD and Master Plan.

- C. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment.*

Response: The property has no natural features or existing vegetation and is surrounded by development. There will be no adverse impacts on the natural environment.

- D. Provide the overall design concept and show that the design of the proposed request minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands*

Response: The overall design concept minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands. The subject site is bordered by Lake Lisbet to the south, the Wellington Green Drive R/W to the east, the Hampton Inn and Suites to the north, and the Acme Improvement District Canal to the west of the of the site. A 15' wide type B/W landscape buffer is provided along the northern site boundary consistent with Sec. 7.8.5. landscape buffer requirements. A 20' Type C R/W buffer is provided along the eastern perimeter of the site along Wellington Green Drive. A 10' landscape buffer is provided along the western portion of the site. A code compliant R/W buffer is provided along the site's eastern boundary in order to minimize impacts, as well as a code-compliant 15' landscape buffer along the north property line in order to reduce the visual impact from the hotel site to the north. There are no active uses which will be negatively impacted from adverse effects on the site's southern and western perimeter as both sides consist of bodies of water. As such, those buffers are being reduced, consistent with the product standards manual provided as part of the proposed Master Plan.

- E. That the proposed request is consistent with applicable neighborhood plans.*

Response: There are no applicable neighborhood plans for the subject property.

F. That the proposed request would result in a logical and orderly development pattern.

Response: The proposed request results in a logical and orderly development pattern. The surrounding area has an established multi-family housing character which the proposed multi-family development will add to. The site is also surrounded by Planned Development District zoning between the PUD zoning to the south and west, and the Wellington Green MUPD zoning to the east

G. That the proposed request complies with Wellington building standards.

Response: The proposed request includes a conceptual Site Plan; however, Site Plan approval is not being requested at this time. Any future Site Plan application submitted along with any architectural elevations will have to be consistent with Wellington building standards. The site is also being designed to provide code-sufficient ADA parking spaces, as well as ADA pedestrian access to the Wellington Green Drive R/W.

CONCLUSION

On behalf of the applicants, Urban Design Studio requests favorable review and consideration of this request to approve the proposed Master Plan. The Project Managers at Urban Design Studio are Joni Brinkman and Lentzy Jean-Louis who can be reached at 561-366-1100. Please feel free to contact with any questions or for additional information in support of this application.