

Southern Boulevard Annexation **Feasibility Study**

Petition Number/Type:
2023-001-ANX / Annexation (ANX)

Ordinance No.: 2023- 17

PBC File No.:

Owners: 32 separate property owners/ 38 properties, plus road R-O-W-See Exhibit A

Applicant: Village of Wellington

PCN: 38 separate PCN's- See Exhibit A

Future Land Use Designation:

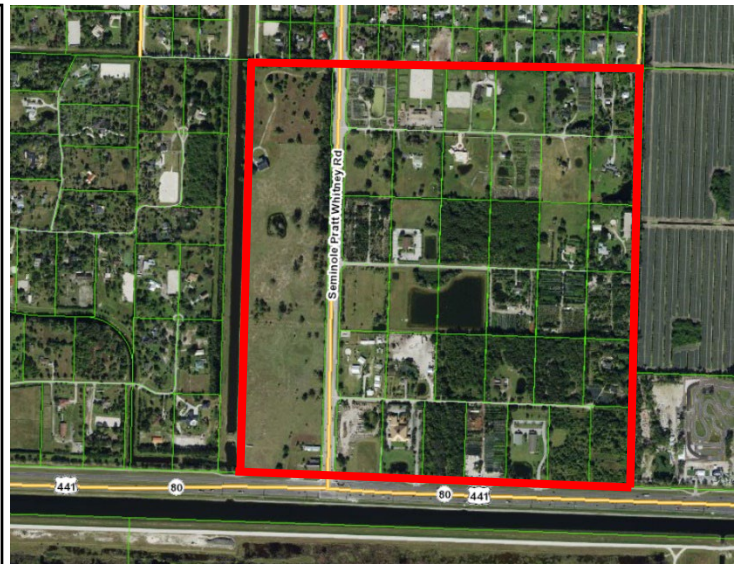
- Current – PBC: C, CL, CL-O, Institutional & RR-5
- Proposed – Commercial & Residential E (Med. Density Res.)

Zoning Designation:
Current – PBC: CC, IPF & AR
Proposed – CC & RM

Acreage: 257.97 Acres (+/-)

This feasibility study is being prepared pursuant to Section 171.042 of the Florida Statutes, entitled Prerequisites to Annexation, demonstrating availability of urban services & feasibility for properties annexing within Wellington’s municipal boundary.

The subject property is located at the intersection of State Road 80 & Seminole Pratt Whitney Road (both sides of Seminole Pratt Whitney Road)



Location Map

Adjacent Property	FLUM	Zoning
North	County Rural Res.	County RR-5
South	Wellington- Has County RR-10 designation. SFWMD-STA	Wellington- Has County RR-10 designation. SFWMD STA.
East	Town of Loxahatchee Groves Rural Residential	Town of Loxahatchee Groves Comm. Rec. & Agricultural Residential
West	County rural Res.	County RR-5

Project Manager:
Robert Basehart, AICP, Sustainability and Regulatory Affairs Director
rbasehart@wellingtonfl.gov (561) 753-2578

Site History and Current Request:

The property that is the subject of this petition consists of approximately 257.9 acres of land located at the intersection of Southern Boulevard (S.R 80/US 441) and Seminole Pratt Whitney Road. The 64.5 acres of the property located on the west side of Seminole Pratt Whitney Road is a single parcel. The balance of the site is on the east side of Seminole Pratt Whitney Road and consists of 37 properties that make up the entirety of an old unrecorded plat named Entrada Acres. Most of the properties in Entrada Acres are currently being used nonresidential/commercial purposes. There are approximately 10 commercial nurseries, 3 churches, 4 equestrian farms and 2 lots that are owned by Palm Beach County and occupied by a drainage lake. Approximately 8 properties appear to be strictly residential use and 10 properties are vacant. Also included in this annexation application consists of the road right-of-way for Seminole Pratt Whitney Road, which is not a developable property.

This application package is a three-component proposal, initiated by Wellington. The first component is an involuntary annexation of the property from the unincorporated area of Palm Beach County into the Village of Wellington. The second component is an application to add the subject property to the Wellington Future Land Use Map (FLUM) as commercial (123.94 acres) and Medium Density Residential E (125.77 acres). Currently the property has a combination of commercial, commercial office, institutional, agricultural and low-density residential designations. The third component is a rezoning application to change the zoning to the appropriate designations on the Wellington zoning map. The proposed designations are justified because they comply with the review criteria of the LDR for FLUM and rezoning applications. The FLUM and rezoning applications are companion proposals to the annexation application, but are not a part of it, as they cannot be approved until after the annexation is completed.

Analysis:

Consistency with State Annexation Law

As indicated above, the petition is for the involuntary annexation of the subject 257.9 acres area consisting of 38 properties and a road right-of-way, currently in unincorporated Palm Beach County. The property is occupied by numerous uses, as detailed above. Because more than 70% of the acres of land in the annexation area is owned by individuals, corporations, or legal entities which are not registered electors in such area, the annexation cannot occur unless the owners of more than 50% of the acres of land in the annexation area consent to the annexation pursuant to section 171.0413 (5), Florida Statutes. As of September 15, 2023, 53% of the properties within the proposed annexation area have provided owners consents, which includes 64% of the acreage involved. If the road right-of-way were added to these calculations, the percentages would be altered slightly, but still comply with the required percentages This annexation petition is consistent with Section 171.042, Florida Statutes (Prerequisites to Annexation), and more specifically the below sections:

171.042(1)(a) – Maps:

- Wellington’s Future Land Use Map (FLUM) illustrating the current land use and municipal boundaries is provided as Exhibit B.
- Proposed FLUM illustrating the unincorporated areas annexed within the municipal boundaries with the proposed land use is provided as Exhibit C.
- Current Municipal Services Map illustrating the present water and wastewater infrastructure adjacent to the proposed annexation area is provided as Exhibit D.

171.042(1)(b) – Statement certifying that the area to be annexed meets the criteria in s. 171.043:

The proposed annexation is consistent with Section 171.043, F.S. as the subject real property is;

- Contiguous land to the municipal limits of Wellington,
- Not irregular in shape,
- Not within the boundary of another incorporated municipality, and
- Within an area that is developing for urban purposes. The area surrounding the subject petition is a mixture of urban and nonurban uses that have been evolving into urban development over the last decade. Land located to the immediate east along S.R. 80 is occupied by a go cart race track facility and paint ball course, followed by the west campus of Palm Beach State College and an approximately 23-acre shopping center. Land located immediately to the west of the petitioned site is occupied by a rural subdivision (Fox Trail) with approximately one mile of S.R. 80 frontage. However, land to the west of Fox Trail is farmland that is currently under consideration for a mixed commercial and residential development with a proposed Future Land Use Map designation of LR-2 (Low Density Residential, Maximum 2 units per acre), followed by the Arden planned development which was approved by Palm Beach County at urban densities. Further, 3 miles to the north is the Town of Westlake which was incorporated less than 10 years ago and is developing at urban densities. The primary access to Westlake is Seminole Pratt Whitney Road, which bisects the subject petition site, at S.R. 80.
- _Because more than 70% of the acres of land in the annexation area is owned by individuals, corporations, or legal entities who are not registered electors in such area, the annexation cannot occur unless the owners of more than 50% of the acres of land in the annexation area consent to the annexation pursuant to section 171.0413(5), Florida Statutes. As of September 15, 2023, 53% of the properties within the proposed annexation area have consented to the annexation, which includes 64% of the land involved. However, since there are electors living on the property (31 electors), a referendum must be held prior to finalization of the annexation. That referendum is scheduled to be held in March of 2024.



171.042(1)(c) – Statement setting forth plans for extending major municipal service performed within the municipality into the annexation area:

- All urban services indicated below are available by Wellington (or provided by other entities) for the annexation area. The proposed annexation can be served with potable water and sanitary sewer. The utility service provider is Palm Beach County Utilities. There is 12” water main in front of the petition site on Southern Boulevard and a 24” water main on Seminole Pratt Whitney Road. There is a 10” sanitary force main running past the site on Southern Blvd. and an 18” force main on Seminole Pratt Whitney Road (see Exhibit E). No utility extensions will be necessary to accommodate the future development of the petitioned property.

Urban Service	Provider
Sanitary Sewer	Palm Beach County Utilities
Potable Water	Palm Beach County Utilities
Solid Waste	PBC Solid Waste Authority & pickup by Wellington via private contractor
Parks & Recreation	Wellington
Stormwater Management	South Florida Water Management District
Electric	Florida Power and Light
Police	Palm Beach Sheriff’s Office/Wellington
Fire	PBC Fire Rescue/Wellington

- Palm Beach County School District currently serves Wellington and the petitioned area. Students from the petitioned area currently attend schools located in Wellington.
- Emergency services are provided by Palm Beach County Sheriff’s Office, via contract with Wellington, and Palm Beach County Fire Rescue (Station 20 located on Greenview Shores Blvd., approximately 2.4 miles southeast of the subject property). The proposed annexation area is currently located in the same Fire Department MSTU as Wellington. These services can all be provided to the petitioned area.

Financial Feasibility:

There will be a minor deficit of income vs. expenses to Wellington resulting from this petition initially, but development/redevelopment of the property will create a substantial surplus of income vs. expenses in the very near future. The cost and income for providing water, sewer and drainage services will remain with the current providers and the expenses of on-site installation of those services to the site will be the responsibility of the developer(s). Law enforcement services will be provided by Wellington. Fire Rescue services are currently provided by Palm Beach County and no change will occur because the annexation property is already in the same MSTU as Wellington.



Although there will be a minor short-term deficit in the balance of income vs. expense, Property values, and therefore tax revenues, will increase exponentially in the near future as the properties in the annexation area begin to develop. Please refer to Exhibit F for short term financial calculations and Exhibit G for long-term forecast.

Market:

Please refer to Exhibit G for the market study.

List of Exhibits:

Exhibit A	Property Control Numbers
Exhibit B	Wellington's Current Future Land Use Map (FLUM)
Exhibit C	Future Land Use Map (with proposed amendment)
Exhibit D	Current Municipal Services Map
Exhibit E	Existing Water & Sewer Lines
Exhibit F	Financial Feasibility
Exhibit G	Market Study

EXHIBIT A

Parcel Number	Site Address	City State & Zip	Owner Name
0040433600000 - 2020	16569 STATE ROAD 80	LOXAHATCHEE, FL 33470	GRACE CHAPEL OF THE WESTERN
0040433600000 - 2030			1401 WPB LLC
0040433600000 - 2040	16469 STATE ROAD 80	LOXAHATCHEE, FL 33470	CORRALES DAISY ONDINA TRUST
0040433600000 - 2050	16401 SOUTHERN BLVD	LOXAHATCHEE, FL 33470	PALMS WEST ALLIANCE CHURCH INC
0040433600000 - 2060	16340 REMBRANDT RD	LOXAHATCHEE, FL 33470	THOMAS THOMAS A
0040433600000 - 2070			THOMAS THOMAS A JR
0040433600000 - 2080	16275 REMBRANDT RD	LOXAHATCHEE, FL 33470	VAZQUEZ MANUEL &
0040433600000 - 2090			KURIAN CHERIAN P &
0040433600000 - 2100	16421 REMBRANDT RD	LOXAHATCHEE, FL 33470	REYNOLDS ANDRES A &
0040433600000 - 2110	16501 REMBRANDT RD	LOXAHATCHEE, FL 33470	RUBBIO BOB &
0040433600000 - 2120	16571 REMBRANDT RD	LOXAHATCHEE, FL 33470	WP AGRICULTURAL SERVICES LLC
0040433600000 - 2130	16651 REMBRANDT RD	LOXAHATCHEE, FL 33470	ROLA MANAGEMENT LLC
0040433600000 - 2140	16650 VELAZQUEZ RD	LOXAHATCHEE, FL 33470	PBP INVESTMENTS LLC
0040433600000 - 2150	16570 VELAZQUEZ RD	LOXAHATCHEE, FL 33470	PALM BEACH COUNTY
0040433600000 - 2160	16500 VELAZQUEZ RD	LOXAHATCHEE, FL 33470	PALM BEACH COUNTY
0040433600000 - 2170	16426 VELAZQUEZ RD	LOXAHATCHEE, FL 33470	CORRALES DAISY O
0040433600000 - 2180	16350 VELAZQUEZ RD	LOXAHATCHEE, FL 33470	FRAME RONALD E JR
0040433600000 - 2190	16300 VELAZQUEZ RD	LOXAHATCHEE, FL 33470	SCHWARTZ CHERYL K
0040433600000 - 2200	16299 VELAZQUEZ RD	LOXAHATCHEE, FL 33470	TRUE NORTH EQUESTRIAN INC
0040433600000 - 2210	16351 VELAZQUEZ RD	LOXAHATCHEE, FL 33470	SALKEY MARTIN
0040433600000 - 2220			2053 NW 56TH LLC
0040433600000 - 2230			PACIFIC PREMIER TRUST
0040433600000 - 2240	16571 VELAZQUEZ RD	LOXAHATCHEE, FL 33470	SOUTH CONGREGATION OF
0040433600000 - 2250	16651 VELAZQUEZ RD	LOXAHATCHEE, FL 33470	SCHWARTZ RONALD L TRUST
0040433600000 - 2260	16650 VAN GOGH RD	LOXAHATCHEE, FL 33470	PBP INVESTMENTS LLC
0040433600000 - 2270	16570 VAN GOGH RD	LOXAHATCHEE, FL 33470	SHAKTI SOUTH LLC
0040433600000 - 2280	16500 VAN GOGH RD	LOXAHATCHEE, FL 33470	LEDERER KARL F
0040433600000 - 2290	16424 VAN GOGH RD	LOXAHATCHEE, FL 33470	CATRON MICHAEL W &
0040433600000 - 2300	16350 VAN GOGH RD	LOXAHATCHEE, FL 33470	YUE PENGFEI
0040433600000 - 2310	16300 VAN GOGH RD	LOXAHATCHEE, FL 33470	SHAUKAT NIMRAH
0040433600000 - 2320	16299 VAN GOGH RD	LOXAHATCHEE, FL 33470	VELLONE CARLO F JR &
0040433600000 - 2330	16351 VAN GOGH RD	LOXAHATCHEE, FL 33470	CATRON LINDA M
0040433600000 - 2340	16425 VAN GOGH RD	LOXAHATCHEE, FL 33470	HARRISON ANN E
0040433600000 - 2350	16501 VAN GOGH RD	LOXAHATCHEE, FL 33470	WARNER GARRETT P &
0040433600000 - 2360	16575 VAN GOGH RD	LOXAHATCHEE, FL 33470	NOORTHOEK DRESSAGE LLC
0040433600000 - 2370	16651 VAN GOGH RD	LOXAHATCHEE, FL 33470	CATRON MICHAEL W REV TRUST &
0040433600000 - 3020	35 SEMINOLE PRATT WHITNEY RD	LOXAHATCHEE, FL 33470	SLUGGETT RICHARD J
0040433600000 - 7020	16670 REMBRANDT RD	LOXAHATCHEE, FL 33470	STRATEGIC ENDEAVORS LLC



Legend

- Municipal Boundaries
- Equestrian Preserve Area

Residential

- | | | |
|--|----------------------------------|-----------------------|
| | A 1 d.u./10 acre | Low Density |
| | B 0.1 d.u./acre - 1.0 d.u./acre | |
| | C 1.0 d.u./acre - 3.0 d.u./acre | |
| | D 2.0 d.u./acre - 5.0 d.u./acre | Medium Density |
| | E 3.0 d.u./acre - 8.0 d.u./acre | |
| | F 5.0 d.u./acre - 12.0 d.u./acre | |
| | G 5.0 d.u./acre - 18.0 d.u./acre | High Density |
| | H 5.0 d.u./acre - 22.0 d.u./acre | |

Commercial

- Commercial
- Equestrian Commercial Recreation
- Open Space Recreation

Mixed Use

- Mixed Use
- Regional Commercial / LSMU

Flex

- Flex

Community Facility

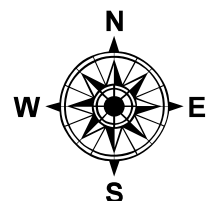
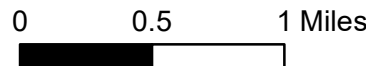
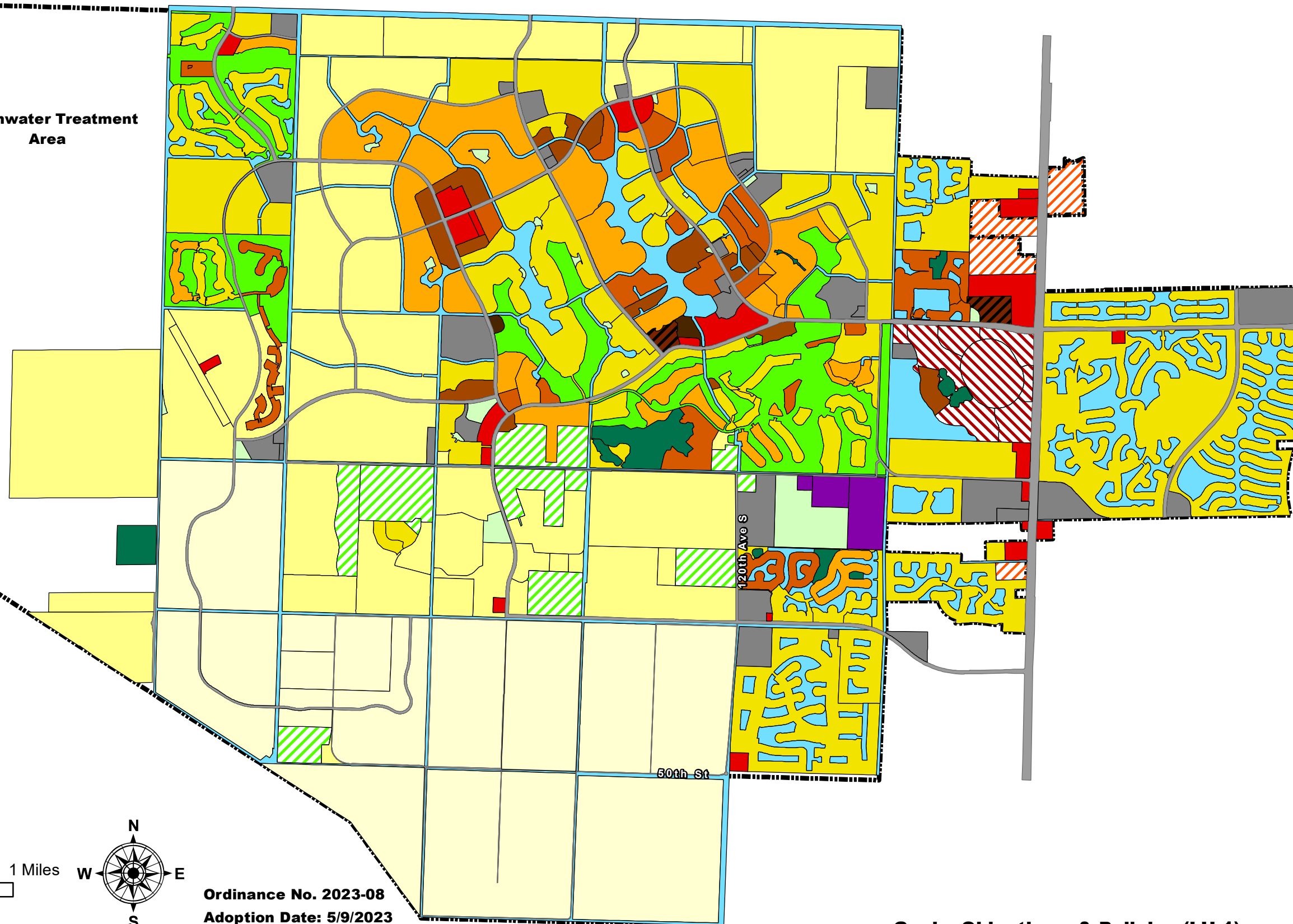
- Community Facilities

Parks & Preserves

- Park
- Conservation

- Major Water Bodies

Stormwater Treatment Area



Ordinance No. 2023-08
Adoption Date: 5/9/2023

Goals, Objectives, & Policies (LU-1)



PROPOSED FUTURE LAND USE MAP DESIGNATION

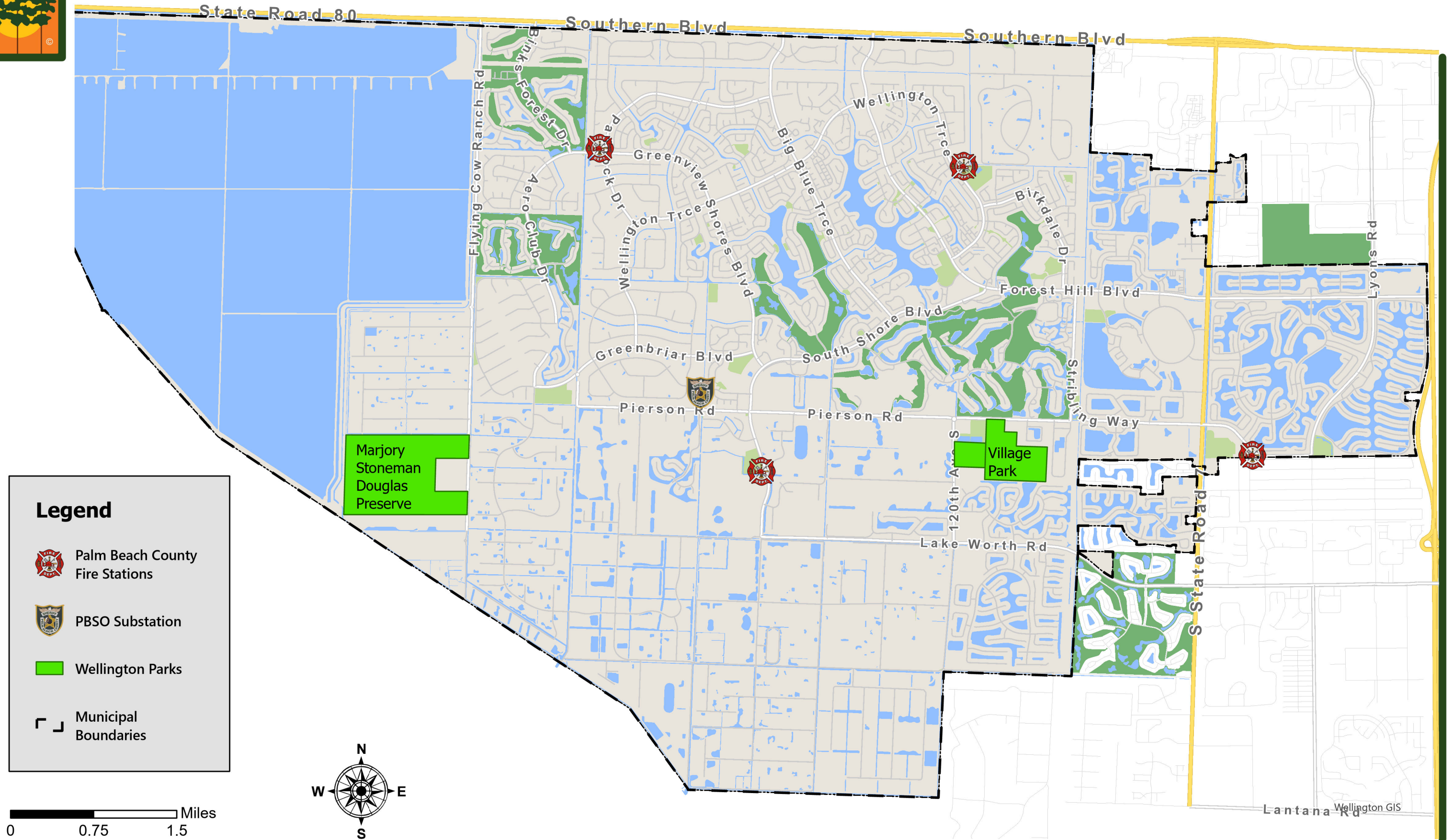
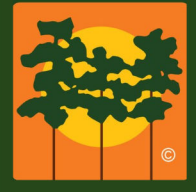
Residential E:  125.77 acres

Commercial:  123.94 acres







Current Municipal Services

Feasibility Study Exhibit D



Legend

-  Palm Beach County Fire Stations
-  PBSO Substation
-  Wellington Parks
-  Municipal Boundaries

0 0.75 1.5 Miles

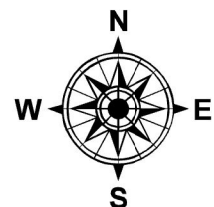
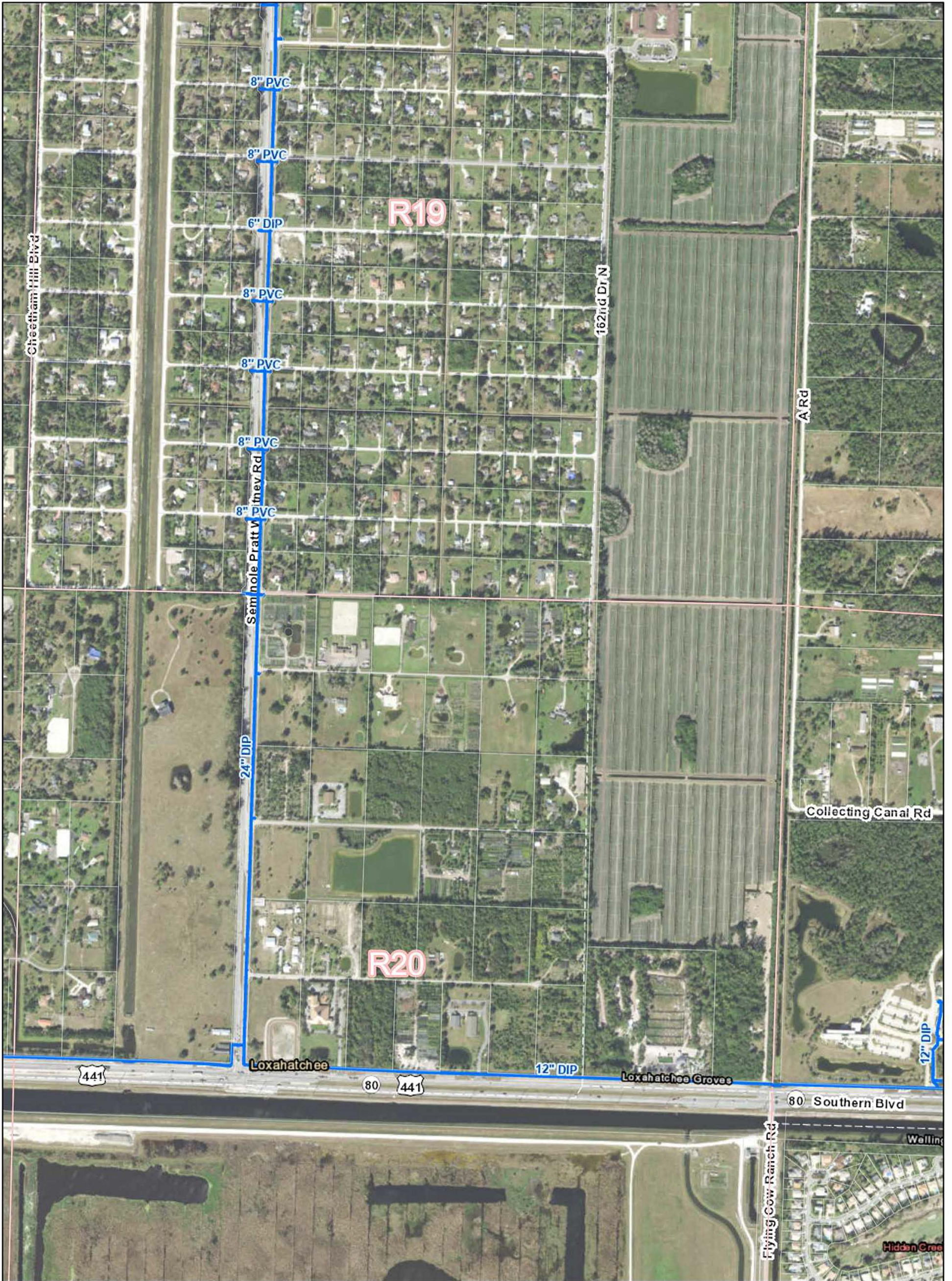


Exhibit E

Water Utility Infrastructure Map



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Roads+Names+Hwy<144k(500;250)

95

99

500; 250

Roads+Names+Hwy <72K(100)

Roads+Names <36K(48)

<all other values>

48

Roads+Names <18K(24)

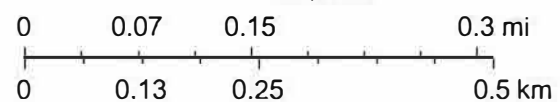
Roads+Names <9K(12)

WUD Parcels

Private Potable Water Main Street Scale

Potable Water Main Street Scale

1:9,028



State of Florida, Maxar
None
PBCWUD GIS
Esri, HERE, Garmin, iPC



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Roads+Names+Hwy<144k(500;250)

95

99

500; 250

Roads+Names+Hwy <72K(100)

Roads+Names <36K(48)

<all other values>

48

Roads+Names <18K(24)

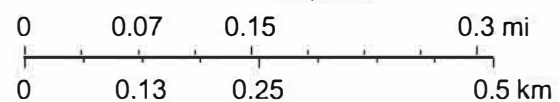
Roads+Names <9K(12)

WUD Parcels

Sewer Force Main Street Scale

Sewer Gravity Main Street Scale

1:9,028



State of Florida, Maxar
None
PBCWUD GIS
Esri, HERE, Garmin, iPC

PROPERTY ADDRESS	PCN	ASSESSED VALUE	TAXABLE VALUE	SOLID WASTE UNITS (C=Commercial)	TOTAL MILLAGE RATE		INCORPORATED - WELLINGTON				UNINCORPORATED COUNTY			INCREASE/(DECREASE) TAXES
					INCORPORATED	UNINCORPORATED	AD VALOREM	SOLID WASTE COLLECTION	SOLID WASTE DISPOSAL	TOTAL	AD VALOREM	SOLID WASTE COLLECTION & DISPOSAL	TOTAL	
	00404336000002230	\$ 300,075	\$ 300,075	0	21.36	18.89	\$ 6,410	\$ -	\$ -	\$ 6,410	\$ 5,668	\$ -	\$ 5,668	\$ 741
	00404336000002090	\$ 226,420	\$ 226,420	0	21.36	18.89	\$ 4,836	\$ -	\$ -	\$ 4,836	\$ 4,277	\$ -	\$ 4,277	\$ 559
16340 REMBRANDT RD	00404336000002060	\$ 60,360	\$ 60,360	0	21.36	18.89	\$ 1,289	\$ -	\$ -	\$ 1,289	\$ 1,140	\$ -	\$ 1,140	\$ 149
16501 REMBRANDT RD	00404336000002110	\$ 226,420	\$ 226,420	1	21.36	18.89	\$ 4,836	\$ 290	\$ 179	\$ 5,305	\$ 4,277	\$ 533	\$ 4,810	\$ 495
16425 VAN GOGH RD	00404336000002340	\$ 42,390	\$ 42,390	0	21.36	18.89	\$ 905	\$ -	\$ -	\$ 905	\$ 801	\$ 40	\$ 841	\$ 65
16570 VELAZQUEZ RD	00404336000002150	\$ 226,420	\$ -	0	21.36	18.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16575 VAN GOGH RD	00404336000002360	\$ 963,698	\$ 963,698	2	21.36	18.89	\$ 20,585	\$ 580	\$ 228	\$ 21,393	\$ 18,204	\$ 1,124	\$ 19,328	\$ 2,064
16299 VELAZQUEZ RD	00404336000002200	\$ 559,237	\$ 559,237	2	21.36	18.89	\$ 11,945	\$ 580	\$ 228	\$ 12,753	\$ 10,564	\$ 1,124	\$ 11,688	\$ 1,065
	00404336000002220	\$ 300,075	\$ 300,075	0	21.36	18.89	\$ 6,410	\$ -	\$ -	\$ 6,410	\$ 5,668	\$ -	\$ 5,668	\$ 741
	00404336000002030	\$ 1,180,133	\$ 1,180,133	0	21.36	18.89	\$ 25,208	\$ -	\$ -	\$ 25,208	\$ 22,293	\$ -	\$ 22,293	\$ 2,915
16350 VAN GOGH RD	00404336000002300	\$ 437,762	\$ 437,762	1	21.36	18.89	\$ 9,351	\$ 290	\$ 188	\$ 9,829	\$ 8,269	\$ 542	\$ 8,811	\$ 1,017
16651 VAN GOGH RD	00404336000002370	\$ 18,956	\$ 18,956	0	21.36	18.89	\$ 405	\$ -	\$ -	\$ 405	\$ 358	\$ -	\$ 358	\$ 47
16300 VELAZQUEZ RD	00404336000002190	\$ 22,847	\$ 22,847	0	21.36	18.89	\$ 488	\$ -	\$ -	\$ 488	\$ 432	\$ 40	\$ 472	\$ 16
16421 REMBRANDT RD	00404336000002100	\$ 573,285	\$ 523,285	1	21.36	18.89	\$ 11,177	\$ 290	\$ 188	\$ 11,655	\$ 9,885	\$ 542	\$ 10,427	\$ 1,229
16569 STATE ROAD 80	00404336000002020	\$ 2,819,851	\$ -	0	21.36	18.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16571 VELAZQUEZ RD	00404336000002240	\$ 669,908	\$ -	C	21.36	18.89	\$ -	\$ -	\$ 188	\$ 188	\$ -	\$ -	\$ -	\$ 188
16650 VAN GOGH RD	00404336000002260	\$ 291,001	\$ 291,001	0	21.36	18.89	\$ 6,216	\$ -	\$ -	\$ 6,216	\$ 5,497	\$ -	\$ 5,497	\$ 719
16424 VAN GOGH RD	00404336000002290	\$ 34,512	\$ 34,512	0	21.36	18.89	\$ 737	\$ -	\$ -	\$ 737	\$ 652	\$ -	\$ 652	\$ 85
16650 VELAZQUEZ RD	00404336000002140	\$ 239,406	\$ 239,406	0	21.36	18.89	\$ 5,114	\$ -	\$ -	\$ 5,114	\$ 4,522	\$ -	\$ 4,522	\$ 591
16275 REMBRANDT RD	00404336000002080	\$ 550,468	\$ 550,468	1	21.36	18.89	\$ 11,758	\$ 290	\$ 188	\$ 12,236	\$ 10,398	\$ 582	\$ 10,980	\$ 1,256
16469 STATE ROAD 80	00404336000002040	\$ 70,297	\$ 70,297	C	21.36	18.89	\$ 1,502	\$ -	\$ 228	\$ 1,730	\$ 1,328	\$ -	\$ 1,328	\$ 402
16426 VELAZQUEZ RD	00404336000002170	\$ 152,619	\$ 102,619	1	21.36	18.89	\$ 2,192	\$ 290	\$ 188	\$ 2,670	\$ 1,938	\$ 582	\$ 2,520	\$ 149
16401 SOUTHERN BLVD	00404336000002050	\$ 2,060,713	\$ -	C	21.36	18.89	\$ -	\$ -	\$ 188	\$ 188	\$ -	\$ -	\$ -	\$ 188
16300 VAN GOGH RD	00404336000002310	\$ 438,945	\$ 388,945	1	21.36	18.89	\$ 8,308	\$ 290	\$ 188	\$ 8,786	\$ 7,347	\$ 582	\$ 7,929	\$ 857
35 SEMINOLE PRATT WHITNE	00404336000003020	\$ 665,794	\$ 615,294	2	21.36	18.89	\$ 13,143	\$ 580	\$ 228	\$ 13,951	\$ 11,623	\$ 845	\$ 12,468	\$ 1,483
16350 VELAZQUEZ RD	00404336000002180	\$ 25,571	\$ 25,571	0	21.36	18.89	\$ 546	\$ -	\$ -	\$ 546	\$ 483	\$ 40	\$ 523	\$ 23
16571 REMBRANDT RD	00404336000002120	\$ 767,095	\$ 767,095	2	21.36	18.89	\$ 16,385	\$ 580	\$ 228	\$ 17,193	\$ 14,490	\$ 970	\$ 15,460	\$ 1,733
16670 REMBRANDT RD	00404336000007020	\$ 280,378	\$ 280,378	0	21.36	18.89	\$ 5,989	\$ -	\$ -	\$ 5,989	\$ 5,296	\$ -	\$ 5,296	\$ 693
16500 VELAZQUEZ RD	00404336000002160	\$ 226,420	\$ -	0	21.36	18.89	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16501 VAN GOGH RD	00404336000002350	\$ 706,118	\$ 706,118	1	21.36	18.89	\$ 15,083	\$ 290	\$ 188	\$ 15,561	\$ 13,339	\$ 582	\$ 13,921	\$ 1,640
16299 VAN GOGH RD	00404336000002320	\$ 193,253	\$ 143,253	1	21.36	18.89	\$ 3,060	\$ 290	\$ 188	\$ 3,538	\$ 2,706	\$ 582	\$ 3,288	\$ 250
16651 REMBRANDT RD	00404336000002130	\$ 212,689	\$ 181,718	1	21.36	18.89	\$ 3,881	\$ 290	\$ 188	\$ 4,359	\$ 3,433	\$ 582	\$ 4,015	\$ 345
16351 VELAZQUEZ RD	00404336000002210	\$ 322,269	\$ 272,269	1	21.36	18.89	\$ 5,816	\$ 290	\$ 188	\$ 6,294	\$ 5,143	\$ 542	\$ 5,685	\$ 609
	00404336000002070	\$ 161,430	\$ 161,430	0	21.36	18.89	\$ 3,448	\$ -	\$ -	\$ 3,448	\$ 3,049	\$ 40	\$ 3,089	\$ 359
16351 VAN GOGH RD	00404336000002330	\$ 189,343	\$ 139,343	1	21.36	18.89	\$ 2,976	\$ 290	\$ 188	\$ 3,454	\$ 2,632	\$ 599	\$ 3,231	\$ 223
16651 VELAZQUEZ RD	00404336000002250	\$ 33,257	\$ 33,257	1	21.36	18.89	\$ 710	\$ 290	\$ 188	\$ 1,188	\$ 628	\$ 582	\$ 1,210	\$ (22)
16570 VAN GOGH RD	00404336000002270	\$ 380,661	\$ 330,661	1	21.36	18.89	\$ 7,063	\$ 290	\$ 188	\$ 7,541	\$ 6,246	\$ 542	\$ 6,788	\$ 753
16500 VAN GOGH RD	00404336000002280	\$ 388,355	\$ 338,355	1	21.36	18.89	\$ 7,227	\$ 290	\$ 188	\$ 7,705	\$ 6,392	\$ 542	\$ 6,934	\$ 772
				22			\$ 224,999	\$ 6,380	\$ 4,139	\$ 235,518	\$ 198,981	\$ 12,139	\$ 211,120	\$ 24,398

EXHIBIT G

Market Study for Village of Wellington Southern Boulevard Annexation



November 9, 2023

Prepared for:

The Village of Wellington
12300 Forest Hill Boulevard
Wellington, FL 33414

Prepared by:

Lawrence G. Zabik, Managing Partner
Zabik & Associates, Inc.
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Market Study for Village of Wellington Southern Boulevard Annexation

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Attachments

1. *Demographic and Income Profile - Esri GIS*
2. *Site Map - Esri GIS*
3. *Palm Beach County Profile - Palm Beach County Department of Planning, Zoning & Building*
4. *Census Quick Facts Wellington, FL Palm Beach County, FL - United States Census Bureau*
5. *Annexation Activity - Fiscal Year 2021, 2022, 2023 - Palm Beach County*
6. *Municipal Future Annexation Areas Map - Palm Beach County PZB - Planning Division*
7. *Planning and Zoning Active Project Applications - Village of Wellington 2022*
8. *Palm Beach County Market Snapshot June 2022 - Business Development Board of Palm Beach County*
9. *Future Land Use Atlas of Palm Beach County - Atlas Page 60 - Palm Beach County*
10. *2023 Final Millage Rates - Palm Beach County*
11. *Wellington Presents Preliminary 2023 Annual Budget - Village of Wellington, July 13, 2022*
12. *"A sign of Wellington's growth..." - Palm Beach Post, June 17, 2022*
13. *"Lennar to finish buildout after \$190 million land buy at new Arden community near Wellington" - Palm Beach Post, April 21, 2022*
14. *"RPB's Tuttle Royale Project Continues To Take Shape" - Town-Crier Newspaper, April 21, 2023*
15. *The Wellington North and South - Village of Wellington*
16. *"Wellington Eyes Future Annexation Areas With Caution" - Town-Crier Newspaper, April 7, 2023*
17. *"Potential Wellington Annexation..." - Town-Crier Newspaper, October 6, 2023*
18. *"How Wellington is growing..." - Palm Beach Post, October 31, 2022*

Introduction

The purpose of this market study is to assess the viability, market demand and economic impact of a rezoning and voluntary annexation into the Village of Wellington of approximately 250 acres located at the intersection of Southern Boulevard (State Road 80) and Seminole Pratt & Whitney Road. This market study has been prepared with consideration of the existing area approvals and other development in the adjacent area.

This study highlights the economic and tax impact of the area being considered for annexation. The site location is shown on the cover page and shown below in *Figure 1*.



Figure 1 - Site Location

This study presents a summary of findings and recommendations regarding the economic and tax potential for the proposed rezoning and annexation into the Village of Wellington of the subject properties.

The scope of this study includes:

- An executive summary of Palm Beach County, Wellington, and local site growth and demographic characteristics
- An economic impact study utilizing IMPLAN, economic impact planning software
- An analysis of the anticipated increase to Wellington ad valorem taxes
- A summary of the findings and recommendations

The proposed rezoning and annexation area is consistent with existing and proposed development in the surrounding area and the Wellington Comprehensive Plan.

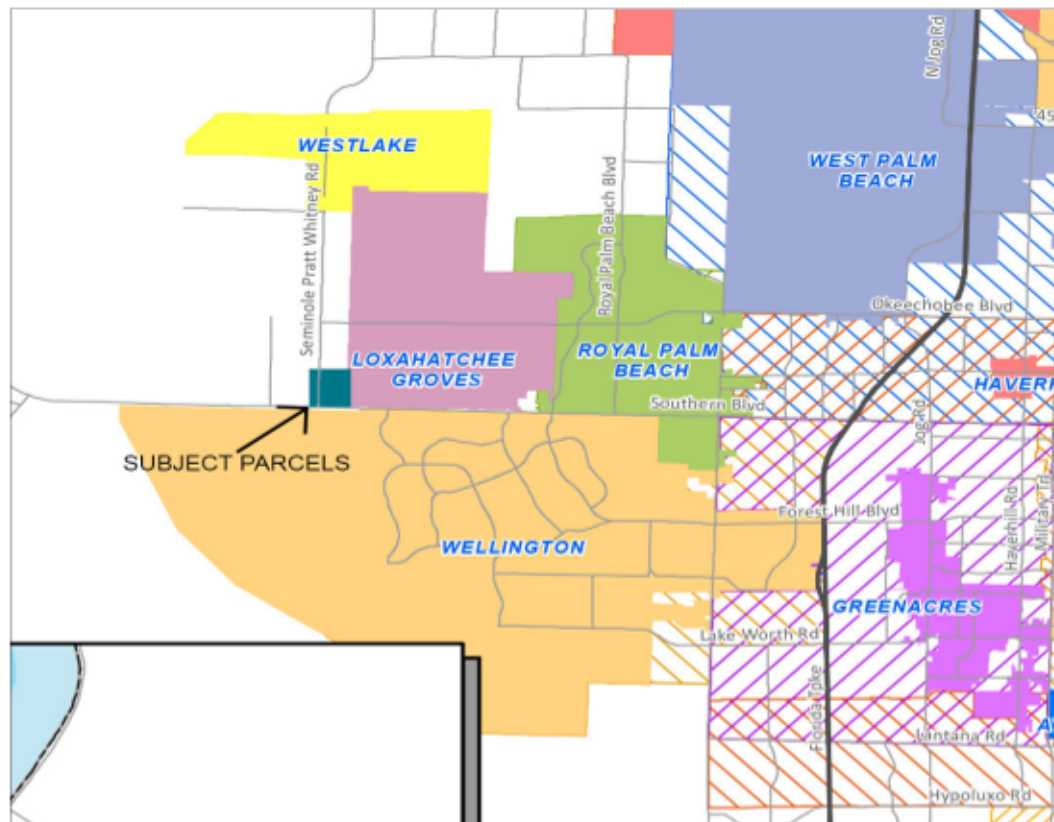


Figure 2 - Excerpt from Palm Beach County Municipal Future Annexation Areas

Executive Summary

Annexation and rezoning of the subject area is currently justified. The major factors affecting the decision to annex and rezone these subject properties include:

- Location
- Tax Implications
- Service Implications

The results of this analysis support the rezoning and voluntary annexation of these properties. Annexation and rezoning of this area will result in a net positive financial impact to the Village of Wellington.

Location

The location of this site is at the intersection of Southern Boulevard (State Road 80) and Seminole Pratt Whitney Road. The proposed properties for annexation are located at the corner of Southern Boulevard and Seminole Pratt Whitney Road, two principal artery roads, and are less than one mile west of minor collector Flying Cow Ranch Road, and just over one mile west from major collector road Binks Forest Drive. This unincorporated site offers easy access to the I-95 and Turnpike area transportation networks.

Demographic Trends

West central Palm Beach County is one of the fastest developing residential areas in Palm Beach County. The population for the five-mile trade area is expected to exceed 112,000 residents in 2028.

Just over 58,000 residents currently live within the five-mile trade area, the population is expected to increase just over 2% in the next five years without the addition of residential products. The median age of the population has held steady at 41.0 years in 2010 and is projected to be 43.9 years in 2028. Currently, just below 17,500 housing units are owner occupied and just below 4,000 units are renter occupied. The number of owner occupied units is expected to increase just under 6% over the next five years.

The median household income in the five-mile trade area is \$101,871 with an expected increase to \$113,114 in the next five years. Currently 15.1% of households in the five-mile trade area fall into the \$200,000+ household income range, with an expected increase to 18.2% of households in the next five years.

Several major developments will drive further growth in the trade area. The Town Center West development, located at State Road 7 South and Southern Boulevard, is approved and expected to add over 1,000 dwelling units. The Wellington North, located at South Shore Boulevard and Pierson Road, and The Wellington South, located at South Shore Boulevard and Lake Worth Road, are both pending with the Village, and expected to add approximately 210 dwelling units. The Arden community is moving toward build-out of approximately 2,300 homes. Kolter has revised their plan for 446-acres nearby, and is proposing 534 additional homes on State Road 7 just west of the properties proposed for annexation.

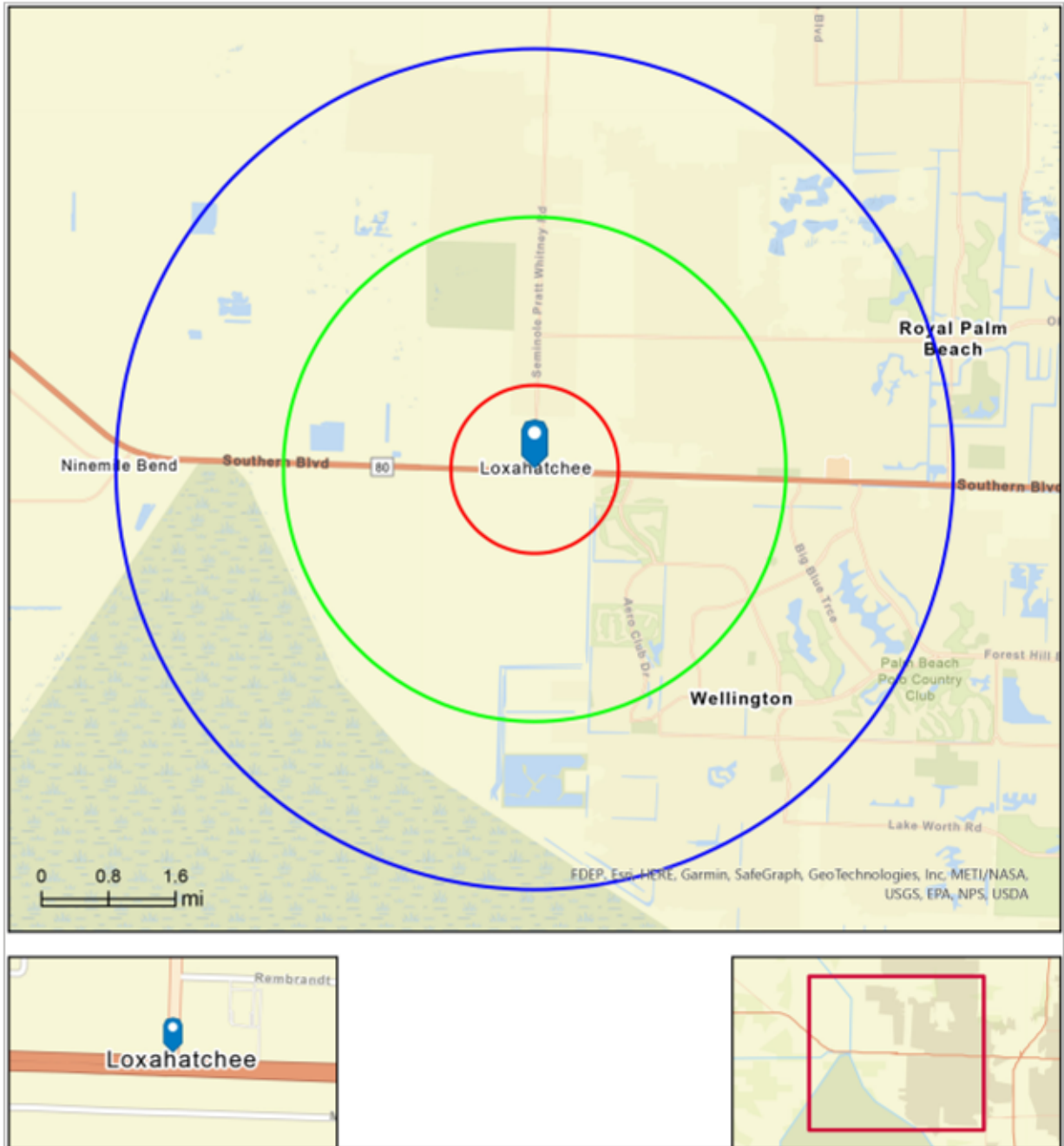


Figure 4 - 1, 3, and 5 Mile Radius from Site Location
Source: Esri GIS

Palm Beach County Highlights

Palm Beach County is Florida's third most populated county behind Dade and Broward Counties. Palm Beach County is also one of the largest geographic counties east of the Mississippi River. Palm Beach County is home to 39 municipalities. Approximately 56% of the County's population lives within these municipalities, with the remainder living in the unincorporated portions of the County.

Palm Beach County has been one of the Nation's fastest growing counties over the past decade. In the 1990 census, Palm Beach County ranked as the third fastest growing major metropolitan area in the country. Throughout the late 1990's and the early 2000's Palm Beach County experienced rapid economic growth. This trend is expected to continue, albeit at a slower pace into the next decade. Economic and population growth is due to a number of factors including: temperate climate, an expanding corporate base, low taxes, an educational system committed to excellence, an improving transportation network and wide ranging recreational and cultural activities.

Wellington Highlights

The Village of Wellington is an affluent and thriving community known for its many parks, highly rated schools and equestrian communities. Located in western Palm Beach County and southeast Florida, Wellington is highlighted by a strong sense of community based on equestrian-centric interests.

Fire and police protection services within Wellington are provided by Palm Beach County Fire Rescue and Palm Beach County Sheriff's Office. Palm Beach County Fire Rescue is an all-hazards department with four stations located throughout the Village. Palm Beach County Sheriff's Office maintains a substation within the Village, located on Greenbriar Boulevard, fostering a strong presence in the community and an efficient response time.

With the draw of high profile equestrian festivals and competitions, excellent healthcare infrastructure as well as numerous shopping centers, restaurants and entertainment choices, the Village of Wellington home values have remained positive over the past two decades.

Central Palm Beach County

The mid-western areas of Palm Beach County are undergoing significant residential growth led by the municipalities of Wellington, Royal Palm Beach, Westlake and Palm Beach Gardens. Approvals are currently in place for over 16,000 new residential units with a significant portion of these already built or currently under construction.

In addition to the four major developments identified in the Palm Beach Post graphic below, in Royal Palm Beach the Tuttle Development at State Road 7 and Southern Boulevard has commenced with 300 of the approved 1,500 residential units anticipated to be developed on the site. The second 300 units, an apartment project, has recently broken ground. Commercial and other aspects of the project are expected to begin construction in the next 12-24 months. The Avenir development in Palm Beach Gardens continues to attract residents to the far western region. Westlake has incorporated as a city and is working on building out under a 10 year plan. The Avenir development has tapped into the high end market including a Jack Nicklaus designed golf course and ultra exclusive high end residences. In addition to these developments, there are other infill projects, including a 110 unit townhome development by D.R. Horton in Royal Palm Beach expected to break ground within a year.

The western communities have grown over the last 50 years to not only include residential components but also strong commercial offerings anchored by the Wellington Mall and commercial development that runs the length of State Road 7. This trend is expected to continue as these four municipalities provide the framework for family and retirement based communities, strong recreational programs, and other community offerings serving both young families and retirees.

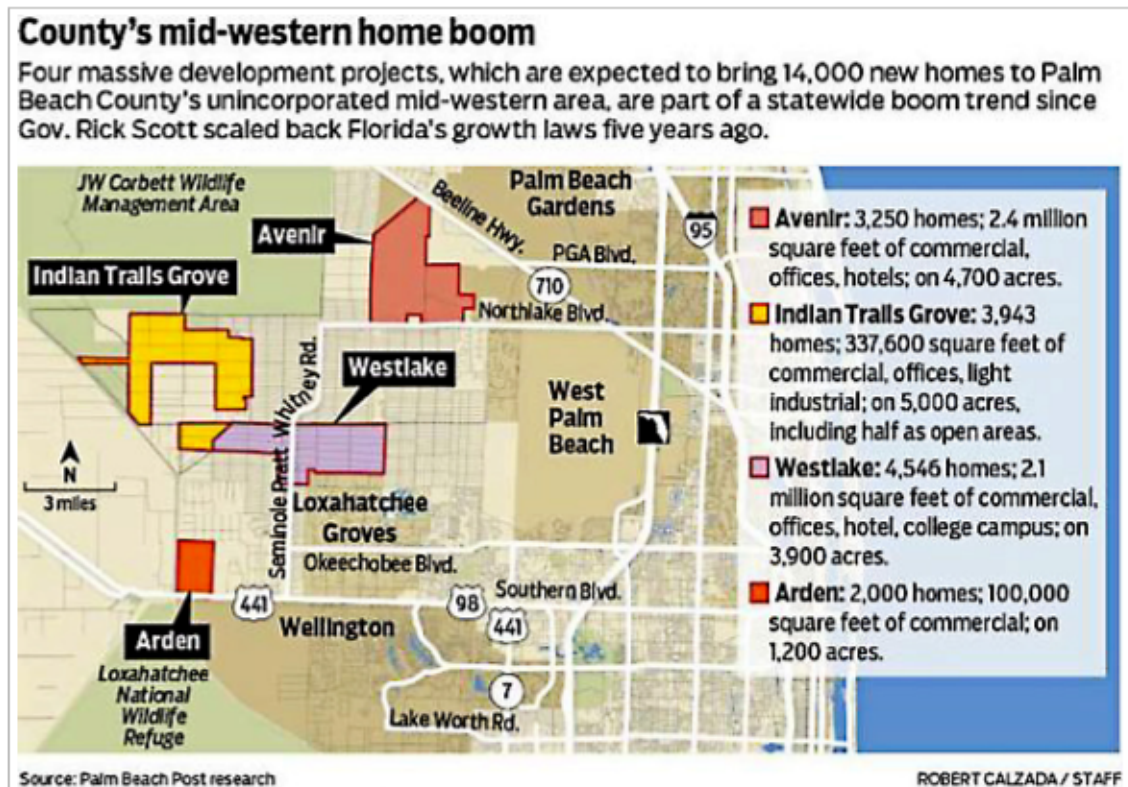


Figure 5 - County's mid-western home boom

Population

The resident 2020 population in Palm Beach County was 1,492,191. The historical and projected growth for Palm Beach County is shown below in *Figure 6*. The 2020 Census recorded an increase of 122,909 residents (8.2% increase). The 2010 census recorded an increase of 17% over the 2000 census. In addition, Palm Beach County's population of prime working age residents, 20-54, comprises over 44% of the total population. Palm Beach County's population also includes approximately 26% retirees age 64+. In addition, 39% of the households in Palm Beach County include a family member over age 65. Palm Beach County population growth has returned to historical +/-2% per year increases. This growth rate results in an addition of 30,000 residents per year.

The retiree population in Palm Beach County is expected to grow to as much as 29% of the total County population by 2030 as compared to 26% in the 2000 Census, mirroring an expected 29% retiree population statewide. The increase in retiree population will increase the demand for additional services, businesses and industry, as retirees have higher levels of discretionary spending. The retiree population has greater disposable income and seek shopping and commercial services close to home.

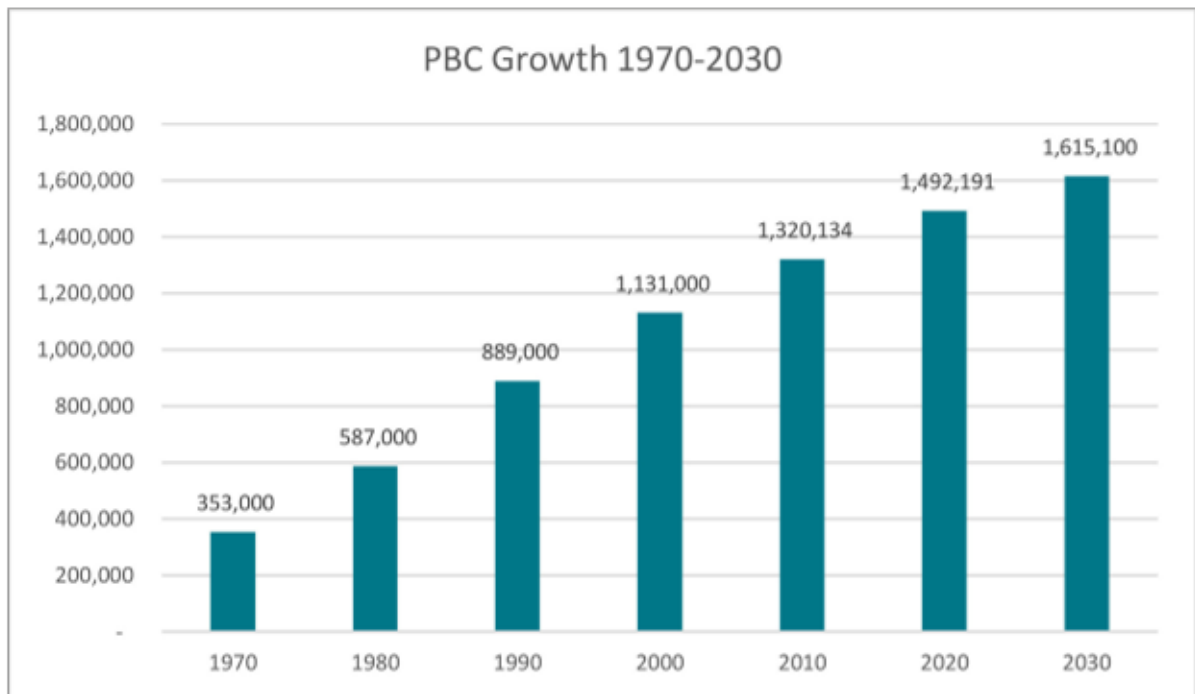


Figure 6 - Source: Palm Beach County Planning

Economy

The economy in Palm Beach County remains very strong due to a diversified employment base, strong tourism and seasonal residents visiting for extended periods of time. Palm Beach's mild climate and favorable tax base makes this an inviting home to work, live and play.

Income in Palm Beach County continues to grow faster than national and state averages. The overall Palm Beach economy is very strong having diversified with tourism, industrial development, and growth in the biomedical and retiree services sectors. In 2020, Palm Beach County had an estimated per capita personal income (PCPI) of \$87,478. This PCPI ranked 4th in the state and was 157% of the state average of \$55,675, and 147% of the national average of \$59,510.

The median income in Palm Beach County has been growing steadily with the current estimate at \$60,000 and the median family income of \$74,000. Our labor force as a percentage of the population has grown from 61.4 to 63.0% over the past decade.

In 2020, Palm Beach County had a total personal income (TPI) of \$131,881,463. This TPI ranked 2nd in the state and accounted for 10.9% of the state total. In 2010, the TPI of Palm Beach was \$72,902,682, ranking 2nd in the state.

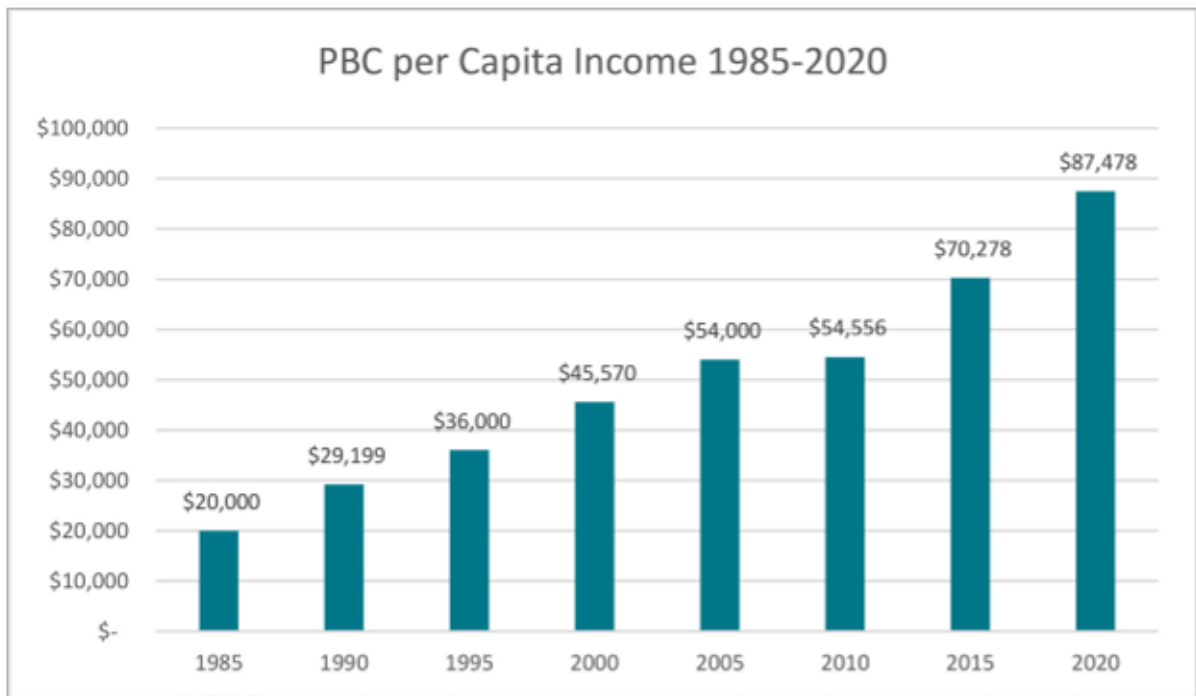


Figure 7 - Source: Florida Legislature Office of EDR

Employment

From 2000 to 2020, Palm Beach County saw consistent job growth in the service industries, construction, wholesale trade, real estate, business services, health and medical services, and retail trade. Much of this growth is due to the increasing retiree population and the economic base necessary to support the expanding population.

The changes in service sector employment between 1995 and 2004 placed Palm Beach County, in growth of services jobs, among the top 100 labor markets nationwide, according to the U.S. Bureau of Labor Statistics. The year to year change for Palm Beach County was 5% or the addition of 7,400 new service industry related jobs.

Palm Beach County ranks fifth nationally, in terms of percentage of the labor force working in the service industries. Over 38% of the work force is working in service classified jobs. Additionally, the County's economic base has been diversifying with the addition of several major corporations and expansion of many small local businesses. Over the past five years there has been a broad effort on the part of the community to diversify the economic base by adding biotech and other medical research related business based in Palm Beach County.

The national economic downturn related to the housing industry was reflected in the unemployment rate in Palm Beach County which peaked at nearly 11% in 2010. The pandemic and economic shutdown in 2020 spiked the unemployment rate to 8%. In 2022, the rate of unemployment rate lowered to 2.9% as the vaccine was approved and distributed. All signs point to a steady improvement and a return to historical growth with low unemployment rates in the future. Palm Beach County has well-weathered the transient national economic downturns, quickly bouncing back with growth exceeding national and state trends.

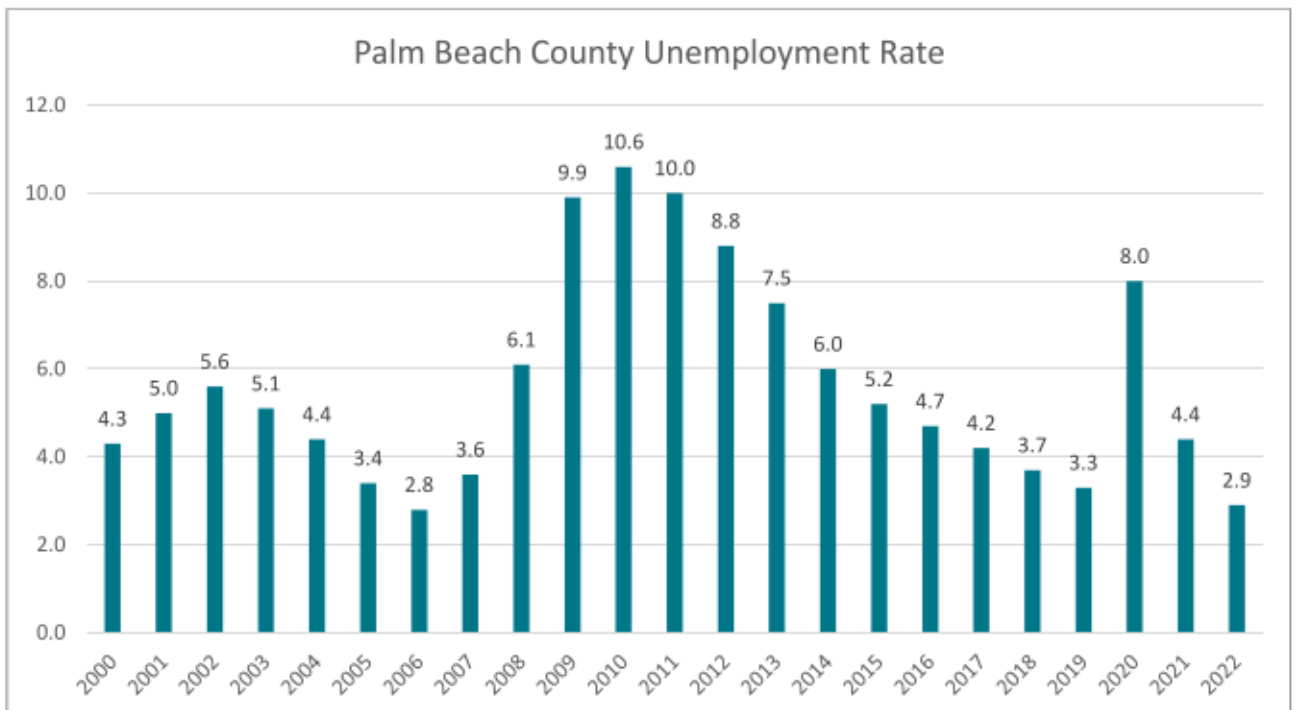


Figure 8 - Source: Bureau of Labor Statistics

Housing Review

The Palm Beach County housing sector of the economy is robust and strong. New single and multi-family housing permits are on the rise to support the growing population and families moving into larger homes. Central Palm Beach County can expect to see significant residential building permits with the development of western properties and redevelopment of urban site. Home and condominium sales have remained strong through the pandemic and many out of state residents are accelerating plans for a second of semi-retirement home.

Palm Beach County's population has returned to a positive growth rate and is returning to the historical average growth rate of almost 2%. We expect to see continued improvement over the next three to five years.

Figures 9 & 10 highlight the history of building permits in Palm Beach County and compare the number of building permits to the rate of growth. As Palm Beach returns to its historical growth rate, the home building and construction segments of the economy will improve, thus improving the demand for additional residential space.

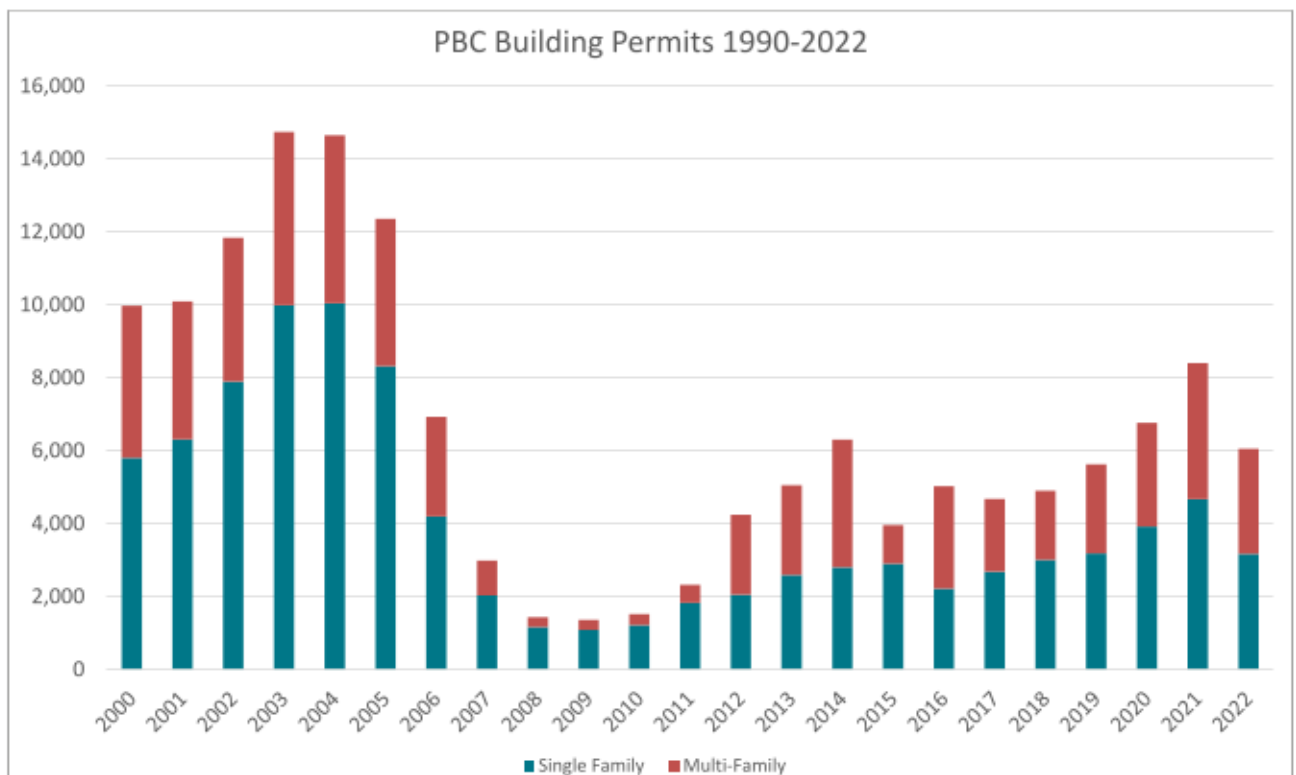


Figure 9 - PBC Building Permits

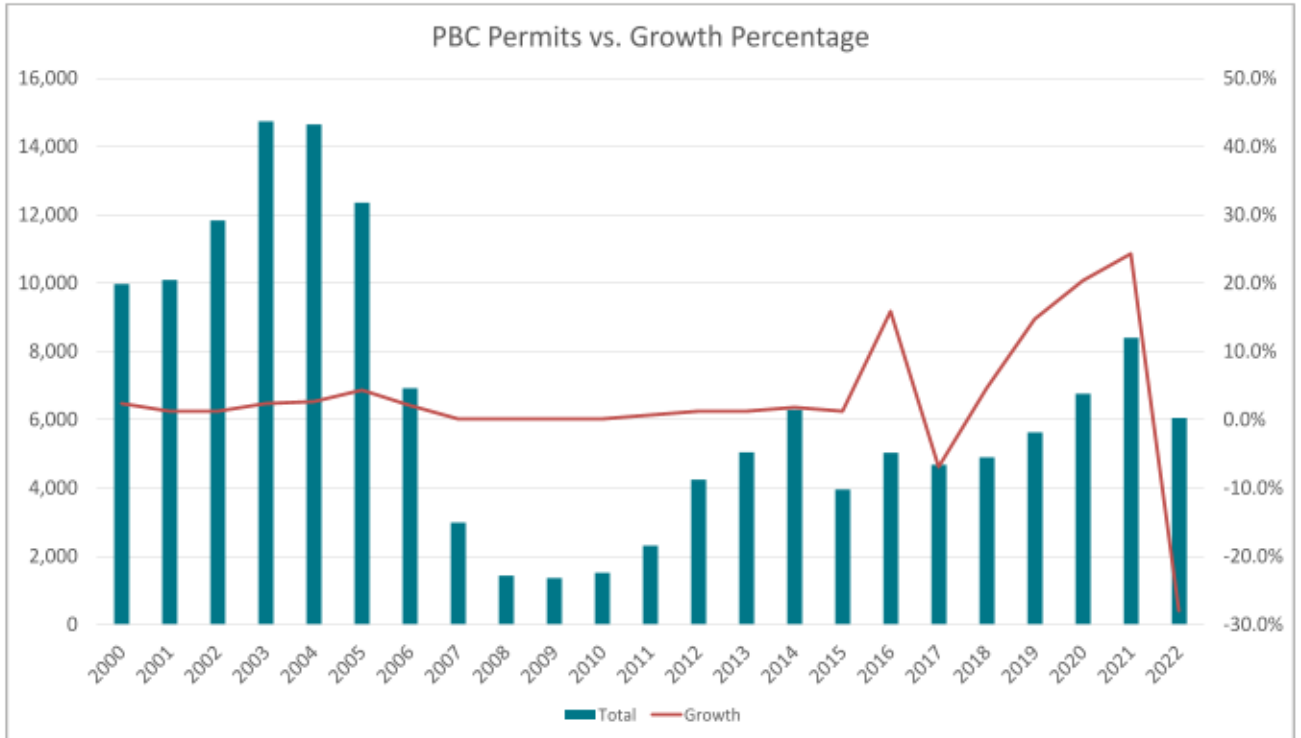


Figure 10 - Permit vs % Growth

Wellington Housing Market

The Wellington housing market is strong with limited new offerings and high resale prices. Home sales for 2017-2022 in the Village of Wellington are shown in the chart below. A total of 5,355 home sales over five years, averaging 1,071 sales per year. Sales in 2022 are tracking in excess of the five year average.

New home construction in Wellington has been limited in the past five years with only 249 new single-family and multi-family being constructed for an average of 50 new units per year. Less than 1,000 new single-family and multi-family units in Wellington are currently in development or approval process.

The addition of the proposed annexed area may provide for some additional residential units as part of a mixed use development, but is primarily focused on adding a major commercial node to the northern border of Wellington.

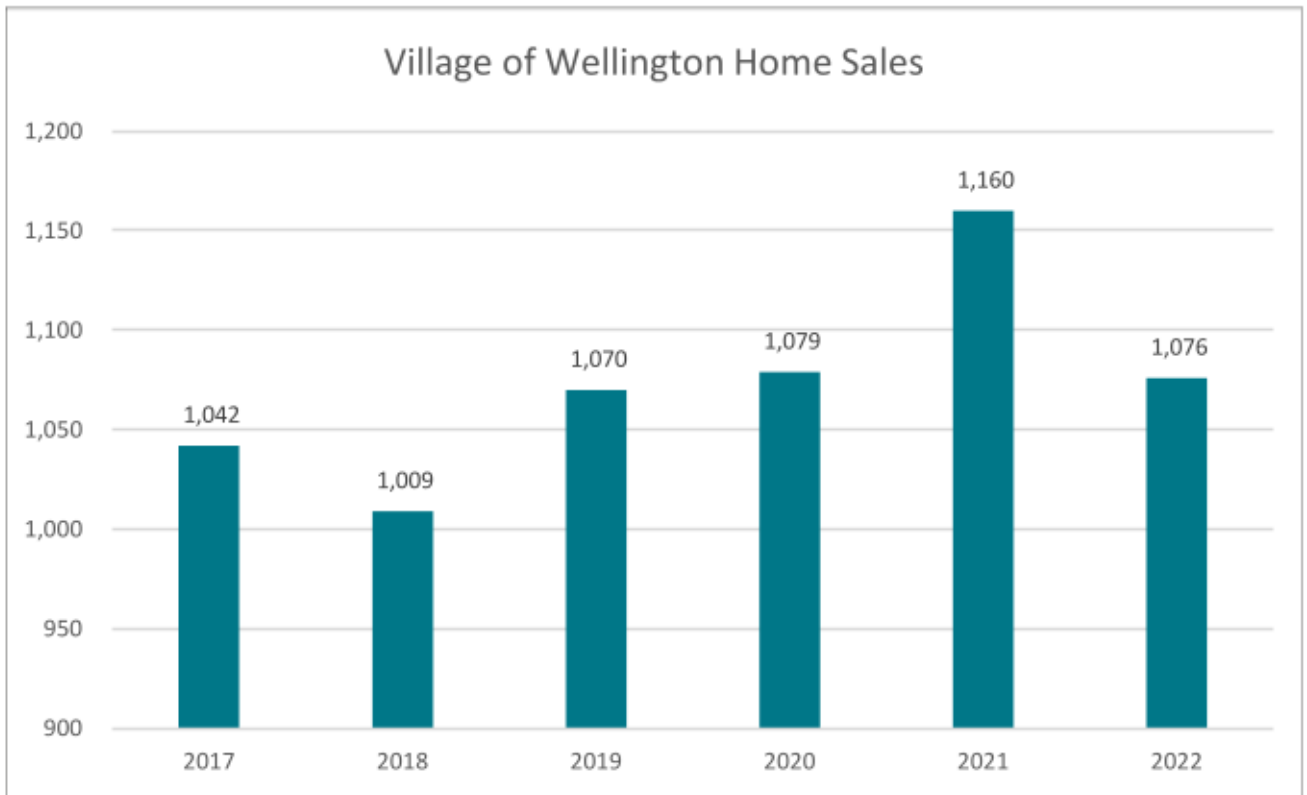


Figure 11 - Village of Wellington Home Sales

Trade/Market Area

Population

The population within the five mile radius of this site is summarized in the table below.

	2010	2020	2023	2028
1 Mile Radius	821	871	890	892
3 Mile Radius	14,472	15,569	16,428	16,975
5 Mile Radius	51,082	55,412	58,322	59,600

Sources: Esri

Growth is expected to continue at a constant rate over the next 5 years as the remaining approved residential space is built out. The buildouts of Arden and the Kolter property will utilize much of the available vacant land.

Market Study Parameters

Population growth in both the trade area for this development and for Wellington is estimated to continue to be steady, resulting in an addition of 1,815 people in the five-mile area over the next five years.

Current Wellington Area Population Projections

The population of Wellington is stable as the community is largely built out. The Village of Wellington has updated their Comprehensive Plan with a focus on expansion of the local economy and reinvestment in existing, aging neighborhoods and commercial spaces.

Commercial Market Review

This site is located in western central Palm Beach County. This area is characterized by a diverse mix of retail, commercial, residential and recreation that support the local population.

The proposed annexation and rezoning will provide a central location for commercial and mixed-use space that will bridge the gap between Wellington and Westlake while offering a major node on State Road 80 for cross-Florida traffic.

The Palm Beach County economic engine has historically been fueled by population growth and an increase in the available discretionary income of its residents. This area of the County is no exception as the majority of the residents are over age 40 with high levels of discretionary income. The increase in purchasing power of the neighborhoods surrounding this site has been recognized by some of the Nation's leading retailers including Publix, Aldi's, Trader Joe's, etc.

The median sale price of single-family homes in Palm Beach County rose 22% from \$389,500 in 2020 to \$475,000 in 2021. Median sale prices rose another 24% to \$620,000 in June of 2022, with virtually all sellers receiving 100% of the original listing price. Single-family home inventory was down 48% from 2020 to 2021 and has recovered to 2020 inventory numbers as of June 2022.

The median sale price of multi-family homes, townhomes and condos, rose 34.5% from \$205,000 in 2020 to \$240,000 in 2021. Median sale price of multi-family homes rose another 34% to \$312,500 in June 2022, with virtually all sellers receiving 100% of the original listing price. Multi-family home inventory was down 65% from 2020 to 2021 and has risen only 8% as of June 2022.

In February of 2021, Palm Beach County luxury single-family home sales spiked 62%. Single-family homes are going under contract 60% faster as of June 2022 than in 2020. The volume of new listings of single-family homes decreased by 52.5% from 2020 to 2021 indicating home buyers are putting roots down in Palm Beach County.

Consistency with Comprehensive Plan

The proposed development is consistent with the Wellington Comprehensive Plan.

As outlined in the development application:

This development will ensure the hometown character of Wellington is maintained while fostering development and redevelopment as compatible with and improves existing neighborhoods and commercial areas.

This development complies with:

Land Use and Community Design Goals

LU&CD 1 Land Uses

“Enhance the quality and character of the Wellington’s neighborhoods, commercial districts, travel corridors, and equestrian community to continue to maintain a Great Hometown!”

The proposed development complies with the residential standards, and the zoning district standards, outlined in Objective 1 of the Comprehensive Plan.

LU&CD 2 Neighborhood & Districts

“Maintain a high quality of life through community design and appearance within Wellington’s neighborhoods and districts.”

The development will be compatible with and will improve existing commercial areas, and is in line with Objective 2.

LU&CD 3 Protect Our Investment

“Ensure that established land use patterns are protected and the distinctive characteristics of the individual communities are preserved, discourage urban sprawl, promote energy efficiency, maintain a high standard of aesthetics, respect environmental constraints, and provide services at the adopted levels of service.”

This development meets all of the concurrency and all utilities are available to meet the required level of service.

LU&CD 4 Sustainability

“Promote development and reinvestment sensitive to the environment, fosters improved social and economic sustainability, and reduces public facility and service costs.

This project is being planned with the Village of Wellington and all Palm Beach County regulatory agencies.

Return on Investment

Economic Impact Study Utilizing IMPLAN

IMPLAN is a platform that combines a set of extensive databases, economic factors, multipliers, and demographic statistics with a highly refined modeling system that is fully customizable. Together, Implan software and robust data helps to gain insight into an industry's contributions to a region, quantify the impact of an event to the economy, examine the effects of a new or existing business, model the impacts of expected growth or changes, or study any other event specific to the economy of a particular region and how it will be impacted.

The proposed annexation and rezoning will create a commercial mixed-use node of 100-120 acres. A typical midwestern Palm Beach County commercial mixed-use development would provide 750,000 to 1,250,000 square feet of commercial, retail, restaurant and office space. A mixed-use commercial space could also include a residential apartment offering of up to 150 units.

A model of this nature would provide approximately 1,000,000 square feet of mixed-use space, 150,000 square feet of apartments or lofts, and 100,000 square feet of hotel space.

Every dollar that is invested by these properties will result in \$2 to \$3 dollars of community investment.

Typical Commercial Mixed-Use Development	
Land Purchase	\$50,000,000
Construction	\$400,000,000
A/E and Project Professionals	\$50,000,000
Permits, Fees & Soft Costs	\$20,00,000
Total Project Investment	\$500,000,000

The total economic impact to the economy for this development will be \$1-1.5 billion including direct, indirect, and individual benefits over the 10 year development build-out.

The results of this analysis determined that the following jobs will be created during development and construction over the 6-8 year development buildout:

Direct Jobs	500
Indirect Jobs	300
Induced Jobs	200
Total Jobs	1,000

Direct Impacts are the initial, immediate economic activities (jobs and income) generated by a project or development. Direct impact associated with the development coincide with the first round of spending in the economy. For example, a new business with a payroll of \$1,000,000, purchases from local suppliers of \$1,000,000 and property taxes of \$50,000, would directly contribute \$2,050,000 to the local economy.

Indirect Impacts are the production, employment and income changes occurring in other businesses/ industries in the community that supply inputs to the development industry.

Induced Impacts are the effects of spending by the households in the local economy as the result of direct and indirect effects from an economic activity (i.e. project, event, etc.). The induced effects arise when employees who are working for the project (e.g. new business) spend their new income in the community.

Tax Base Impact

Based on the model described in the economic impact study, the proposed annexation of these properties will be a significant addition to the Village of Wellington's ad valorem tax collection. We estimate, upon completion, the proposed project will add approximately \$145 million to the Village's tax base resulting in additional annual revenue of approximately \$358,000 plus \$501,000 for Fire Rescue.

Ad Valorem Tax Millage Rate	
County Operating	4.5000
County Debit	0.0188
Fire Rescue	3.4581
Library Operating	0.5491
Library Debt	0.0108
PBC School District (State Law)	3.2090
PBC School District (Local Board)	3.2480
Wellington Operating	2.4700
South FL Water Management Basin	0.1026
South FL Water Management District	0.0948
Everglades Construction	0.0327
FL Inland Navigation District	0.0288
Children's Services Council	0.4908
Health Care District	0.6761
Total	18.8896

The total annual additional ad valorem tax impact for this development will be approximately \$358,000 designated for the Village of Wellington operating budget and \$501,000 designated for the Village of Wellington Fire Rescue service for a total of \$859,000 additional ad valorem tax to the Village of Wellington per year after build out.

Town of Wellington Annexation					
Potential Tax Table					
PCN	Address	Acres	Assessed Value 2023	Potential Value	VOW Operating
00404336000003020	35 SEMINOLE PRATT WHITNEY RD	64.52	\$ 704,792.00	\$ 77,424,000.00	\$ 191,237.28
00404336000002370	16651 VAN GOGH RD	4.864	\$ 18,838.00	\$ 5,836,800.00	\$ 14,416.90
00404336000002360	16575 VAN GOGH RD	5.01	\$ 1,056,060.00	\$ 300,600.00	\$ 742.48
00404336000002350	16501 VAN GOGH RD	5.01	\$ 776,730.00	\$ 300,600.00	\$ 742.48
00404336000002340	16425 VAN GOGH RD	5.01	\$ 463,665.00	\$ 300,600.00	\$ 742.48
00404336000002330	16351 VAN GOGH RD	5.01	\$ 194,602.00	\$ 300,600.00	\$ 742.48
00404336000002320	16299 VAN GOGH RD	5.01	\$ 198,606.00	\$ 300,600.00	\$ 742.48
00404336000002260	16650 VAN GOGH RD	4.8585	\$ 320,101.00	\$ 5,830,200.00	\$ 14,400.59
00404336000002270	16570 VAN GOGH RD	5.01	\$ 392,081.00	\$ 300,600.00	\$ 742.48
00404336000002280	16500 VAN GOGH RD	5.01	\$ 400,006.00	\$ 300,600.00	\$ 742.48
00404336000002290	16424 VAN GOGH RD	5.01	\$ 36,210.00	\$ 300,600.00	\$ 742.48
00404336000002300	16350 VAN GOGH RD	5.01	\$ 481,538.00	\$ 300,600.00	\$ 742.48
00404336000002310	16300 VAN GOGH RD	5.01	\$ 402,056.00	\$ 300,600.00	\$ 742.48
00404336000002250	16651 VELAZQUEZ RD	4.8586	\$ 35,082.00	\$ 5,830,320.00	\$ 14,400.89
00404336000002240	16571 VELAZQUEZ RD	5.0081	\$ 736,899.00	\$ 300,486.00	\$ 742.20
00404336000002230		5.01	\$ 330,083.00	\$ 300,600.00	\$ 742.48
00404336000002220		5.01	\$ 330,083.00	\$ 300,600.00	\$ 742.48
00404336000002210	16351 VELAZQUEZ RD	5.01	\$ 331,889.00	\$ 300,600.00	\$ 742.48
00404336000002200	16299 VELAZQUEZ RD	5.01	\$ 611,833.00	\$ 300,600.00	\$ 742.48
00404336000002140	16650 VELAZQUEZ RD	4.8559	\$ 263,347.00	\$ 291,354.00	\$ 719.64
00404336000002150	16570 VELAZQUEZ RD	5.01	\$ 249,062.00	\$ 300,600.00	\$ 742.48
00404336000002160	16500 VELAZQUEZ RD	5.01	\$ 249,062.00	\$ 300,600.00	\$ 742.48
00404336000002170	16426 VELAZQUEZ RD	5.01	\$ 156,833.00	\$ 300,600.00	\$ 742.48
00404336000002180	16350 VELAZQUEZ RD	5.01	\$ 26,375.00	\$ 300,600.00	\$ 742.48
00404336000002190	16300 VELAZQUEZ RD	5.01	\$ 23,629.00	\$ 300,600.00	\$ 742.48
00404336000002130	16651 REMBRANDT RD	4.1092	\$ 1,008,732.00	\$ 246,552.00	\$ 608.98
00404336000002120	16571 REMBRANDT RD	5	\$ 522,589.00	\$ 300,000.00	\$ 741.00
00404336000002110	16501 REMBRANDT RD	5.01	\$ 249,062.00	\$ 300,600.00	\$ 742.48
00404336000002100	16421 REMBRANDT RD	5.01	\$ 590,484.00	\$ 300,600.00	\$ 742.48
00404336000002090		5.01	\$ 249,062.00	\$ 300,600.00	\$ 742.48
00404336000002080	16275 REMBRANDT RD	5.01	\$ 605,102.00	\$ 300,600.00	\$ 742.48
00404336000007020	16670 REMBRANDT RD	5.3795	\$ 1,919,717.00	\$ 6,455,400.00	\$ 15,944.84
00404336000002020	16569 STATE ROAD 80	4.932	\$ 2,991,404.00	\$ 5,918,400.00	\$ 14,618.45
00404336000002030		4.96	\$ 1,298,146.00	\$ 5,952,000.00	\$ 14,701.44
00404336000002040	16469 STATE ROAD 80	4.99	\$ 75,902.00	\$ 5,988,000.00	\$ 14,790.36
00404336000002050	16401 SOUTHERN BLVD	4.8602	\$ 2,209,876.00	\$ 5,832,240.00	\$ 14,405.63
00404336000002060	16340 REMBRANDT RD	4.98	\$ 65,121.00	\$ 5,976,000.00	\$ 14,760.72
00404336000002070		4.98	\$ 176,763.00	\$ 5,976,000.00	\$ 14,760.72
Total:		248.386	\$ 20,751,422.00	\$ 145,071,552.00	\$ 358,326.73
Total Ad Valorem if in VOW			\$ 391,986.06	\$ 2,740,343.59	
VOW Fire Rescue			\$ 71,760.49	\$ 501,671.93	
VOW Operating			\$ 51,256.01	\$ 358,326.73	
Total to VOW			\$ 123,016.50	\$ 859,998.67	

Figure 12 - Tax Table of Proposed Annexation Properties

Findings and Recommendations

1. Annexation and rezoning of this site is consistent with the Wellington Comprehensive Plan, good planning practices, and currently ongoing area development.
2. Development of this property as commercial, mixed-use and residential, as outlined in the full annexation application, will have no adverse impacts on the local infrastructure, utilities or roadways. This development fits nicely with other proposed and existing development for the surrounding area.
3. The proposed rezoning and addition of this annexation will add over \$350,000 annually to the Village of Wellington's ad valorem tax collection at minimal cost of service.
4. The addition and rezoning of this proposed annexation will add over \$500,000 annually to the Palm Beach County Fire Rescue assessment.
5. Development of the proposed annexation will not add to the Village of Wellington's required services, providing a net positive economic impact of almost 100%.

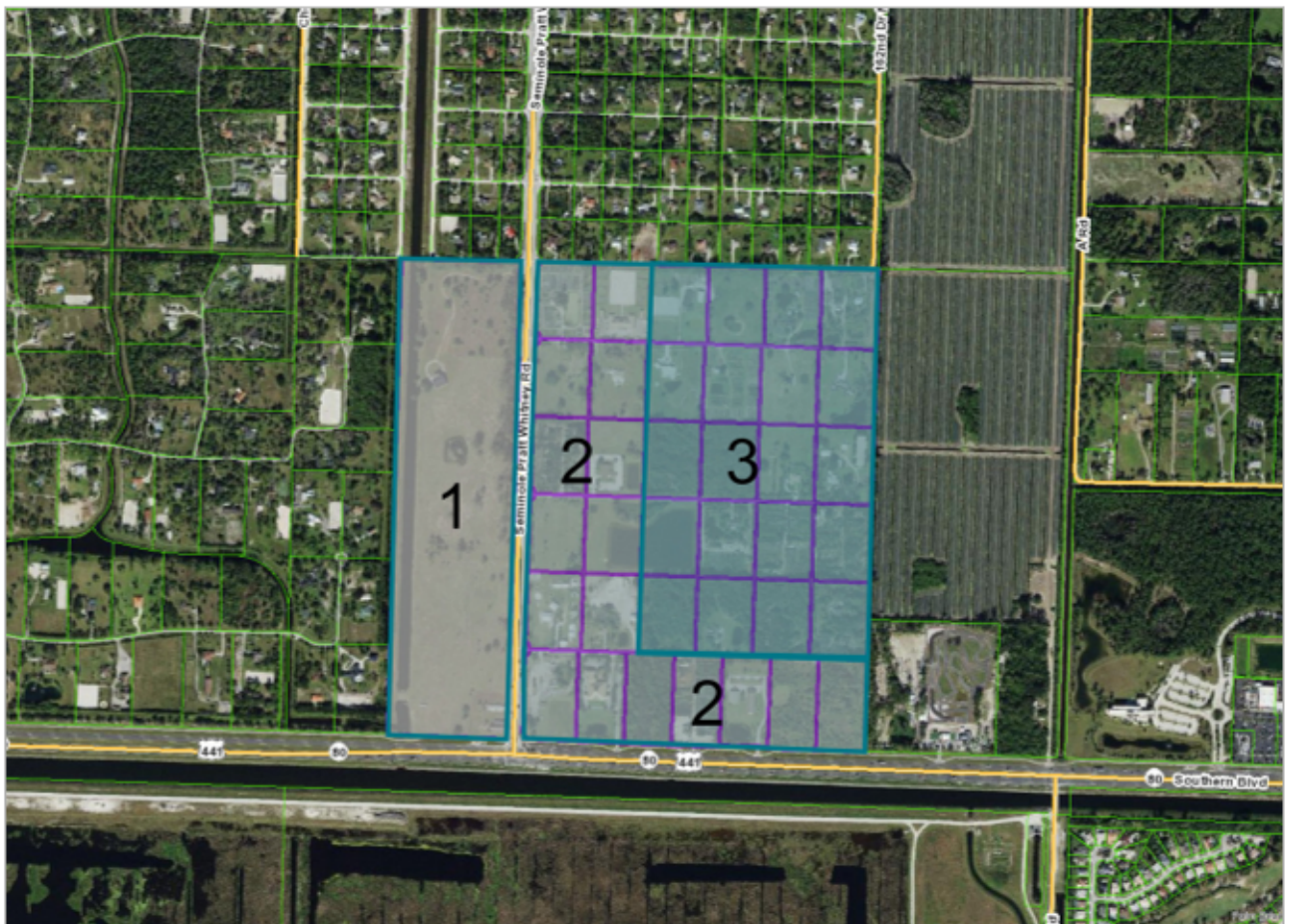


Figure 12 - Site Location



Demographic and Income Profile

Latitude : 26.68393380196732 - -80.30991757450978
 Latitude : 26.68393380196732 - -80.30991757450978
 Ring: 1 mile radius

Latitude: 26.6839
 Longitude: -80.3099

Summary	Census 2010	Census 2020	2023	2028
Population	821	871	890	892
Households	246	261	267	270
Families	197	-	212	215
Average Household Size	3.34	3.34	3.33	3.30
Owner Occupied Housing Units	224	-	240	244
Renter Occupied Housing Units	22	-	27	26
Median Age	43.1	-	45.6	46.9

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.04%	0.63%	0.30%
Households	0.22%	0.77%	0.49%
Families	0.28%	0.74%	0.44%
Owner HHs	0.33%	0.93%	0.66%
Median Household Income	3.06%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	23	8.6%	18	6.7%
\$15,000 - \$24,999	12	4.5%	8	3.0%
\$25,000 - \$34,999	4	1.5%	3	1.1%
\$35,000 - \$49,999	8	3.0%	6	2.2%
\$50,000 - \$74,999	34	12.7%	28	10.4%
\$75,000 - \$99,999	27	10.1%	24	8.9%
\$100,000 - \$149,999	58	21.7%	60	22.2%
\$150,000 - \$199,999	29	10.9%	35	13.0%
\$200,000+	73	27.3%	88	32.6%

Median Household Income	\$117,317	\$136,406
Average Household Income	\$162,331	\$188,957
Per Capita Income	\$54,448	\$63,880

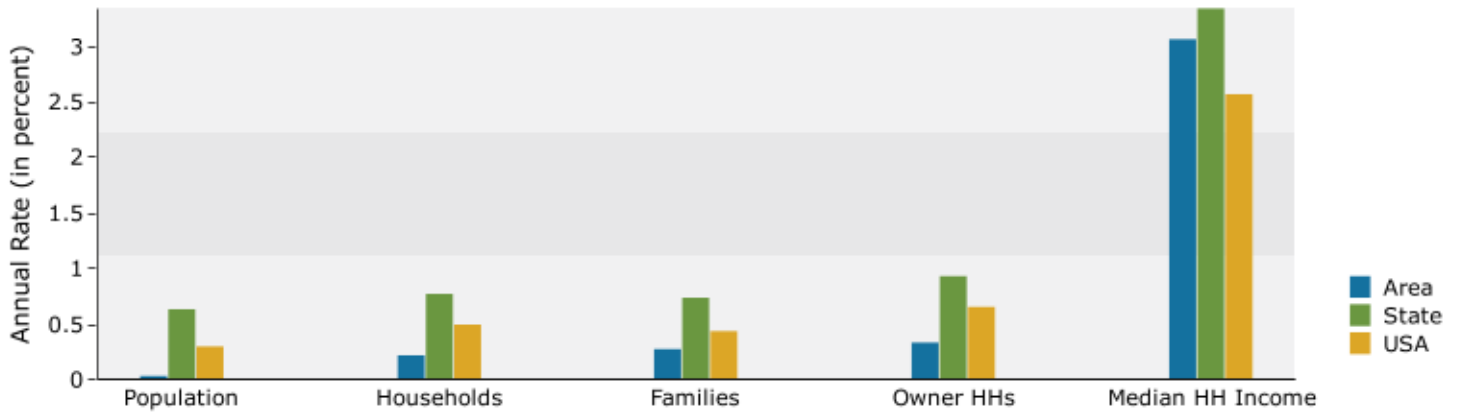
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	32	3.9%	32	3.6%	32	3.6%
5 - 9	55	6.7%	45	5.1%	43	4.8%
10 - 14	70	8.5%	64	7.2%	52	5.8%
15 - 19	70	8.5%	69	7.8%	61	6.9%
20 - 24	48	5.8%	55	6.2%	50	5.6%
25 - 34	61	7.4%	79	8.9%	87	9.8%
35 - 44	97	11.8%	93	10.4%	96	10.8%
45 - 54	180	21.9%	154	17.3%	139	15.6%
55 - 64	117	14.3%	147	16.5%	144	16.2%
65 - 74	61	7.4%	108	12.1%	119	13.4%
75 - 84	22	2.7%	34	3.8%	53	6.0%
85+	8	1.0%	10	1.1%	14	1.6%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	705	86.0%	597	68.5%	600	67.5%	582	65.2%
Black Alone	47	5.7%	48	5.5%	50	5.6%	51	5.7%
American Indian Alone	5	0.6%	5	0.6%	6	0.7%	7	0.8%
Asian Alone	20	2.4%	25	2.9%	27	3.0%	31	3.5%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	23	2.8%	47	5.4%	50	5.6%	57	6.4%
Two or More Races	20	2.4%	148	17.0%	156	17.5%	164	18.4%
Hispanic Origin (Any Race)	144	17.5%	202	23.2%	216	24.3%	227	25.4%

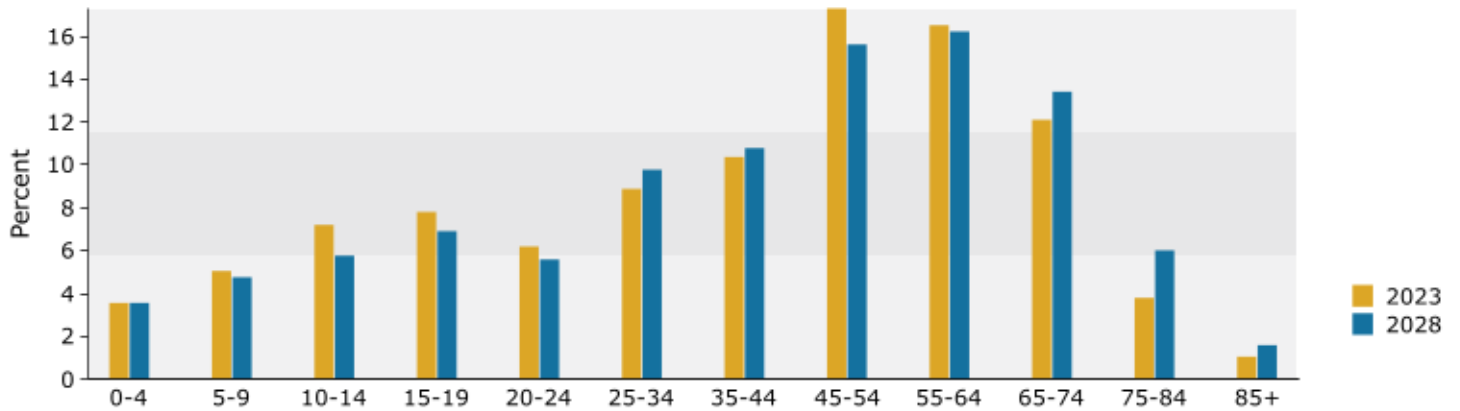
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

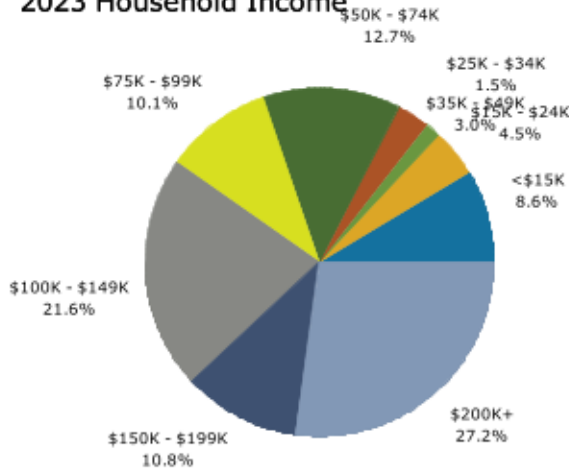
Trends 2023-2028



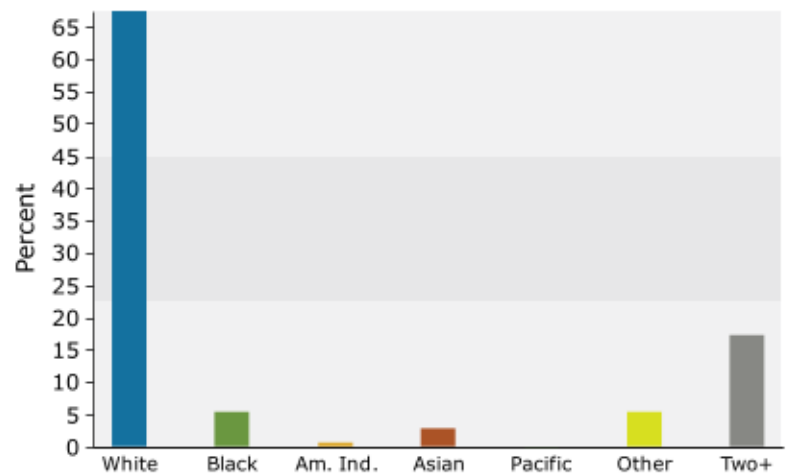
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 24.3%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Profile

Latitude : 26.68393380196732 - -80.30991757450978
 Latitude : 26.68393380196732 - -80.30991757450978
 Ring: 3 mile radius

Latitude: 26.6839
 Longitude: -80.3099

Summary	Census 2010	Census 2020	2023	2028
Population	14,472	15,569	16,428	16,975
Households	4,764	5,095	5,621	5,916
Families	3,949	-	4,484	4,652
Average Household Size	3.04	3.04	2.91	2.86
Owner Occupied Housing Units	4,169	-	4,891	5,237
Renter Occupied Housing Units	595	-	730	679
Median Age	42.6	-	45.3	45.9

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.66%	0.63%	0.30%
Households	1.03%	0.77%	0.49%
Families	0.74%	0.74%	0.44%
Owner HHs	1.38%	0.93%	0.66%
Median Household Income	1.91%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	294	5.2%	238	4.0%
\$15,000 - \$24,999	158	2.8%	115	1.9%
\$25,000 - \$34,999	150	2.7%	117	2.0%
\$35,000 - \$49,999	210	3.7%	169	2.9%
\$50,000 - \$74,999	651	11.6%	579	9.8%
\$75,000 - \$99,999	738	13.1%	697	11.8%
\$100,000 - \$149,999	1,485	26.4%	1,629	27.5%
\$150,000 - \$199,999	839	14.9%	1,029	17.4%
\$200,000+	1,095	19.5%	1,344	22.7%

Median Household Income	\$114,981	\$126,412
Average Household Income	\$149,775	\$169,626
Per Capita Income	\$51,831	\$59,712

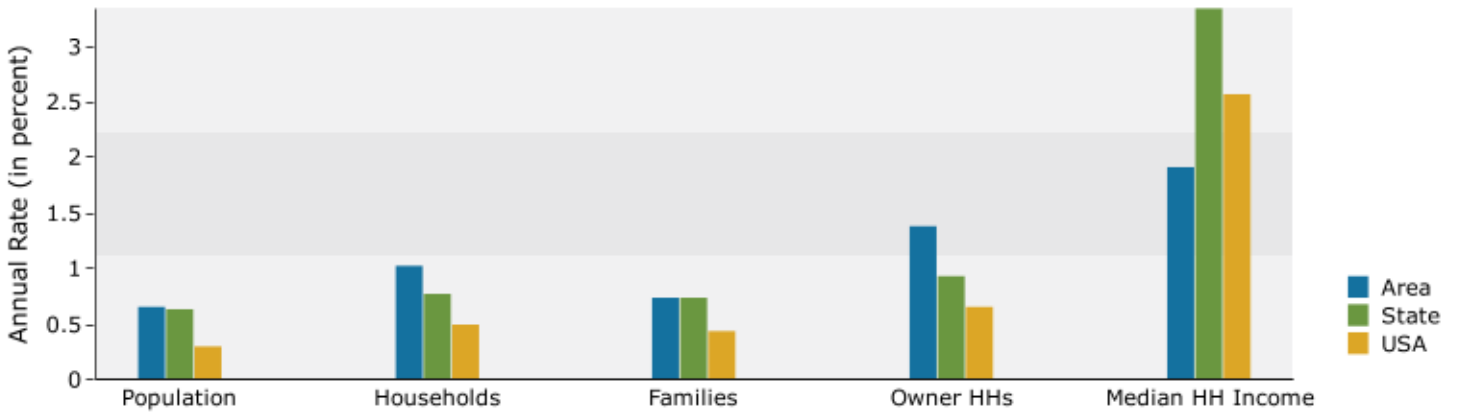
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	591	4.1%	612	3.7%	663	3.9%
5 - 9	917	6.3%	821	5.0%	823	4.8%
10 - 14	1,288	8.9%	1,169	7.1%	1,071	6.3%
15 - 19	1,256	8.7%	1,180	7.2%	1,089	6.4%
20 - 24	836	5.8%	878	5.3%	795	4.7%
25 - 34	1,068	7.4%	1,670	10.2%	1,705	10.0%
35 - 44	1,802	12.5%	1,808	11.0%	2,131	12.6%
45 - 54	3,081	21.3%	2,661	16.2%	2,506	14.8%
55 - 64	2,121	14.7%	2,780	16.9%	2,638	15.5%
65 - 74	923	6.4%	1,882	11.5%	2,177	12.8%
75 - 84	423	2.9%	731	4.4%	1,072	6.3%
85+	167	1.2%	236	1.4%	306	1.8%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	12,431	85.9%	10,534	67.7%	10,871	66.2%	10,811	63.7%
Black Alone	970	6.7%	1,092	7.0%	1,152	7.0%	1,206	7.1%
American Indian Alone	56	0.4%	59	0.4%	66	0.4%	74	0.4%
Asian Alone	332	2.3%	428	2.7%	498	3.0%	584	3.4%
Pacific Islander Alone	4	0.0%	2	0.0%	3	0.0%	4	0.0%
Some Other Race Alone	344	2.4%	766	4.9%	859	5.2%	1,017	6.0%
Two or More Races	334	2.3%	2,688	17.3%	2,979	18.1%	3,280	19.3%
Hispanic Origin (Any Race)	2,622	18.1%	3,765	24.2%	4,207	25.6%	4,619	27.2%

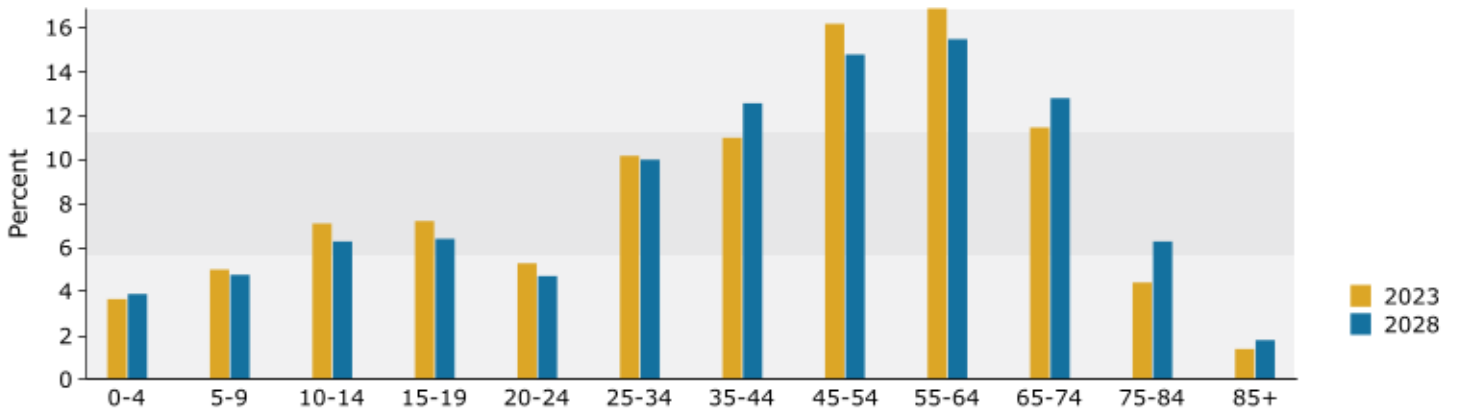
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

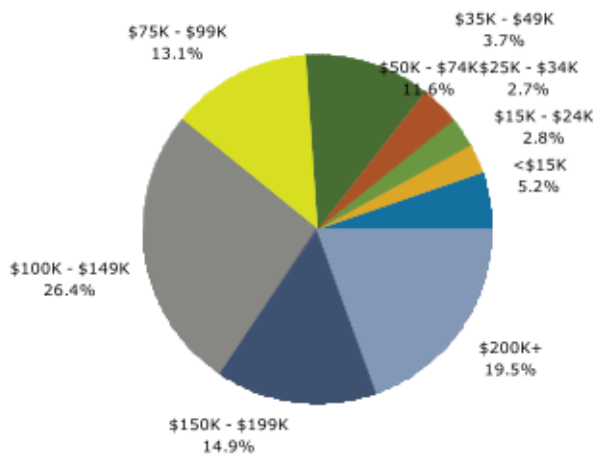
Trends 2023-2028



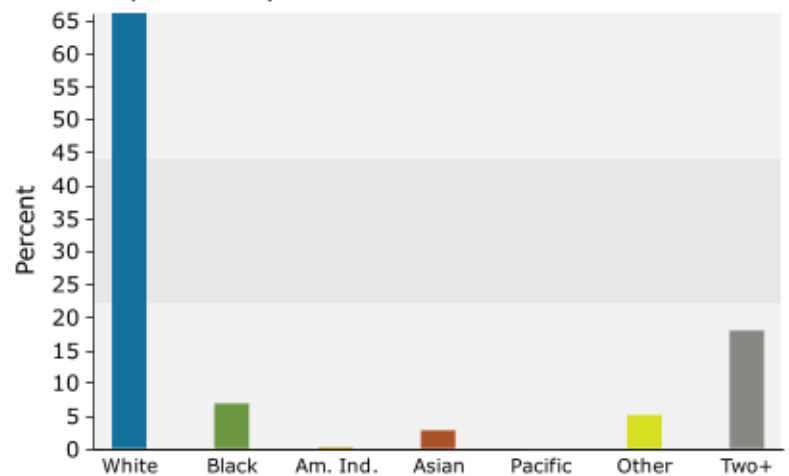
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 25.6%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Profile

Latitude : 26.68393380196732 - -80.30991757450978
 Latitude : 26.68393380196732 - -80.30991757450978
 Ring: 5 mile radius

Latitude: 26.6839
 Longitude: -80.3099

Summary	Census 2010	Census 2020	2023	2028
Population	51,082	55,412	58,322	59,600
Households	18,117	19,686	21,287	22,034
Families	13,975	-	15,912	16,327
Average Household Size	2.82	2.81	2.73	2.70
Owner Occupied Housing Units	14,600	-	17,444	18,456
Renter Occupied Housing Units	3,517	-	3,843	3,578
Median Age	41.0	-	43.6	43.9

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.43%	0.63%	0.30%
Households	0.69%	0.77%	0.49%
Families	0.52%	0.74%	0.44%
Owner HHs	1.13%	0.93%	0.66%
Median Household Income	2.12%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	1,064	5.0%	858	3.9%
\$15,000 - \$24,999	679	3.2%	502	2.3%
\$25,000 - \$34,999	1,057	5.0%	781	3.5%
\$35,000 - \$49,999	1,283	6.0%	960	4.4%
\$50,000 - \$74,999	2,905	13.6%	2,559	11.6%
\$75,000 - \$99,999	3,336	15.7%	3,211	14.6%
\$100,000 - \$149,999	5,222	24.5%	5,833	26.5%
\$150,000 - \$199,999	2,532	11.9%	3,326	15.1%
\$200,000+	3,209	15.1%	4,003	18.2%

Median Household Income	\$101,871	\$113,114
Average Household Income	\$132,380	\$152,988
Per Capita Income	\$48,133	\$56,325

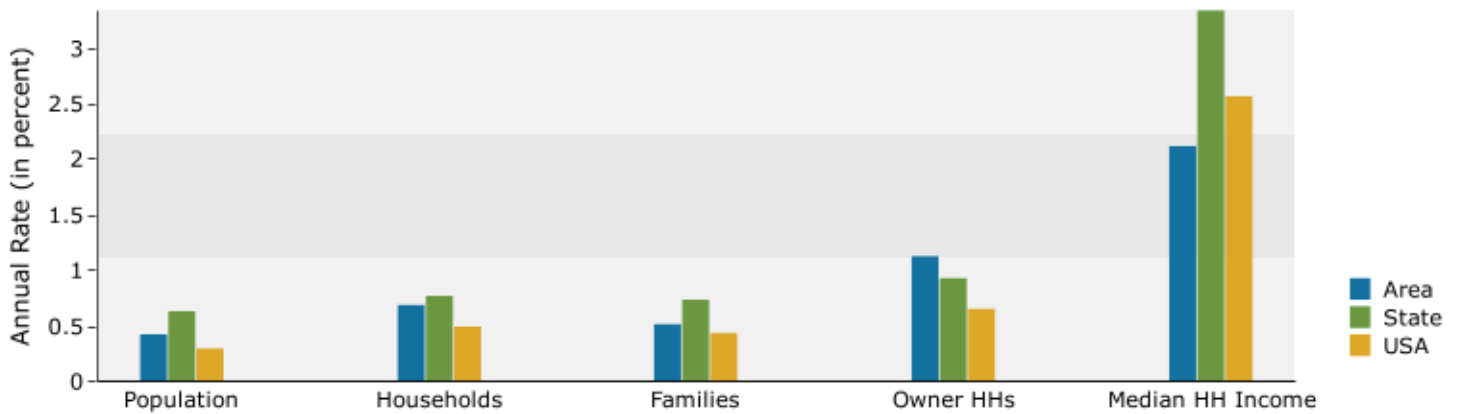
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,448	4.8%	2,459	4.2%	2,614	4.4%
5 - 9	3,248	6.4%	2,951	5.1%	2,937	4.9%
10 - 14	4,234	8.3%	3,773	6.5%	3,561	6.0%
15 - 19	4,218	8.3%	3,915	6.7%	3,544	5.9%
20 - 24	2,956	5.8%	3,260	5.6%	2,890	4.8%
25 - 34	4,696	9.2%	7,037	12.1%	7,093	11.9%
35 - 44	7,021	13.7%	6,796	11.7%	7,976	13.4%
45 - 54	9,643	18.9%	8,478	14.5%	7,839	13.2%
55 - 64	6,773	13.3%	9,089	15.6%	8,466	14.2%
65 - 74	3,255	6.4%	6,530	11.2%	7,375	12.4%
75 - 84	1,821	3.6%	2,974	5.1%	4,032	6.8%
85+	769	1.5%	1,061	1.8%	1,273	2.1%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	41,056	80.4%	34,219	61.8%	35,635	61.1%	35,139	59.0%
Black Alone	5,504	10.8%	6,169	11.1%	6,463	11.1%	6,655	11.2%
American Indian Alone	170	0.3%	190	0.3%	222	0.4%	258	0.4%
Asian Alone	1,352	2.6%	1,777	3.2%	1,941	3.3%	2,179	3.7%
Pacific Islander Alone	23	0.0%	16	0.0%	18	0.0%	19	0.0%
Some Other Race Alone	1,638	3.2%	3,442	6.2%	3,777	6.5%	4,372	7.3%
Two or More Races	1,339	2.6%	9,600	17.3%	10,265	17.6%	10,978	18.4%
Hispanic Origin (Any Race)	10,340	20.2%	14,390	26.0%	15,493	26.6%	16,600	27.9%

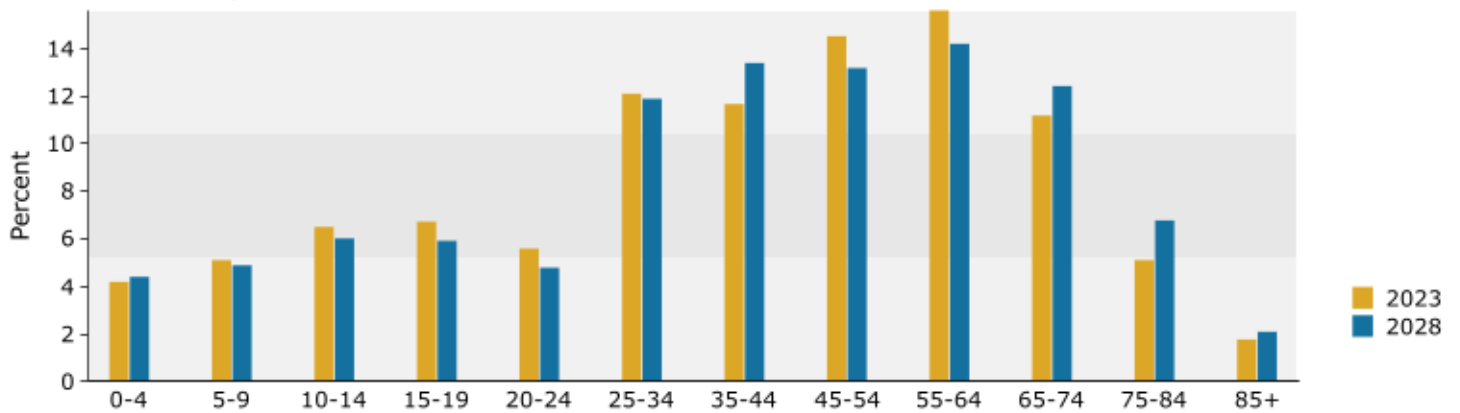
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

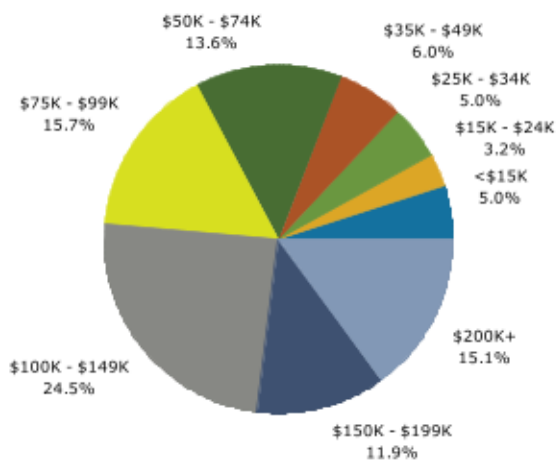
Trends 2023-2028



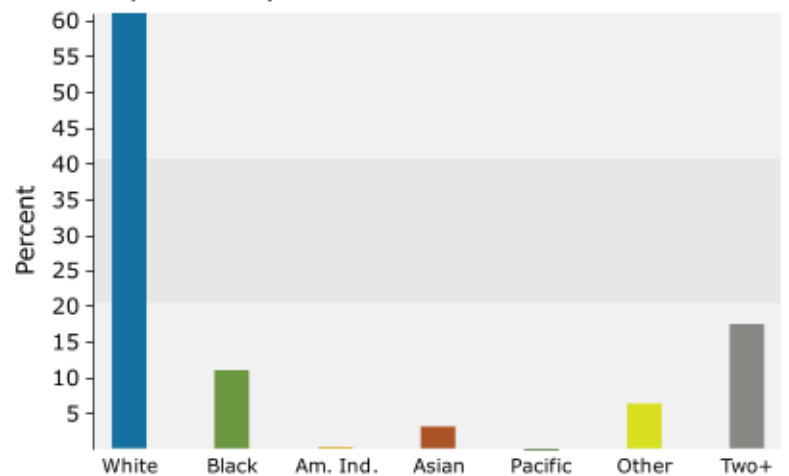
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 26.6%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

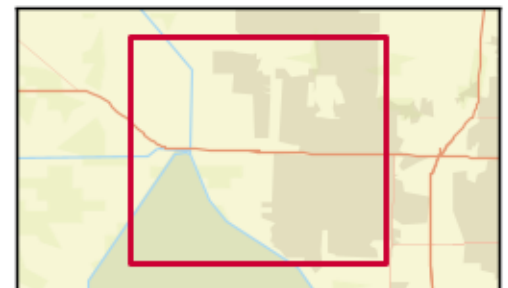
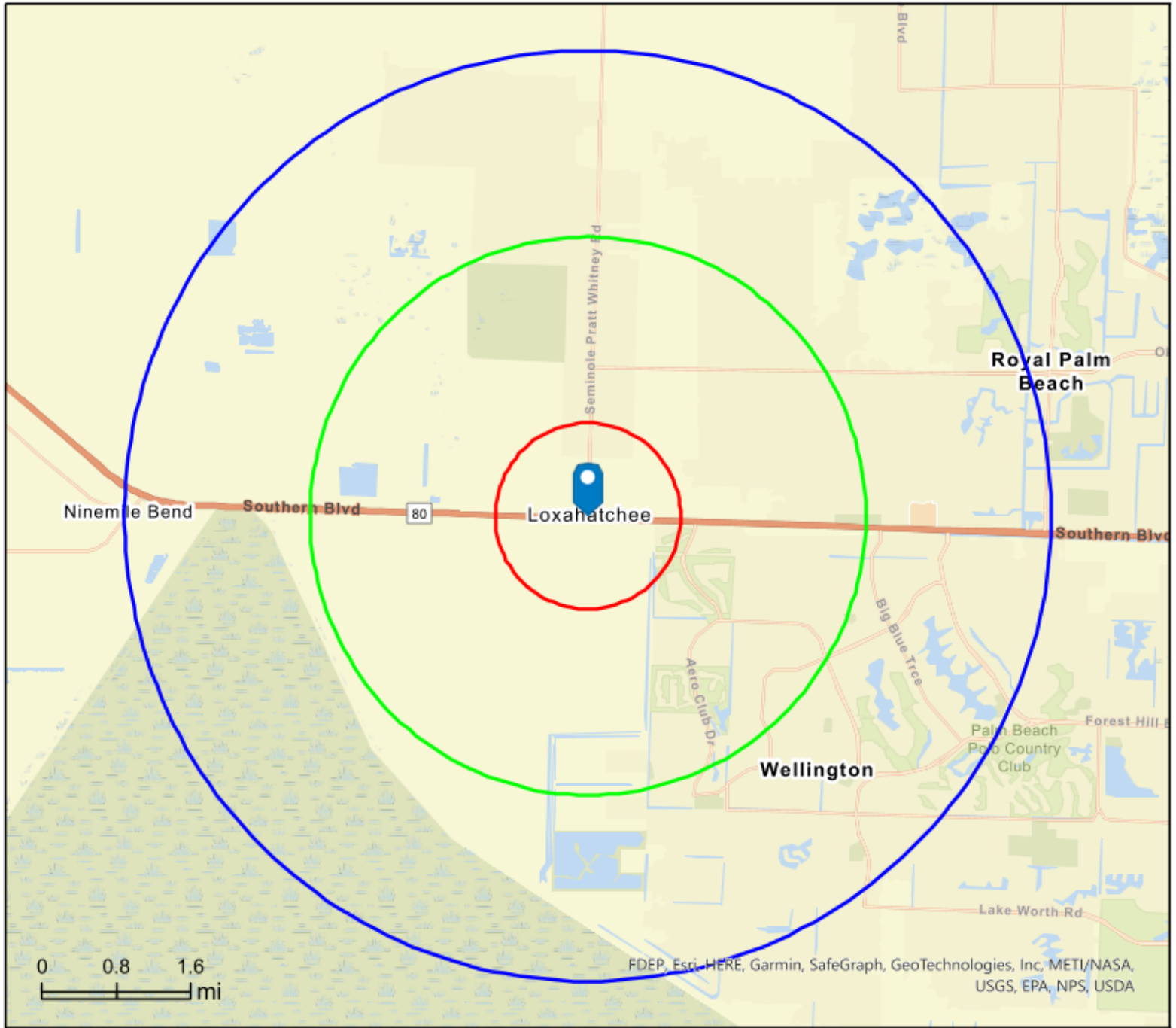
Latitude : 26.68393380196732 - -80.30991757450978

Latitude : 26.68393380196732 - -80.30991757450978

Ring: 1 mile radius

Latitude: 26.6839

Longitude: -80.3099





PALM BEACH COUNTY PROFILE

COUNTY SEAT: West Palm Beach
 INCORPORATED: 1909
 METRO. AREA: Miami-Fort Lauderdale-West Palm Beach MSA

LAND AREA: 1,977 SQ MILES
 APPROX. 45 MILES N-S
 APPROX. 53 MILES E-W

2020 POPULATION:
 1,492,191 (Year round)

MUNICIPALITIES	POPULATION (Permanent Residents)						2010 Estimated Additional Seasonal Population*	Land Area [†] (in sq. miles)
	1980 Census	1990 Cesus	2000 Census	2010 Census	2020 Census	2030 Projected**		
ATLANTIS	1,325	1,653	2,005	2,005	2,142	2,163	414	1.38
BELLE GLADE	16,535	16,177	14,906	17,467	16,698	18,099	281	6.94
BOCA RATON	49,447	61,492	74,764	84,392	97,422	108,513	10,940	28.95
BOYNTON BEACH	35,624	46,194	60,389	68,217	80,380	90,716	7,692	15.67
BRINY BREEZES	387	400	411	601	502	573	432	0.06
CLOUD LAKE	160	121	167	135	134	130	2	0.05
DELRAY BEACH	34,329	47,181	60,020	60,522	66,846	72,775	8,342	15.47
GLEN RIDGE	235	207	276	219	217	221	7	0.16
GOLF	110	234	230	252	255	285	56	0.79
GREENACRES	8,780	18,683	27,569	37,573	43,990	47,522	3,549	5.63
GULF STREAM	475	690	716	786	954	1,203	298	0.76
HAVERHILL	1,249	1,058	1,454	1,873	2,187	2,454	0	0.63
HIGHLAND BEACH	2,030	3,209	3,775	3,539	4,295	4,178	2,488	0.60
HYPOLUXO	573	830	2,015	2,588	2,687	3,072	975	0.80
JUNO BEACH	1,142	2,121	3,262	3,176	3,858	3,985	1,352	2.04
JUPITER	9,868	24,986	39,328	55,156	61,047	72,456	9,240	21.91
JUPITER INLET COLONY	378	405	368	400	405	427	79	0.19
LAKE CLARKE SHORES	3,174	3,364	3,451	3,376	3,564	3,554	45	0.94
LAKE PARK	6,909	6,704	8,721	8,155	9,047	9,524	233	2.43
LAKE WORTH	27,048	28,564	35,133	34,910	42,219	44,742	2,008	6.80
LANTANA	8,048	8,392	9,404	10,423	11,504	13,331	1,100	2.92
LOXAHATCHEE GROVES				3,180	3,355	4,380	54	12.42
MANALAPAN	329	312	321	406	419	461	270	1.05
MANGONIA PARK	1,419	1,453	1,283	1,888	2,142	2,410	2	0.74
NORTH PALM BEACH	11,344	11,343	12,064	12,015	13,162	13,750	1,997	5.08
OCEAN RIDGE	1,355	1,570	1,636	1,786	1,830	1,932	906	0.90
PAHOKEE	6,346	6,822	5,985	5,649	5,524	5,691	22	4.98
PALM BEACH	9,729	9,814	9,676	8,348	9,245	8,757	6,310	7.67
PALM BEACH GARDENS	14,407	22,965	35,058	48,452	59,182	69,022	5,751	56.72
PALM BEACH SHORES	1,232	1,040	1,269	1,142	1,330	1,372	614	0.42
PALM SPRINGS	8,166	9,763	11,699	18,928	26,890	32,195	1,086	4.13
RIVIERA BEACH	26,489	27,639	29,884	32,488	37,604	40,942	5,389	9.51
ROYAL PALM BEACH	3,423	14,589	21,523	34,140	38,932	47,178	843	10.99
SOUTH BAY	3,886	3,558	3,859	4,876	4,860	5,557	0	2.10
SOUTH PALM BEACH	1,304	1,480	1,531	1,171	1,471	1,627	1,074	0.12
TEQUESTA	3,685	4,499	5,273	5,629	6,158	6,387	928	2.25
WELLINGTON		20,670	38,216	56,508	61,637	71,752	4,327	42.40
WEST PALM BEACH	63,305	67,643	82,103	99,919	117,415	135,071	6,228	53.81
WESTLAKE					906	5,814	0	6.44
TOTAL INCORPORATED	364,245	477,825	609,744	732,290	842,415	955,380	85,334	336.80
TOTAL UNINCORPORATED	212,513	385,540	521,447	587,844	649,776	707,732	58,503	1,639.76
TOTAL COUNTY	576,758	863,365	1,131,191	1,320,134	1,492,191	1,663,112	143,837	1,976.56

*The 2010 seasonal population is estimated as a product of the number of seasonal units and average persons per household for each municipality. Both seasonal units and pph's are from Census 2010.

**Projections based on the 2020 Census, 2010 Census and BEBR 2019 estimates.

† Land Area is calculated Map Area (land minus water), as of November, 2020.

2020 Census	POPULATION	% of Total
TOTAL	1,492,191	100.00%
AGE GROUPS		
Under 5	76,102	5%
5-14 years	158,172	11%
15-19 years	80,578	5%
20-44 years	428,259	29%
45-64 years	384,985	26%
65 years and over	362,602	24%
18 years and over median age	1,205,191	81%
	45.2	
SEX		
Male	714,759	48%
Female	777,432	52%
RACE		
Total Population	1,492,191	
White	855,682	57%
Black	262,422	18%
American Indian	9,598	1%
Asian	44,140	3%
Pacific Islander	685	0%
Other	111,406	7%
Two or more races	208,258	14%
HISPANIC ORIGIN	349,933	23%

2021 BUILDING PERMIT ACTIVITY (PZB)	Incorporated		Unincorporated	
	Units	\$ Value	Units	\$ Value
Single family residential	2,148	\$987,917,592	2,526	\$961,045,965
Multi-family residential	2,538	\$539,397,974	1,189	\$174,139,272
Total	4,686	\$1,527,315,566	3,715	\$1,135,185,237
% 20-21 change	84%	76%	-12%	3%

*Lodging, mobile home, public works. Permit values for nonresidential works in municipalities are not available.

TOTAL RESIDENTIAL UNITS	2020 Census	2010 Census	2000 Census	1990 Census
Incorporated Area	411,203	380,923	306,040	264,509
Unincorporated Area	294,785	283,671	250,388	197,156
Countywide	705,988	664,594	556,428	461,665

EMPLOYMENT (FL DEO)	2021	EDUCATIONAL ATTAINMENT (2021 ACS)	
Labor Force	734,544	Population over 25 yrs	1,088,087
Total Employment (Civilian)	699,730	< 9th grade	5.6%
Average Unemployment	4.7%	9-12 grade, no diploma	5.6%
		High School graduates	24.0%
		Some college, no degree	18.6%
		Associate degree	9.1%
		Bachelor's degree	22.7%
		Graduate or Professional	14.4%

ECONOMIC INDICATORS (2021 ACS)	
Per Capita Income	\$40,957
Median Household Income	\$65,015
Median Family Income	\$79,785
Poverty Rate (All People)	11.6%
2020 Florida Price Index (FPI)*	105.45 (3rd in State)
2021 Avg Consumer Price Index (Miami-Ft. Laud.)	330.6

*FPI reflects price level of County relative to statewide average (=100), while annual CPI measures year to year change of prices (1984=100)

**PBC School Board: October Enrollment Includes Pre-K, Charter School and ESE, Virtual School

HOUSEHOLDS (2020 ACS)		
Total	565,598	
One Person Households	175,590	
% Householder 65 or older		55%
Family Households	351,887	
% with own children under 18		36%
Single Parent Household	91,533	
% with own children under 18		31%
Persons Per Household (2020 Census)	2.41	

Compiled by:	Data Sources:
Palm Beach County	1980,1990,2000,2010,2020 U. S. Decennial Census
Dept. of Planning, Zoning & Building	2020 American Community Survey (ACS)
Planning Division	FL Dept. of Economic Opportunity; US Bureau of Labor Statistics
Intergovernmental Section	Palm Beach County School Board
2300 North Jog Road	Palm Beach County Property Appraiser Office
West Palm Beach, FL 33411	University of FL, Bureau of Economic and Business Research
(561) 233-5300	PBC Planning, Zoning and Building Department



QuickFacts

Wellington village, Florida; Palm Beach County, Florida

QuickFacts provides statistics for all states and counties, and for cities and towns with a **population of 5,000 or more**.

Table

All Topics	Wellington village, Florida	Palm Beach County, Florida
Owner-occupied housing unit rate, 2016-2020	74.2%	69.2%
PEOPLE		
Population		
Population Estimates, July 1 2021, (V2021)	▲ 61,448	▲ 1,497,987
Population estimates base, April 1, 2020, (V2021)	▲ 61,854	▲ 1,492,191
Population, percent change - April 1, 2020 (estimates base) to July 1, 2021, (V2021)	▲ -0.7%	▲ 0.4%
Population, Census, April 1, 2020	61,637	1,492,191
Population, Census, April 1, 2010	56,508	1,320,134
Age and Sex		
Persons under 5 years, percent	▲ 4.9%	▲ 4.9%
Persons under 18 years, percent	▲ 25.0%	▲ 19.0%
Persons 65 years and over, percent	▲ 17.1%	▲ 24.5%
Female persons, percent	▲ 52.3%	▲ 51.2%
Race and Hispanic Origin		
White alone, percent	▲ 75.9%	▲ 74.2%
Black or African American alone, percent (a)	▲ 10.9%	▲ 20.1%
American Indian and Alaska Native alone, percent (a)	▲ 0.3%	▲ 0.6%
Asian alone, percent (a)	▲ 3.9%	▲ 3.0%
Native Hawaiian and Other Pacific Islander alone, percent (a)	▲ 0.0%	▲ 0.1%
Two or More Races, percent	▲ 7.3%	▲ 1.9%
Hispanic or Latino, percent (b)	▲ 27.0%	▲ 23.9%
White alone, not Hispanic or Latino, percent	▲ 57.5%	▲ 52.6%
Population Characteristics		
Veterans, 2016-2020	2,400	76,916
Foreign born persons, percent, 2016-2020	23.6%	25.5%
Housing		
Housing units, July 1, 2021, (V2021)	X	713,787
Owner-occupied housing unit rate, 2016-2020	74.2%	69.2%
Median value of owner-occupied housing units, 2016-2020	\$411,200	\$301,000
Median selected monthly owner costs -with a mortgage, 2016-2020	\$2,390	\$1,858
Median selected monthly owner costs -without a mortgage, 2016-2020	\$818	\$694
Median gross rent, 2016-2020	\$1,955	\$1,452
Building permits, 2021	X	7,851
Families & Living Arrangements		
Households, 2016-2020	21,495	565,598
Persons per household, 2016-2020	3.02	2.58
Living in same house 1 year ago, percent of persons age 1 year+, 2016-2020	87.1%	86.0%
Language other than English spoken at home, percent of persons age 5 years+, 2016-2020	32.1%	32.1%
Computer and Internet Use		
Households with a computer, percent, 2016-2020	96.7%	93.7%
Households with a broadband Internet subscription, percent, 2016-2020	94.7%	86.9%
Education		
High school graduate or higher, percent of persons age 25 years+, 2016-2020	93.7%	88.8%
Bachelor's degree or higher, percent of persons age 25 years+, 2016-2020	44.6%	37.1%
Health		
With a disability, under age 65 years, percent, 2016-2020	4.4%	7.0%
Persons without health insurance, under age 65 years, percent	▲ 10.5%	▲ 17.9%
Economy		

In civilian labor force, total, percent of population age 16 years+, 2016-2020	64.4%	59.3%
In civilian labor force, female, percent of population age 16 years+, 2016-2020	58.0%	53.8%
Total accommodation and food services sales, 2017 (\$1,000) (c)	140,616	4,656,256
Total health care and social assistance receipts/revenue, 2017 (\$1,000) (c)	389,749	12,287,254
Total transportation and warehousing receipts/revenue, 2017 (\$1,000) (c)	18,701	2,228,937
Total retail sales, 2017 (\$1,000) (c)	710,642	24,445,666
Total retail sales per capita, 2017 (c)	\$10,967	\$16,623
Transportation		
Mean travel time to work (minutes), workers age 16 years+, 2016-2020	30.8	26.2
Income & Poverty		
Median household income (in 2020 dollars), 2016-2020	\$90,924	\$65,015
Per capita income in past 12 months (in 2020 dollars), 2016-2020	\$42,906	\$40,957
Persons in poverty, percent	⚠ 6.3%	⚠ 12.0%

BUSINESSES

Businesses		
Total employer establishments, 2020	X	51,563
Total employment, 2020	X	554,858
Total annual payroll, 2020 (\$1,000)	X	28,580,798
Total employment, percent change, 2019-2020	X	0.9%
Total nonemployer establishments, 2019	X	205,030
All employer firms, Reference year 2017	2,100	42,022
Men-owned employer firms, Reference year 2017	978	24,659
Women-owned employer firms, Reference year 2017	512	9,180
Minority-owned employer firms, Reference year 2017	S	6,934
Nonminority-owned employer firms, Reference year 2017	1,553	31,960
Veteran-owned employer firms, Reference year 2017	94	2,602
Nonveteran-owned employer firms, Reference year 2017	1,788	36,206


GEOGRAPHY

Geography		
Population per square mile, 2020	1,370.7	759.7
Population per square mile, 2010	1,258.9	670.2
Land area in square miles, 2020	44.97	1,964.30
Land area in square miles, 2010	44.89	1,969.76
FIPS Code	1275812	12099

[About datasets used in this table](#)

Value Notes

 Estimates are not comparable to other geographic levels due to methodology differences that may exist between different data sources.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info  icon to the row in TABLE view to learn about sampling error.

The vintage year (e.g., V2021) refers to the final year of the series (2020 thru 2021). Different vintage years of estimates are not comparable.

Users should exercise caution when comparing 2016-2020 ACS 5-year estimates to other ACS estimates. For more information, please visit the [2020 5-year ACS Comparison Guidance](#) page.

Fact Notes

- (a) Includes persons reporting only one race
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data
- (b) Hispanics may be of any race, so also are included in applicable race categories

Value Flags

- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper in open ended distribution.
- F Fewer than 25 firms
- D Suppressed to avoid disclosure of confidential information
- N Data for this geographic area cannot be displayed because the number of sample cases is too small.
- FN Footnote on this item in place of data
- X Not applicable
- S Suppressed; does not meet publication standards
- NA Not available
- Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

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Annexation Activity - Fiscal Year 2021

<i>Municipality</i>	<i>AnnexID</i>	<i>Name</i>	<i>Acres</i>	<i>Type</i>	<i>District</i>	<i>Status</i>	<i>1stRead</i>	<i>2ndRead</i>	<i>Adoption</i>	<i>OrdNum</i>	<i>Existing Use</i>	<i>Proposed Use</i>
Delray Beach	2020-12-001	Barwick Rd Keiser R & A Property	1.00	Voluntary	4	Adopted	10/20/2020	11/17/2020	11/17/2020	46-20	Single Family Residential	Single Family Dwelling
Greenacres	2020-18-002	Ranchette Road Properties	10.58	Voluntary	2	Adopted	5/3/2021	5/17/2021	5/17/2021	2021-01	Single Family Residences and Vacant	Townhomes
Lantana	2021-40-001	Hypoluxo Farm Store	0.24	Voluntary	7	Adopted	12/14/2020	1/11/2021	1/11/2021	O-16-2020	Drive thru food with retail	Drive thru food with retail
Palm Beach Gardens	2021-52-001	Bomar Drive #1881	0.13	Voluntary	1	Adopted	5/6/2021	6/3/2021	6/3/2021	5, 2021	Residential Multi-Family	Residential
Wellington	2021-73-001	LWDD - Lotis	0.35	Voluntary	6	Adopted	8/10/2021	9/13/2021	9/13/2021	2021-11	Vacant	Mixed Use
West Palm Beach	2021-74-001	Military Brake & Alignment	0.17	Voluntary	7	Adopted	6/14/2021	6/28/2021	6/28/2021	4949-21	Automotive Repair Shop	Automotive Repair Shop
West Palm Beach	2021-74-002	Grace Fellowship Church	27.40	Voluntary	2	Adopted	6/14/2021	9/20/2021	9/20/2021	4944-21	Church and School	Commercial & existing church & school Expansion

Annexation Activity - Fiscal Year 2022

<i>Municipality</i>	<i>AnnexID</i>	<i>Name</i>	<i>Acres</i>	<i>Type</i>	<i>District</i>	<i>Status</i>	<i>1stRead</i>	<i>2ndRead</i>	<i>Adoption</i>	<i>OrdNum</i>	<i>Existing Use</i>	<i>Proposed Use</i>
Atlantis	2022-02-001	Self Storage 5850 Military Trl	2.68	Voluntary	3	Adopted	11/17/2021	12/15/2021	12/15/2021	465	Self Storage Facility	Self Service Storage Facility
Boynton Beach	2021-08-001	Ruskin Ave #3518	0.80	Voluntary	4	Adopted	1/4/2022	1/18/2022	1/18/2022	22-001	Vacant	Office
Greenacres	2021-18-000	ISBA Jog and Lake Worth Rd	28.08	ISBA	2	Adopted	7/18/2022	8/15/2022	9/13/2022	2022-025	Commercial (shopping center, professional offices)	Not Determined
Greenacres	2022-18-001	Lake Worth Plaza West	20.11	Voluntary	3	Adopted	7/18/2022	9/14/2022	9/14/2022	2022-02	Commercial - Shopping Plaza	Shopping Center
Juno Beach	2021-28-001	The Waterford Resubmission	1.45	Voluntary	1	Adopted	2/24/2021	4/27/2022	4/27/2022	739	Vacant	Not Established
Wellington	2021-73-002	Lotis Phase II 441 Partners	52.26	Voluntary	6	Adopted	9/6/2022	9/21/2022	9/21/2022	2022-26	Vacant	Mixed Use
West Palm Beach	2022-74-001	Peggy Adams Animal Rescue 12th Street	1.57	Voluntary	7	Adopted	9/6/2022	9/19/2022	9/19/2022	4994-22	Vacant	Not Determined

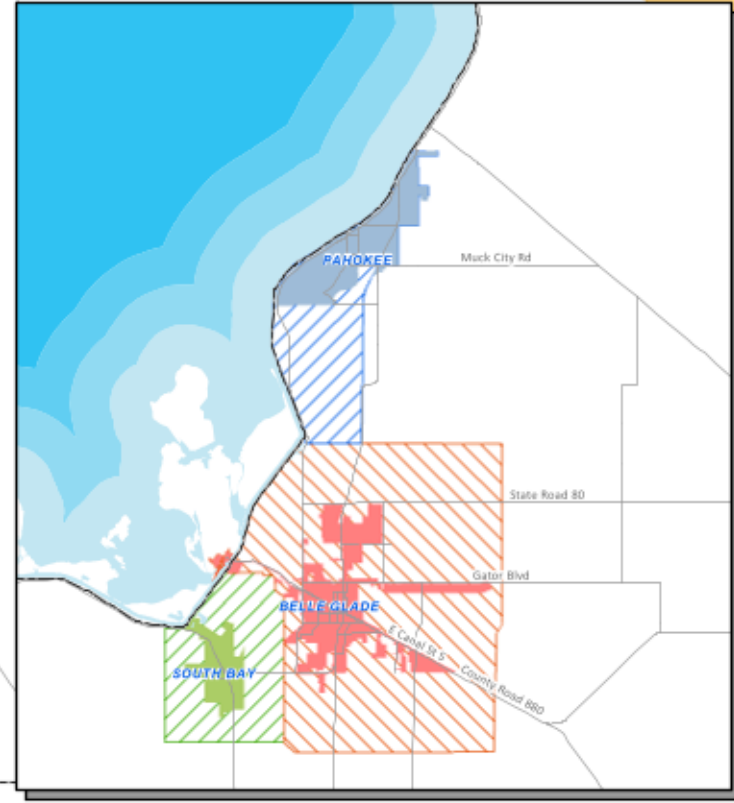
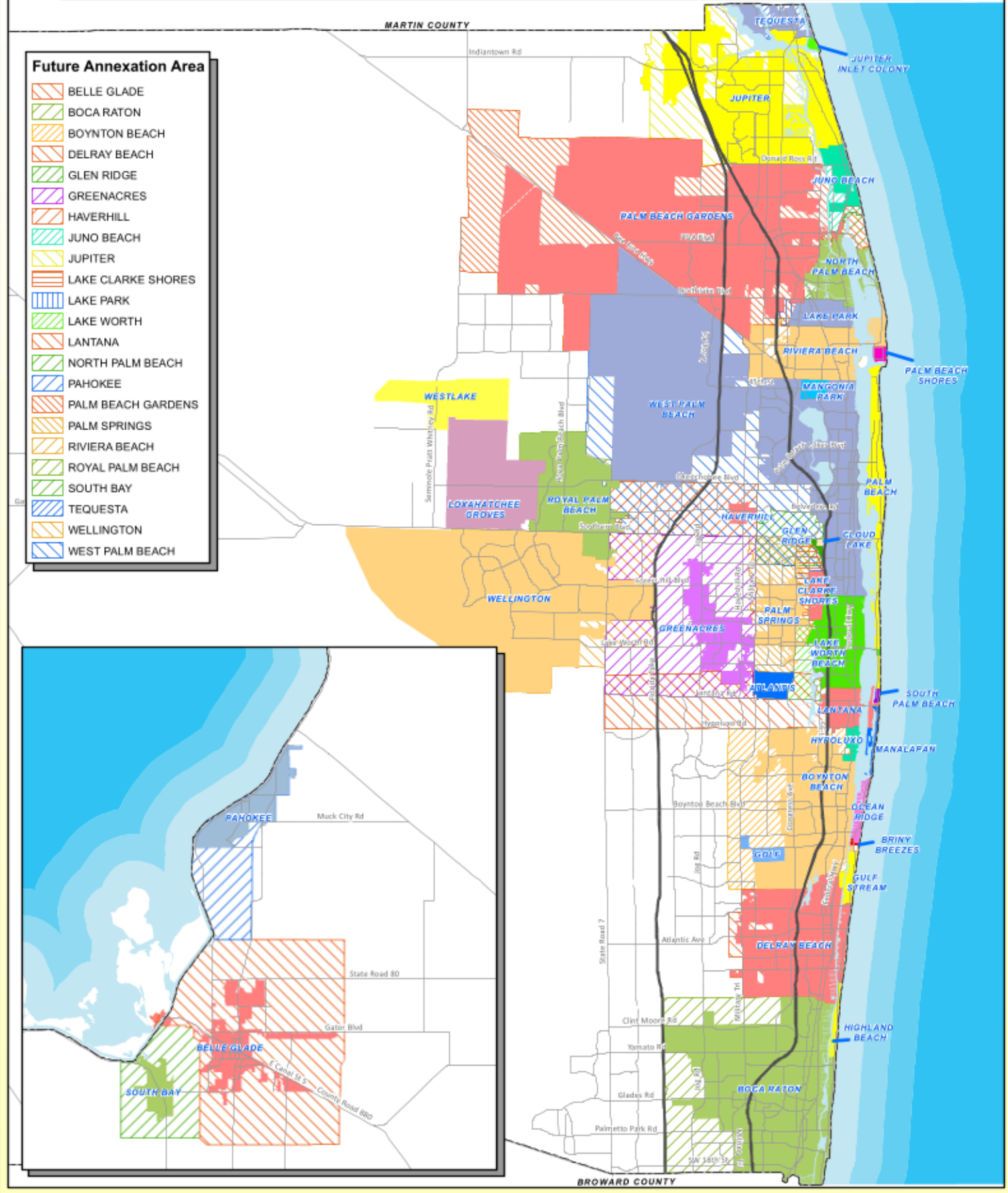
Annexation Activity - Fiscal Year 2023

<i>Municipality</i>	<i>AnnexID</i>	<i>Name</i>	<i>Acres</i>	<i>Type</i>	<i>District</i>	<i>Status</i>	<i>1stRead</i>	<i>2ndRead</i>	<i>Adoption</i>	<i>OrdNum</i>	<i>Existing Use</i>	<i>Proposed Use</i>
Atlantis	2023-02-001	Atlantis Retail LLC	3.29	Other	3	Adopted	6/21/2023	7/19/2023	7/19/2023	477	Vacant, Office, Auto Sales	Commercial
Belle Glade	2023-04-001	Everglades Farm Equipment - Schlechter Property	23.87	Voluntary	6	Adopted	7/17/2023	8/21/2023	8/21/2023	2023-03	Agriculture Row Crops	Warehouse/Agriculture (Row Crops)
Delray Beach	2019-12-004	Lake Ida City-Owned Property	4.06	Voluntary	4	Withdrawn	3/2/2020				Vacant	Open Space - Park
Greenacres	2023-18-001	Lake Worth Plaza West Outparcels Enclave	7.96	Interlocal	3	Adopted	11/7/2022	12/20/2022	1/20/2023	R2022-1532	Commercial - Retails, Banks, Gas station	Commercial
Gulf Stream	2023-20-001	Pelican Lane #996 Sliver Parcel	0.02	Voluntary	4	Adopted	10/14/2022	12/9/2022	12/9/2022	22/8	Vacant	Not Available
Haverhill	2023-22-001	Wallis Rd Properties	12.55	Voluntary	2	Withdrawn					Single Family Residence, Industrial, Vacant	Townhomes
Palm Beach Gardens	2023-52-001	PGA Waterfront Ellison Wilson Rd	10.97	Voluntary	1	Adopted	12/14/2022	1/12/2023	1/12/2023	15-2022	Vacant	Multi-Family Residential
Palm Beach Gardens	2023-52-002	Northlake Blvd Annexation	289.00	Other	6	Adopted	4/24/2023	5/4/2023	5/4/2023	9,2023	Vacant, Institutional, Government	Not Determined
Palm Beach Gardens	2023-52-003	PGA Waterfront - 11309 Ellison Wilson Rd	2.48	Voluntary	1	Adopted	7/13/2023	8/3/2023	8/3/2023	13, 2023	Multi-Family Residence	Multifamily Residential Medium Density (RM)
Palm Springs	2023-70-001	Forest Hill Blvd #2873	0.30	Voluntary	3	Adopted	3/9/2023	4/13/2023	4/13/2023	2023-02	Commercial Service - Tire Sales	Car Wash
Royal Palm Beach	2023-72-001	Sunset Isles Condominiums	18.40	Interlocal	6	Adopted	4/20/2023	6/13/2023	6/13/2023	R2023-0796	Residential Multifamily - Condominiums	Multifamily Residential
Tequesta	2021-60-001	Anchorage Point Enclave	15.99	Interlocal	1	Withdrawn					Single Family Houses and Vacant	Not Determined
Wellington	2023-73-001	Panther Run Elementary School	20.00	Voluntary	6	Adopted	1/10/2023	2/21/2023	2/21/2023	2022-31	Public Elementary School	Public Elementary School

Palm Beach County

Municipal Future Annexation Areas

- Future Annexation Area**
- BELLE GLADE
 - BOCA RATON
 - BOYNTON BEACH
 - DELRAY BEACH
 - GLEN RIDGE
 - GREENACRES
 - HAVERHILL
 - JUNO BEACH
 - JUPITER
 - LAKE CLARKE SHORES
 - LAKE PARK
 - LAKE WORTH
 - LANTANA
 - NORTH PALM BEACH
 - PAHOKEE
 - PALM BEACH GARDENS
 - PALM SPRINGS
 - RIVIERA BEACH
 - ROYAL PALM BEACH
 - SOUTH BAY
 - TEQUESTA
 - WELLINGTON
 - WEST PALM BEACH



Revision Date: 8/1/00
 Contact: PBC Planning Division
 Filename: M-01000-Projects/Annexation



Planning, Zoning & Building
 2330 N Jog Rd
 West Palm Beach, FL 33411
 Phone (561) 233-0300



Note: Map is not official, for presentation purposes only.

PLANNING AND ZONING ACTIVE PROJECT APPLICATIONS

All information and documentation for petitions submitted after June 2019 can be viewed by clicking the petition number hyperlink under the Project name below. The hyperlink is linked to the petition (also known as Plan) within the Customer Self Service portal. Online access to view the status of planning applications submitted prior to June 2019 has been disabled as that system is no longer in use. To receive an update or to request information about a petition that does not have a hyperlink, please contact the Project Manager assigned to that project.

2420 Greenbriar Boulevard Variance for a Hangar

Project Manager: Kelly Ferraiolo, Senior Planner (kferraiolo@wellingtonfl.gov or 561.753.5268)

Petition Number: [2022-0001-VAR](#)

Location: 2420 Greenbriar Boulevard within Aero Club subdivision

Status: PZAB on 8/17/2022 (postponed from 5/11/2022)

Description of 2420 Greenbriar Boulevard Variance for a Hangar:

The agent, David Milledge, Cotleur and Hearing, on behalf of the owners, Mark and Patricia Holloway, is seeking a variance from the front and side setback to accommodate an airplane hangar.

**Last updated 8/1/2022*

Blue Cypress at Palm Beach Polo

Project Manager: Kelly Ferraiolo, Senior Planner (kferraiolo@wellingtonfl.gov or 561.753.5268)

Petition Numbers:

- Master Plan Amendment: [2021-0001 MPA](#)
- Site Plan Amendment: [2021-0004 ASA](#)

Location: 1/4 mile south of the Blue Cypress Lane and Polo Club Road intersection.

Status: Approved by Wellington Council on April 12, 2022

Description of Blue Cypress at Palm Beach Polo:

The agent, Mark Rickards, Kimley Horn, on behalf of the owner, Palm Beach Polo Holdings, is seeking the following:

- A Master Plan Amendment to the Wellington PUD Master Plan to change the designated unit type for Tract B from Zero Lot Line (ZLL) to ZLL/Single Family (SF) for Pod 65B and to transfer excess unit from Tract B to Tract G-1 within the same Pod.
- A Site Plan Amendment to Tract B of the Blue Cypress Site Plan for a 14-lot single family subdivision.

**Last updated 5/2/2022*

Christ Community Church (FKA Temple B’Nai Jacob)

Project Manager: Damian Newell, Senior Planner (dnewell@wellingtonfl.gov or 561.753.2577)

Petition Numbers:

- Site Plan: 19-018 (2019-09 SP1)
- Architectural Review Board: 19-038 (ARB 19-009)

Location: Southwest corner of Lake Worth Road and Barefoot Lake Drive (10101 Barefoot Lake Drive).

Status: Site plan approved by staff on May 22, 2019. ARB Application approved on May 15, 2019. Currently the project has a Temporary Certificate of Occupancy (TCO).

Description of Request for Christ Community Church:

The agent Robert E. Kuoppala of Kuoppala & Associates, P.A., Inc., on behalf of the owner, Christ Community Church PCA, Palm Beach, Inc., is requesting:

- A Site Plan approval for a 14,512 square feet one story place of worship for Tract “R” of the Orange Point PUD and to administratively abandon the previously approved daycare use (Conditional Use – Resolution No.R2010-16).
- ARB approval of the building elevations, exterior colors, materials, site amenities and signage for the proposed place of worship within Tract “R” of the Orange Point PUD.

**Last updated 1/25/2022*

Discovery Ranch

Project Manager: Kelly Ferraiolo, Senior Planner (kferraiolo@wellingtonfl.gov or 561.753.5268)

Petition Numbers: [Site Plan: 2021-0003 SP](#)

Location: one (1) mile east of South Shore Boulevard and 50th Street within Wellington Preserve.

Status: Certified/Approved

Description of Request for Discovery Ranch:

The agent Steve Pawlyk, Sexton Engineering Associates, Inc., on behalf of the owner, 5221 Laredo Way, Inc., is requesting a site plan to construct a residence with equestrian and private go cart amenities. :

**Last updated 5/2/2022*

Farrell Estates at Wellington - East

Project Manager: Kelly Ferraiolo, Senior Planner (kferraiolo@wellingtonfl.gov or 561.753.5268)

Petition Numbers:

- Master Plan Amendment: [2022-0007-MPA](#)
- Site Plan: [2022-0004-SP](#)

Location: Palm Beach Polo Tennis Center site

Status: Staff Review

Description of Request for Farrell Estates at Wellington - East:

The agent Neil Schiller, Government Law Group, Inc., on behalf of the owner, Palm Beach Polo, LLC, is requesting the following:

<https://www.wellingtonfl.gov/194/Planning-and-Zoning-Active-Project-Appli>

[Home](#) > [Government](#) > [Departments](#) > [Planning, Zoning, & Building](#) > [Planning & Zoning](#) > [Planning and Zoning Active Project Applications](#)

- A Master Plan Amendment to modify the Wellington PUD Master Plan to create a new residential Pod (Pod 80) and to assign 14 single family dwelling units to the Pod.
- A Site Plan to develop the 9.42 acre site to create 14 single family lots.

**Last updated 8/1/2022*

Farrell Estates at Wellington - West

Project Manager: Kelly Ferraiolo, Senior Planner (kferraiolo@wellingtonfl.gov or 561.753.5268)

Petition Numbers:

- Comprehensive Plan Amendment: [2022-0004-CPA](#)
- Master Plan Amendment: [2022-0006-MPA](#)
- Site Plan: [2022-0003-SP](#)

Location: 500 feet northwest of the Sunny Drive and Polo Club Road intersection.

Status: Staff Review

Description of Request for Farrell Estates at Wellington - East:

The agent Neil Schiller, Government Law Group, Inc., on behalf of the owner, Palm Beach Polo, LLC, is requesting the following:

- A Comprehensive Plan Amendment to modify the Future Land Use Designation of the 23 acre property from Commercial Recreation to Residential C (1.01 du/ac - 3.0 du/ac)
- A Master Plan Amendment to modify the Wellington PUD Master Plan to create a new residential Pod and to assign 27 single family dwelling units to the Pod.
- A Site Plan to develop the 23 acre site to create 27 single family lots.

**Last updated 8/1/2022*

IslePointe at Orange Point PUD

Project Manager: Kelly Ferraiolo, Senior Planner (kferraiolo@wellingtonfl.gov or 561.753.5268)

Petition Numbers:

- Comprehensive Plan Amendment: [2020-0002 CPA](#)
- Master Plan Amendment: [2020-0001 MPA](#)
- Site Plan: [2020-0001 SP](#)

Location: Northeast corner of 120th Avenue South and 50th Street South

Status: Staff Review.

Description of Request:

The agent, Jerrod Purser, Wantman Group, on behalf of the owner, 50th Street Isles, is requesting the following:

- A Comprehensive Plan Amendment to modify the Future Land Use Designation of the 10 acre parcel from Community Commercial to Residential D (3.01 - 5.0 du/ac).
- A Master Plan Amendment to modify the Orange Point PUD Master Plan to change the relocate the access point from 120th Street to 50th Street, and a Development Order Amendment to delete any conditions related to the Equestrian Commercial Pod.

- A Site Plan to develop the 10 acre site into a residential development with 38 zero lot line single family residences with a private dog park and open space amenities.

**Last updated 5/2/2022*

Publix at Courtyard Shoppes

Project Manager: Kelly Ferraiolo, Senior Planner (kferraiolo@wellingtonfl.gov or 561.753.5268)

Petition Numbers: [2022-0001 ASA](#) and [2022-0007 ARB](#)

Location: Southeast corner of Wellington Trace and Greenview Shores Boulevard

Status: Scheduled for ARB on May 18, 2022. Site Plan under review.

Description of Request for Publix at Courtyard Shoppes:

The agent James Crowley, Gunster Law, on behalf of the owner, Real Subs, is requesting the following approvals for the Publix at Courtyard Shoppes:

- A Site Plan Amendment to demolish the existing Publix structure and the retail bays immediately adjacent to the retail space and construct a new 59,000 square foot Publix with a liquor store.
- ARB approval for the exterior elevations, colors, materials and signage with technical deviations for the Publix at Courtyard Shoppes.

**Last updated 5/3/2022*

Lotis Wellington:

Project Manager: Damian Newell, Senior Planner (dnewell@wellingtonfl.gov or 561.753.2577)

Petition Numbers:

- Comprehensive Plan Amendment: [19-041 \(2019-14 CPA3 and 2019-0002 CPA\)](#)
- Rezoning: [19-042 \(2019-015 REZ2 and 2019-0001 REZ\)](#)
- Conditional Use: [19-043 \(2019-016 CU2 and 2019-0002 CU\)](#)
- Master Plan: [19-044 \(2019-017 MP3 and 2019-0001 MP\)](#)
- Site Plan: [19-045 \(2019-018 SP and 2019-0002 SP\)](#)
- Architectural Review Board (ARB) for Signage: [2021-0007 ARB](#)
- ARB for Parking Garage and Retail Building: [2021-0014 ARB](#)
- ARB for restaurant building and wall signs: [2021-0017 ARB](#)

Location: North of Wellington Regional Medical Center Hospital along SR7. (1361/1351/1381/1371 State Road 7)

Status: Approved by Council on December 8, 2020 by Ordinance No. 2020-13 (Comprehensive Plan Amendment), Resolution No. R2020-14 (Rezoning), and Resolution No. R2020-48 (Master Plan/Conditional Use). The Site Plan (2019-0002 SP) was approved by staff. Technical Deviation for the Lotis Wellington Master Sign plan for ground sign received approval only for the interior signs at the August 18, 2021 ARB meeting. The ground signs located along the projects frontage on State Road 7/US 441 were approved by ARB on October 20, 2021. The Coopers Hawk restaurant building elevations, colors, material, and wall signs (2021-0017 ARB) is currently in staff review and is tentatively on the February 16, 2022 ARB agenda for an informal review. The developer is currently preparing to submit for plat and site development permit approvals.

Description of Request for Lotis Wellington:

<https://www.wellingtonfl.gov/194/Planning-and-Zoning-Active-Project-Appli>

Home > Government > Departments > Planning, Zoning, & Building > Planning & Zoning > Planning and Zoning Active Project Applications

The applicant is requesting multiple applications that are currently being processed for the overall 64 acre Lotis Wellington Mixed Use project. The agent Brian Terry of Insite Studio, Inc., on behalf of the property owner Lotis Wellington, LLC, is requesting;

- A Comprehensive Plan Amendment to amend Wellington's Future Land Use Map designation from Palm Beach County Low Residential (LR-2) to Wellington Mixed Use (MU) for a 10.36 acre parcel. (PCN) 73-42-43-27-05-018-0110.
- A Rezoning to change the Zoning designation from Palm Beach County Public Ownership (PO) to Wellington Multiple Use Planned Development (MUPD) for a 10.36 acre parcel. (PCN) 73-42-43-27-05-018-0110.
- A Master Plan to allow a mixed use project consisting of 49,056 square feet of combined restaurant and retail, 2,500 square feet of financial institution with drive-thru, 40,000 square feet of medical office, 16,700 square feet of professional/general office, 191 multi-family residential dwelling units, a congregate living facility (CLF) with 150 independent living units and 110 assisted living beds, a daycare facility for up to 210 children, and 28.4 acres of open space inclusive of a lake, cypress preserve, dog park, and greenway with a multi-use pathway open to the public. 73-42-43-27-05-018-0100, 73-42-43-27-05-018-0110, 73-42-43-27-05-018-0130 and 73-42-43-27-05-018-0140.
- A Conditional Use to allow a financial institution with drive-thru, Congregated Living Facilities (CLF Type 3) with 150 independent living units and 110 assisted living beds, and general daycare facility with up to 210 children.(PCN) 73-42-43-27-05-018-0100, 73-42-43-27-05-018-0110, 73-42-43-27-05-018-0130 and 73-42-43-27-05-018-0140.
- A Site Plan to allow 49,056 square feet of combined restaurant and retail, 2,500 square feet of financial institution with drive-thru, 40,000 square feet of medical office, 16,700 square feet of professional/general office, 191 multi-family residential dwelling units, a congregate living facility (CLF) with 150 independent living units and 110 assisted living beds, a daycare facility for up to 210 children, and 28.4 acres of open space inclusive of a lake, cypress preserve, dog park, and greenway with a multi-use pathway open to the public for the proposed 64 acre mixed use project. (PCN) 73-42-43-27-05-018-0100, 73-42-43-27-05-018-0110, 73-42-43-27-05-018-0130 and 73-42-43-27-05-018-0140.
- ARB Master Sign plan approval to allow ground signs with technical deviations for the approved Lotis Wellington 64-acre mixed-use project.
- ARB approval for Parking Garage, Retail/Office Buildings and Site Amenities.
- ARB approval for restaurant building elevations, colors, materials, and wall signs with technical deviations for a proposed Coopers Hawk restaurant.

**Last updated 1/25/2022*

Lotis II (441 Partner):

Project Manager: Damian Newell, Senior Planner (dnewell@wellingtonfl.gov or 561.753.2577)

Petition Numbers:

- Annexation (ANX): [2021-0002 ANX](#)
- Comprehensive Plan Amendment: [2021-0002 CPA](#)
- Rezoning: [2021-0002 REZ](#)

Location: North of the Forest Hill Blvd. and SR 7/US 441 intersection, along the west side of SR7. (PCN: 00-42-43-27-05-018-0040, 00-42-43-27-05-018-0071 and 00-42-43-27-05-018-0072)

Status: Currently awaiting resubmittal for staff review.

Description of Request for Lotis Phase II (441 Partner):

The agent Brian Terry of Insite Studio, Inc., on behalf of the property owners, Four Four One Partners, Inc. and 441 Partners, Inc., and applicant, Lotis Wellington, LLC (JKM Acquisitions, LLC), has submitted multiple applications for a 52.26-acre mixed use project known as Lotis II, to allow future development of single-family, multi-family, indoor/outdoor entertainment, and restaurant uses. The applicant is requesting:

- An Annexation request to annex from unincorporated Palm Beach County (PBC) into Wellington.
- A Comprehensive Plan Amendment to amend the Future Land Use Map designation from PBC Low Residential (LR-2) to Wellington Mixed Use (MU).
- A Rezoning to change the Zoning designation from PBC Public Ownership (PO) to Wellington Multiple Use Planned Development (MUPD) for a 10.36 acre parcel. (PCN) 73-42-43-27-05-018-0110.

**Last updated 1/25/2022*

Olympia Clubhouse

Project Manager: Kelly Ferraiolo, Senior Planner (kferraiolo@wellingtonfl.gov or 561.753.5268)

Petition Number: [2021-0005 ASA](#)

Location: 9100 Fatio Boulevard

Status: Certified/Approved

Description of Request for Olympia Clubhouse:

The agent Yamai Yi, Kimley-Horn, on behalf of the owner, Olympia Master Association, is requesting a Site Plan Amendment to add 3,000 square feet to the clubhouse by converting the indoor basketball court to useable space, add bocce ball court, shuffle board, putting green, and a trellis patio.

**Last updated 1/25/2022*

The Estates at Equestrian Village:

Project Manager: Kelly Ferraiolo, Senior Planner (kferraiolo@wellingtonfl.gov or 561.753.5268)

Petition Numbers:

- Comprehensive Plan Amendment: [2022-0003-CPA](#)
- Zoning Text Amendment: [2022-0002-ZTA](#)
- Master Plan Amendment: [2022-0005-MPA](#)

Location: Pods E, F, and G of the Wellington CountryPlace PUD

Status: Staff Review

Description of Request for The Estates at Equestrian Village

David Milledge, Cotleur and Hearing, on behalf of the owners, is seeking the following applications for the The Estates at Equestrian Village:

- A Comprehensive Plan Amendment to modify the Future Land Use Map Designation of Pod F - Phase V, VI, and a portion of VII from Residential B (0.1 du/acre - 1.0 du/acre) to Equestrian Commercial Recreation; to modify the Future Land Use Map Designation for Pod G and a portion of Pod E from Residential B (0.1 du/acre - 1.0 du/acre) to Residential C (1.01 du/acre to 3.0 du/acre); and to modify the Future Land Use Map Designation of Pod E from Commercial to Residential C (1.01 du/acre - 3.0 du/acre).
- A Zoning Text Amendment to provide provisions for modified development standards in Subarea D of the EOZD specific to the subject site.
- A Master Plan Amendment to the Wellington CountryPlace PUD Master Plan for the subject properties for land use changes and density and to modify previous conditions of approval.

**Last updated 8/2/2022*

The Lagoon at Equestrian Village:

Project Manager: Kelly Ferraiolo, Senior Planner (kferraiolo@wellingtonfl.gov or 561.753.5268)

Petition Numbers:

- Comprehensive Plan Amendment: [2022-0002-CPA](#)
- Rezoning: [2022-0001-REZ](#)
- Master Plan Amendment: [2022-0004-MPA](#)

Location: Northeast corner of South Shore Boulevard and Pierson Road (Equestrian Village, White Birch, and The Coach House (AKA The Players Club)).

Status: Staff Review

Description of Request for The Lagoon at Equestrian Village

David Milledge, Cotleur and Hearing, on behalf of the owners, is seeking the following applications for the The Estates at Equestrian Village:

- A Comprehensive Plan Amendment to modify the Future Land Use Map Designation from Equestrian Commercial Recreation to Residential E (5.01 du/acre - 8.0 du/acre) (95 acres - Equestrian Village and White Birch sites); to modify the Future Land Use Map Designation from Residential F (8.01 du/acre - 12.0 du/acre) to Residential E (5.01 du/acre - 8.0 du/acre) (6 acres - The Coach House/aka The Players Club site); and to remove 95 acres (White Birch and Equestrian Village from the Equestrian Preserve Area (EPA)
- A Rezoning of the 95 acre site (Equestrian Village and White Birch) from Planned Unit Development/Equestrian Overlay Zoning District (PUD/EOZD) to PUD.
- A Master Plan Amendment to the Wellington CountryPlace PUD Master Plan for the subject properties for land use changes and density and to modify previous conditions of approval.

**Last updated 8/2/2022*

The Player's Club Residences (AKA Coach House):

Project Manager: Kelly Ferraiolo, Senior Planner (kferraiolo@wellingtonfl.gov or 561.753.5268)

Petition Numbers:

- Comprehensive Plan Text Amendment: [19-013 \(2019-012 CPTA2\)/2019-0004 CPA](#)
- Zoning Text Amendment: [19-002 \(2019-001 ZTA\)/2019-0002 ZTA](#)
- Comprehensive Plan Map Amendment: [19-003 \(2019-002 CPA1\)/2019-0003 CPA](#)
- Master Plan Amendment: [19-004 \(2019-003 MPA1\)/2019-0004 MPA](#)
- Site Plan Amendment: [19-005 \(2019-004 ASA2\)/2019-0005 ASA](#)
- Architectural Review Board: [2019-0003 ARB](#)

Location: South side of South Shore Boulevard and Greenview Shores Boulevard intersection.

Status: Approved by Council on November 12, 2019. Elevations approved by ARB on December 18, 2019.

Description of Request for The Player's Club Residences (AKA Coach House):

Schmidt Nichols, on behalf of the owner, is seeking the following applications for the Players Club Residences located at 13410 South Shore Boulevard:

- A Comprehensive Plan Text Amendment to modify Policy 1.3.8 of the Land Use Element of the Comprehensive Plan to allow for building height in excess of 35 feet in for properties with a Future Land Use Map Designation of Residential E, F, G and H.

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- A Zoning Text Amendment to modify Section 6.5.8.C.1, Height Limitations, to allow for greater flexibility in the maximum allowed building height on properties located within residential land use designations.
- A Comprehensive Plan Amendment to modify the Future Land Use Map designation for the property from Commercial Recreation to Residential F (8.01 du/ac – 12.0 du/ac).
- A Master Plan Amendment to the Wellington PUD Master Plan for the subject property to assign 50 dwelling units to the property and to formalize the access points that exist on the site.
- A Site Plan Amendment proposing a 4 story, a 42 unit condo with underground parking spaces and a detached 8 unit townhouse with 14 underground spaces. The condo structure will have a roof top pool area. The site will be gated and will be aligned with the existing intersection.

**Last updated 12/9/2021*

The Player's Club Residences (AKA Coach House) Site Plan Amendment:

Project Manager: Kelly Ferraiolo, Senior Planner (kferraiolo@wellingtonfl.gov or 561.753.5268)

Petition Number: [2020-0001 ASA](#)

Location: South side of South Shore Boulevard and Greenview Shores Boulevard intersection

Status: Site Plan Amendment certified by staff on May 14, 2020.

Description of Request for The Player's Club Residences (AKA Coach House):

Schmidt Nichols, on behalf of the owner, is seeking the a Site Plan Amendment for the Players Club Residences located at 13410 South Shore Boulevard, to remove the eight (8) unit coach house, reduce the dwelling units from 50 units to 34 units, and to add a guardhouse to the entrance.

**Last updated 12/9/2021*

Wellington Bay CLF at Wellington Green (FKA Devonshire at Wellington Green)

Project Manager: Damian Newell, Senior Planner (dnewell@wellingtonfl.gov or 561.753.2577)

Petition Numbers:

- Site Plan Amendment: 18-066 (2018-025 ASA58)
- Architectural Review Board (ARB): 19-022 (ARB 19-002)
- ARB: [2021-0012 ARB](#)
- ARB: [2021-0016 ARB](#)

Location: Approximately one half mile south of the intersection of Forest Hill Boulevard and State Road 7, on the west side of State Road 7 (2735 NuCare Lane).

Status: The site plan was certified by staff on March 6, 2019. ARB 19-022 (ARB 19-002) was approved on May 7, 2019. Petition 2021-0016 ARB was approved on December 15, 2021. The overall Wellington Bay project is currently under construction with leasing center complete and open.

Description of Request for Wellington Bay CLF:

The agent Jennifer Vail of Wantman Group, Inc., on behalf of the applicant, Zom Senior Living, and owner, JF Development II, LP., is requesting:

- A Site Plan Amendment (2018-025 ASA58) approval to allow renter-occupied CLF units for the proposed eight (8) one-story villas (16 units total), two (2) six-story CLF buildings (224 units total), five (5) three-story garden flat

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buildings (60 units total), one (1) four-story CLF building (124 units total), a 2-story commons building and clubhouse/leasing office building.

- ARB (19-022/ARB 19-002) approval of the building elevations, exterior colors, materials and site amenities for the congregate living facility (CLF) proposed within Pod "A" of the Wellington Green project.
- ARB (2021-0012 ARB) approval of the accessory structures elevations, exterior colors and materials, and to amend the Wellington Green Master Sign Plan to include the design for the ground signs for the Wellington Bay.
- ARB (2021-0016 ARB) approval of two (2) wall signs with technical deviations and one (1) ground sign, and to amend the Wellington Green Master Sign Plan to include the additional ground sign for the Luxe Senior Living and Rehabilitation Center Building within Pod A of the Wellington Green project.

**Last updated 1/25/2022*

Wellington Green MUPD B

Project Manager: Damian Newell, Senior Planner (dnewell@wellingtonfl.gov or 561.753.2577)

Petition Number:

- Site Plan Amendment: [2021-0003 ASA](#)
- Site Plan Amendment: [2021-0009 ASA](#)

Location: Southwest corner of Olive Drive and Forest Hill Boulevard

Status: Petition 2021-0003 ASA approved by staff on July 7, 2021 and proposed improvements are currently under construction. Currently awaiting resubmittal for staff review of 2021-0009 ASA.

Description of Request for Wellington Green MUPD B

The agent Rebecca Miller, MPLD Consulting, on behalf of the owner, Shawnick Wellington LLC, is requesting

- Site Plan Amendment (2021-0003 ASA) approval to add an outdoor dining patio with 74 seats, canopy, fence/railing and planters for the former Pei Wei restaurant space (Bay A.1), add two (2) outdoor areas for existing restaurant spaces (Bay A.3 with 80 seats and Bay D.8 with 32 seats), and change from the freestanding restaurant building (former Mellow Mushroom) to medical office (4,950 SF).
- Site Plan Amendment (2021-0009 ASA) to expand the existing grocery store from 21,397 square feet to 38,539 square feet, and to modify the parking lot. Bays 60 and 100 will be partially demolished and absorbed.

**Last updated 1/25/2022*

Wellington Preserve Guardhouse:

Project Manager: Kelly Ferraiolo, Senior Planner (kferraiolo@wellingtonfl.gov or 561.753.5268)

Petition Number: [2020-0001 SP](#)

Location: 10670 Wellington Preserve Boulevard

Status: Certified/Approved

Description of Request for Wellington Preserve Guardhouse:

Mathew Barnes, WGI, on behalf of the owner, Wellington Preserve Master Homeowner Association, is seeking a Site Plan for the installation of a guard house at the entrance of Wellington Preserve.

**Last updated 5/2/2022*

Wellington Regional Medical Center (WRMC)

Project Manager: Damian Newell, Senior Planner (dnewell@wellingtonfl.gov or 561.753.2577)

Petition Number:

- Minor Master Plan Amendment: [2021-0001 MPAM](#)
- Site Plan Amendment: [2021-0001 ASA](#)

Location: Northwest corner of State Road 7 and Forest Hill Boulevard

Status: Petitions 2021-0001 MPAM and 2021-0001 ASA were approved by staff on December 15, 2021. Currently preparing to submit for plat and site development permits.

Description of Request for Wellington Regional Medical Center (WRMC):

The agent Brad McCullough, Coteleur & Hearing, on behalf of the owner, Universal Health Realty Income Trust, is requesting a Minor Master Plan Amendment and Site Plan Amendment to relocate cross access points along the north property line and a new 376 space parking lot for the hospital staff.

**Last updated 1/25/2022*

Winding Trails:

Project Manager: Kelly Ferraiolo, Senior Planner (kferraiolo@wellingtonfl.gov or 561.753.5268)

Petition Numbers:

- Comprehensive Plan Amendments: 16-058 (2016-021 CPA3)
- Zoning Text Amendment: 16-053 (ZTA 2016-002)
- Rezoning: 16-059 (2016-022 REZ)
- Master Plan Amendment: 16-060 (2016-023 MPA3)
- Site Plan: 16-061 (2016-16 SP6).

Location: Northeast corner of Aeroclub Drive and Greenbriar Boulevard.

Status: Staff Review

Description of Request for Winding Trails:

Coteleur and Hearing, the agent, has submitted the following applications to develop the golf course into nine (9) single family lots with barns, grooms quarter and other ancillary equestrian facilities:

- A Comprehensive Plan Amendment to change the Future Land Use Map designation for the property to Residential "B", which will allow for the development of single family ranchette type lots. The Amendment will also expand the Equestrian Preserve Area to encompass the property. Equestrian trails maps within the Equestrian Preservation Element will be updated accordingly. All subsequent applications rely on the approval of the Comprehensive Plan Amendment. Without approval, all other applications will not move forward.
- A Zoning Text Amendment (ZTA) to Section 6.10 of the Wellington's LDRs, Equestrian Overlay Zoning District (EOZD), to create Subarea F and establish regulations as the property is unique and does not coincide with any of the existing Subarea's that are adopted in the EOZD.
- A Rezoning application to change the Zoning designation to Agricultural Residential/Planned Development/Equestrian Overlay Zoning District (AR/PUD/EOZD). Additionally, Winding Trails will be identified as Subarea F.
- A Master Plan Amendment to The Landings at Wellington PUD is proposed to delineate Winding Trails from Pod "D" by creating Pod "D-1". Pod "D-1" will be a total of 29 acres and consist of nine (9) single family dwelling units,

<https://www.wellingtonfl.gov/194/Planning-and-Zoning-Active-Project-Appli>

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nine (9) barns with grooms quarters and a maximum of 90 stalls. The amendment will also add three (3) access points along Aeroclub Drive to access Lots 5-9 and to add two (2) access points along Greenbriar Boulevard to access Lots 1-4.

- A Site Plan application for the project that provides for the layout of each lot including barns, manure bins, landscape buffers, and access drives, etc . This application was certified by the Development Review Committee (DRC) at the July 13, 2016 DRC meeting pending Council approval of all of the above applications.

**Last updated 12/9/2021*

Winding Trails - Lots 5 and 6:

Project Manager: Kelly Ferraiolo, Senior Planner (kferraiolo@wellingtonfl.gov or 561.753.5268)

Petition Numbers:

- Master Plan Amendment: [2022-0001-MPA](#)
- Vacation Abandonment: [2022-0012-VAC](#)
- Unity of Title: [2022-0007-UT](#)
- Minor Site Plan Amendment: [2022-0008-MSPA](#)

Location: Northeast corner of Aeroclub Drive and Greenbriar Boulevard.

Status: Staff Review

Description of Request for Winding Trails - Lots 5 and 6:

David Milledge, Cotleur and Hearing, the agent, has submitted the following applications to develop Lots 5 and 6 of Winding Trails:

- A Master Plan Amendment to The Landings at Wellington PUD to add a driveway along Aeroclub Drive to access Lot 6.
- A Vacation Abandonment to abandon the Limited Access Easement to accommodate the new driveway to Lot 6.
- A Unity of Title application to unify Lots 5 and 6 to develop as one property.
- A Minor Site Plan Amendment application to develop lots 5 and 6 as one property and to aggregate the sum of stalls for both properties into one barn.

**Last updated 8/2/2022*

Windsome Farms

Project Manager: Damian Newell, Senior Planner (dnewell@wellingtonfl.gov or 561.753.2577)

Petition Number: Site/Subdivision Plan - [2021-0002 SP](#)

Location: Northwest corner of 50th Street South and South Shore Boulevard (PCN: 73-41-44-28-00-000-7010)

Status: Currently awaiting resubmittal for staff review.

Description of Request for Windsome Farms:

Subdivide the subject parcel into two (2) lots, with access for the southern lot (Lot 1 at 44.93 AC) will be via 50th Street South and the northern lot (Lot 2 at 33.47 AC) via Indian Mound Road. There is currently no site development/improvements proposed with this lot split.

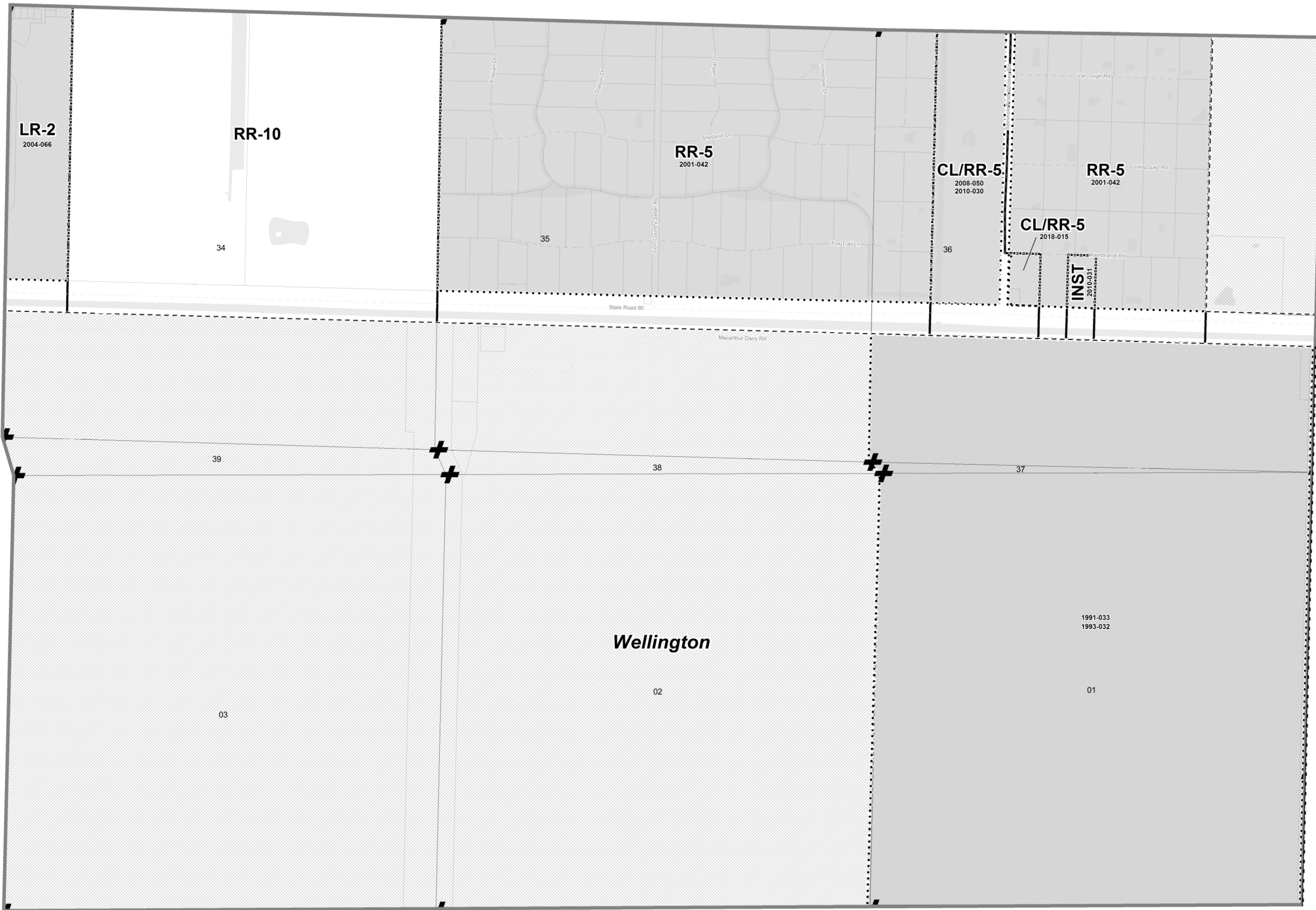
**Last updated 1/25/2022*

PALM BEACH COUNTY

MARKET SNAPSHOT

Single Family Homes	2022	2021	% Change
Closed Sales	1,472	2,117	-30.5%
Median Sale Price	\$620,000	\$500,000	24.0%
Original List Price Received	100.0%	100.0%	0.0%
Median Days to Contract	12	11	9.1%
Inventory (Active Listings)	3,421	2,260	51.4%
Months Supply of Inventory	2.3	1.3	76.9%

Townhouses/Condos	2022	2021	% Change
Closed Sales	1,252	1,913	-34.6%
Median Sale Price	\$312,500	\$237,500	31.6%
Original List Price Received	100.0%	97.6%	2.5%
Median Days to Contract	11	19	-42.1%
Inventory (Active Listings)	2,408	2,224	8.3%
Months Supply of Inventory	1.7	1.5	13.3%



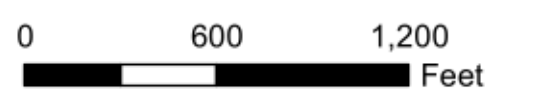
Amendment Table

Amendment ID	Ordinance Number	Adoption Date
91D-60, 67 TND 1	1991-033	9/4/1991
91D-60, 67 TND 1	1993-032	12/20/1993
01-53, 60 RR 1	2001-042	8/27/2001
01-60 RR 1	2001-042	8/27/2001
LGA 2004-00047	2004-066	12/13/2004
LGA 2008-023	2008-050	12/3/2008
LGA 2010-012	2010-030	8/30/2010
LGA 2010-014	2010-031	8/30/2010
LGA 2018-012	2018-015	8/23/2018

Note: Each site on this map referenced with an Ordinance Number has been subject to a site specific Future Land Use Atlas amendment adopted by the Board of County Commissioners. Please reference the applicable ordinance for conditions of approval that may limit the development to a certain size, use or intensity at the Planning Division and on this webpage: www.pbcgov.com/pzb/planning/ordinances



1 inch = 600 feet



This map is a representation of the official copy of the map on file with Palm Beach County Planning Division.

Future Land Use Atlas of Palm Beach County, Florida

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Last Printed On:
Jan 14, 2019

- Future Land Use
- FLU Atlas Page
- Amendments
- Parcels
- Municipality
- Water



Palm Beach County
Planning, Zoning and Building Department

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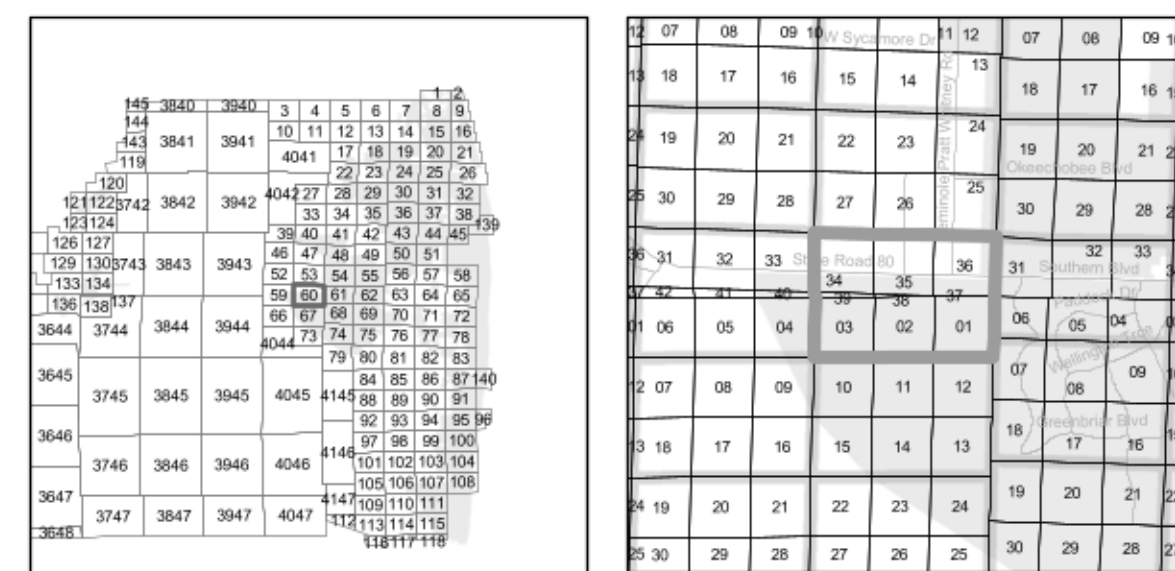
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Palm Beach County

2023 Final Millage Rates

Taxing District Codes	County or Municipality	Total Tax Rate
00071 - 00076	Unincorporated	16.4196
00111 - 00116	Unincorporated	16.4196
00141 - 00141	Unincorporated	16.4925
00164 - 00165	Unincorporated	17.4996
00173 - 00176	Unincorporated	16.4196
00191 - 00197	Unincorporated	16.4196
00202 - 00207	Unincorporated	16.4196
00221 - 00227	Unincorporated	16.4196
00283 - 00357	Unincorporated	16.4196
00361 - 00366	Unincorporated	16.4196
00591 - 00596	Unincorporated	16.4196
00601 - 00606	Unincorporated	16.4196
02983 - 02983	Atlantis	19.2315
04486 - 04486	Belle Glade	22.9615
06154 - 06155	Boca Raton	17.1599
06625 - 06625	Boca Raton	16.0799
08983 - 08987	Boynton Beach	20.2516
09984 - 09984	Briny Breezes	16.7115
10522 - 10523	Cloud Lake	16.4196
12983 - 12987	Delray Beach	18.8998
14522 - 14523	Glenridge	16.4196
18982 - 18986	Greenacres	19.2615
20984 - 20984	Gulf Stream	16.0740
22486 - 22487	Haverhill	20.4696
24984 - 24984	Highland Beach	15.9891
26984 - 26987	Hypoluxo	16.1615
28471 - 28471	Juno Beach	18.3120
30571 - 30571	Jupiter	17.3447

Taxing District Codes	County or Municipality	Total Tax Rate
32461 - 32461	Jupiter Inlet Beach Colony	18.5944
34523 - 34523	Lake Clarke Shores	22.5196
36501-36507	Lake Park	21.0467
38452 - 38457	Lake Worth	22.2742
40533 - 40537	Lantana	19.6097
41486 - 41486	Loxahatchee Groves	19.4196
42984 - 42984	Manalapan	15.4016
44407 - 44407	Mangonia Park	22.8615
46984 - 46984	Ocean Ridge	18.3615
48486 - 48486	Pahokee	22.9615
50411 - 50447	Town of Palm Beach	15.0126
52401 - 52407	Palm Beach Gardens	18.1315
52461 - 52461	Palm Beach Gardens	18.2044
52981 - 52981	Palm Beach Gardens	18.1315
54401 - 54401	Palm Beach Shores	19.7405
56401 - 56407	Riviera Beach	20.7516
58486 - 58486	South Bay	22.7285
60461 - 60461	Tequesta	19.4939
62524 - 62524	South Palm Beach	19.8196
66983 - 66984	Village of Golf	18.9468
68401 - 68401	North Palm Beach	19.3016
70452 - 70453	Palm Springs	19.5916
72486 - 72486	Royal Palm Beach	18.3396
73482 - 73486	Wellington	18.8896
74402 - 74407	West Palm Beach	20.6022
74982 - 74983	West Palm Beach	20.6022
77486 - 77486	Westlake	21.4196
84407 - 84407	West Palm Beach - DDA	21.5722
88984 - 88987	Delray Beach - DDA	19.8998

Posted on: July 13, 2022

Wellington Presents Preliminary 2023 Annual Budget

The Village of Wellington is preparing the Fiscal Year 2022/2023 Budget process based on the development, implementation, and evaluation of plans for the provision of services and capital assets. The first phase of the budget process is presenting the overall Village budget. The second phase, departmental budgets, will follow in a few weeks.



Highlights

- The total preliminary FY 2023 budget is \$128.5 million as compared to the FY 2022 budget of \$134 million, including inter-fund transfers. The \$5.5 million decrease is primarily due to capital improvement projects.
- The Fiscal Year 2023 proposed budget continues Wellington’s standard of providing high service levels and maintaining infrastructure. The proposed budget addresses capital projects while maintaining the same millage and ACME assessment rates.

Preliminary Rates Compared to FY 2022

FY 2022/2023 RATES	Adopted FY 2022	Proposed FY 2023	Change	%
Millage	2.47 mills	2.47 mills	0.00	0.0%
Ad Valorem Revenues	\$21,821,983	\$24,422,460	\$2,600,477	11.9%
Acme Improvement District	\$230	\$230	\$0	0.0%
Solid Waste Curbside/Containerized	\$171/121	\$220/170	\$49/\$49	28.7%-40.5%
Water Base Rate	\$21.43	\$22.18	\$0.75	3.5%
Per 1,000 gal usage	\$2.42 - 7.95	\$2.50 - 8.23	\$0.08 - \$0.26	3.5%
Wastewater Base Rate	\$20.44	\$21.15	\$0.71	3.5%
Per 1,000 gal usage	\$2.25	\$2.33	\$0.08	3.6%

(1) Based on an certified taxable value of \$10.4 billion from PBC property appraiser 6.28.22

- With an estimated 12.7% increase in the 2022 Taxable Value to \$10.4 billion, the strength of Wellington’s residential market provides ad valorem tax revenues of \$2.6 million more than last year at the preliminary 2.47 millage rate. The revenue value of each .1 mill is \$989,000 in FY 2022 compared to \$883,000 in FY 2022.
- The ad valorem impact for a homesteaded property valued at \$400,000 is an increase of about \$33 with a 3% assessed value increase. The increase is \$111 for a non-homesteaded property with a 10% assessed value increase.
- Besides increased ad valorem revenues, revenue increases are included in permits/fees which are driven by activity in the Building Department. The Village is including the addition of the SHIP program and there are increased revenues in charges for services driven by strong parks & recreation programs.
- The preliminary FY 2023 budget funds 244 full-time governmental positions, 90,669 part-time hours, 4 supplemental positions, and 2 interns. In the enterprise funds, the budget funds 66 full-time positions, and 9 supplemental positions. and 1 intern.
- Capital and Major Maintenance Projects included in the preliminary 2023 Budget include:

One Time Projects

Public Safety Annex	\$3,000,000
WCC Improvements	\$ 100,000
GVS Bike Lanes (Grant Match)	\$ 250,000
Section 24 Preserve (Grant Match)	\$ 500,000
Olympia Park Courts (1 of 2 yrs)	\$ 600,000
Community Park Renovations	\$1,500,000
Aquatics Complex Replacement	\$3,415,024

Ongoing Programs

Acme R & R	\$ 795,000
Neighborhood Parks	\$ 320,000
Neighborhood Pipe Lining	\$ 510,000
Park Improvements	\$ 325,000
Tech. Investment	\$ 300,000
Multiuse Pathways	\$ 380,000
Traffic Engineering	\$ 75,000
Athletic Fields	\$1,200,000
Streetscape	\$ 510,000
Turn Lanes	\$ 120,000

Utilities

Communications & Tech Investment	\$ 60,000
Water Supply Improvements	\$ 500,000
Water Treatment System	\$4 000,000
Water Repump and Storage	\$ 200,000
Force Main Wastewater System	\$1,000,000
Water Reclamation Facility	\$3,550,000
Reuse System Improvements	\$ 350,000

The budget process will continue with the distribution of capital projects and departmental budget information. Public outreach to gain input from residents and stakeholders continues with the [Budget Challenge online survey](#), social media, the upcoming Facebook Virtual Town Hall, and Wellington's website, welligntonfl.gov/Budget.

A sign of Wellington's growth: Publix plans makeovers, expansions of 2 supermarkets in village

One will improve a store that opened in 1991. The other will turn the local Fresh Market into a Publix, according to plans before the village.

Valentina Palm

Palm Beach Post

[View Comments](#)

WELLINGTON — A third Publix Super Market will open in the village by 2024 and the existing store at the Courtyard Shops shopping center will be demolished and then rebuilt into an expanded, modern store, Wellington records show.

Both stores will feature new prototype designs with wider aisles and a new color palette that will match renovations made to the store at The Crossings shopping plaza in Royal Palm Beach.

Rebecca Miller, president of Miller Permitting & Land Development overseeing the opening of the new store, said Wellington's growth is driving the supermarket chain's investment in the area.

Wellington's population has risen by about 17% since 2010, to 66,700 residents in 2020 from about 56,800, according to census data. Much of that growth came among households with children.

"Currently, the population of Wellington is expanding a lot," Miller said.

The village's Architectural Review Board approved the designs for both stores last month . Both projects need to complete their architectural plans and apply for building and engineering permits before developers break ground on the projects.

The Publix at the Courtyard Shops will remain open until December and will be closed for several months starting January 2023. The store at the Town Square at Wellington shopping center at Forrest Hill and South Shore boulevards will be open.



New Publix store to replace Fresh Market, add 17,000 square feet, new features

The new Publix store will replace the Fresh Market near The Mall at Wellington Green on Forest Hill Boulevard. The 21,397-square-foot building hasn't been renovated since it opened in 2006.

According to building plans, the supermarket and two adjacent stores will be demolished to erect a single new supermarket. Tearing down the two other stores will allow 17,000 square feet to be added to the sides and rear, creating a 38,539-square-foot store.

Miller expects the demolition to start in December when the leases of the Fresh Market and neighboring tenants expire.

"We'll be on a very aggressive plan," said Miller, who projects the store will open during the first months of 2024.

The store will feature higher ceilings, an open floor plan that removes its current column-driven design and an updated color scheme of white and shades of earthy browns, faint yellows, light green and blue. The sign will also be 20 inches higher.

The opening of a Publix store so close to the mall is driven by the new development of senior housing nearby and the city's growing population, Miller said.

"It's going to drive a lot of additional traffic to the adjacent stores and shops that will benefit hugely and also drive more opportunity for others there," Miller said.



Publix at Courtyard shopping center to be demolished, renovated

The Publix at the Courtyard Shops will undergo a complete makeover. The store, at Greenview Shores Boulevard and Wellington Trace, and two adjacent tenants will be demolished and replaced with a 59,000-square-foot store and a 2,100-square-foot Publix Liquors next door.

The Courtyard Shops shopping center was built in 1991 and was renovated only once, in 2009. Store renderings detail the construction of a building to “transform the outdated building into an attractive and vibrant shopping center.”

New features will include a window-covered facade with brick columns and the same color palette proposed for the Publix at The Mall at Wellington Green. Two new green signature Publix signs will be added to the storefront, one for the main entrance to the supermarket and pharmacy, and a smaller version for the liquor store.

The village’s Architecture Board approved the renovation but issued 12 conditions to ensure project materials, guidelines and finish are consistent with the ones presented to the board.



The store makeovers aren't the only investments that Publix Super Markets has been making in Palm Beach County's western communities.

The Lakeland-based company also recently purchased for \$56.5 million the River Bridge Centre, a Greenacres shopping plaza near on Forest Hill Boulevard and Jog Road where it operates a store.

Valentina Palm is a journalist covering western Palm Beach County at The Palm Beach Post. You can reach her at vpalm@pbpost.com. Help support our work: Subscribe today!

Lennar to finish buildout after \$190 million land buy at new Arden community near Wellington



Kimberly Miller

Palm Beach Post



A staggering \$190 million bulk purchase of hundreds of individual lots and as-yet undivided land at the new Arden development near Wellington deepens the investment by mega-homebuilder Lennar in the outdoor lifestyle and farm-themed community.

The deal, which was finalized April 7, means land at the planned development is sold out and Lennar will finish construction on what will be a 2,300-home neighborhood about 20 miles inland from Palm Beach County's coast off Southern Boulevard.

A deed filed last week in official records lists the buyer as a limited liability company but Lennar spokeswoman Danielle Tocco said the company was "involved" in the purchase.

Boston-based Freehold Communities dubbed its Arden development an "agrihood." At 1,200-acres, the former sod farm advertises 20 miles of trails, 175 acres of lakes and a

working farm that provides residents with fresh produce. The community is just east of Palm Beach Aggregates and west of Lion Country Safari.



In March, Lennar Homes LLC bought more than 50 individual Arden lots for \$7.4 million.

The builder already has homes under construction at the master-planned community. Five models of homes with prices ranging from about \$481,000 to \$941,000 are listed on Lennar's Arden website. A new "Twin Homes" collection was unveiled in February. The three-bedroom, two-bathroom duplexes have about 2,000 square feet and start at \$480,990.

"Lennar has been part of Arden since inception and understands the vision of this unique community," said Thomas Tischer Jr., a co-founder of Freehold Communities in a statement. "It has been a pleasure to work alongside the Lennar team for years as they built quality homes for hundreds of Arden families."

The \$190 million sale this month was to AG EHC II LEN Multistate 2 with an address in care of Essential Housing Asset Management in Scottsdale, Ariz. An SEC filing from October 2020 reflects a land-banking agreement between Lennar and AG Essential Housing Company to buy and develop properties. AG Essential Housing Company has the same Arizona address as Essential Housing Asset Management.



Jeremy Olsher, a Realtor with Compass' Mizner Residential Group, said he's not surprised by the bulk purchase considering the high demand for new homes.

"It takes two years to build a home, and people who locked in at prices two years ago are seeing a big appreciation already," Olsher said. "If you have a property just built, furnished and ready to move into, you can ask a ridiculous price and people will pay a huge premium on it because they've missed out on everything else."

Olsher said his team was told at a recent sales meeting to expect another 15% appreciation in single-family homes over the next year.



A pandemic-triggered growth spurt in South Florida, a lack of housing inventory and supply-chain stresses means developers are scrambling to meet the demand for new homes.

In January, a Lennar affiliate paid \$19.9 million for the former Villa Del Ray Golf Course west of Delray Beach. The 118.6-acre property is approved for 415 homes for residents age 55-plus.

Lennar Palm Atlantic Division President Michael Meyers said Arden is an important addition to help meet homebuyer demand.



"Arden perfectly fits the Florida lifestyle that appeals to so many people, and we are delighted to complete a community we've been a part of since the beginning," Meyers said in a statement.

Olsher said homebuyers looking for new construction are often competing with investors who want quick returns.

"They buy it and hold it for a year, then reap the benefits," Olsher said.

New homes are so sought after that GL Homes held a lottery in March for properties at its Valencia Grand development on Lyons Road. Homebuyers paid a refundable \$10,000 in the hope they'd be chosen at random to buy in the 55-plus community. There were 75 lots available for 190 participants. Prices in Valencia Grand start at around \$930,000.

GL Homes and Kenco Communities also have homes in Arden, but Kenco's website says its Arden inventory is sold out. Kenco is directing buyers to its homes at [Avenir in Palm Beach Gardens](#).

Kimberly Miller is a veteran journalist for The Palm Beach Post, part of the USA Today Network of Florida. She covers real estate and how growth affects South Florida's environment. If you have any news tips, please send them to kmiller@pbpost.com.

RPB's Tuttle Royale Project Continues To Take Shape

By **Callie Sharkey** - April 21, 2023



The presentation included a look at the design for the 15 buildings that make up the social center part of the project.

The Royal Palm Beach Planning & Zoning Commission had the busy agenda Monday, April 17, filled mostly with requests related to the Tuttle Royale project, a large, mixed-use social center development located on Southern Blvd., just west of State Road 7.

The community can now begin to prepare for many new shops, events and other activities coming to the currently undeveloped space.

Urban Design Studio, agent for developer Brian Tuttle, began with a request to alter the master plan to include about 9.3 additional acres, pushing the project to over 165 total acres.

With the additional land request supported unanimously by the commissioners, the developers began laying out requests for specific amenities to be built. These include a full-sized grocery store, a movie theater, a fitness center, restaurants and a bowling alley. All items were recommended for approval by village staff, and the commissioners followed suit.

One local resident expressed concerns about the impact such a project will have on nearby neighborhoods, specifically the potential of losing her neighborhood's security gate.

The commissioners seemed impressed with the new plans, and Tuttle was encouraged by their feedback.

"Everything we are bringing in is best in class, and it's really nice," Tuttle said. "When we get into the site plan, we will tell you about all the exciting restaurants. Ruth's Chris, Cheesecake Factory, Tommy Bahama, there is an Italian restaurant and a Mexican restaurant, an ice cream place, a chocolate shop — they are all coming."

Village staff proceeded to provide details on seven requested landscape waivers for Tuttle's project, but much of the deviations from village code were necessary to accommodate this new type of development. Staff supported all of the requested waivers to allow for safe traffic flow of both vehicles and pedestrians.

Vice Chair June Perrin raised questions about the amount of vegetation overall and wondered if there would be enough trees.

"You are going to be overwhelmed. The long area on Southern, instead of spacing trees, we have them lined up. There are no red lights, only roundabouts. It will be really pretty with all the lights on the trees," Tuttle said.

He emphasized the importance of open space as the focal point of the entire project. "We started this 10 years ago; it was no man's land when I bought the first piece," he said. "We flew all over the United States to look at successful centers, and the common theme in the new retail days is activities. There had to be things to do. If you just go to shop, it's not going to work. So, we designed the park first."

Some of the events will be minor, and major events will go through the permitting process, but all the events are designed for the local community in mind.

"We will have a Christmas village and a train track," Tuttle said. "In the spring, we will have ice skating, and one month we are going to set up 20 bounce houses. It's all about activating the park."

Some of the stores expected include Lululemon, Anthropologie and Sephora. Tuttle explained that of the top 20 retailers, 10 of them are expected to be in this center. The idea is to bring a new and fresh design concept to Florida, he said, where the community can stay local for fun instead of driving downtown or to other areas.

After the landscape waivers were approved unanimously, planner Lentzy Jean-Louis of Urban Design Studio came forward with drawings and additional designs of how this new mixed-use space will look and feel.

"There is an impetus and a focus on creating this connectivity that everyone can traverse this site safely and have a great experience," he said as he showed drawings of both traditional and elevated pedestrian pathways that connect the entire site. "What we really want it to be designed for is that open space in the middle for events such as car shows and food trucks. Really bring people out with their families and friends to these events and make it a social center."

This project also comes with uniformed security guards that will always be roaming the space, with

"This project is my legacy," Tuttle said. "This is my kids' legacy. We are going to make it work, and we are going to make it perfect."

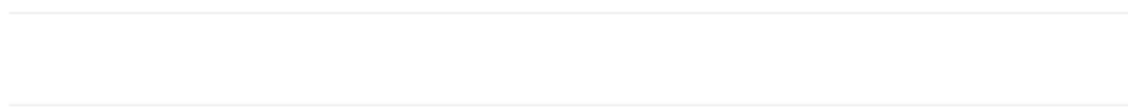
In other business, Royal Palm Beach's Art in Public Places program moved forward with a new sculpture presented for placement in the Cypress Key project on the north side of Southern Blvd.

Applicant Boulevard Shoppes LLC received a recommendation for approval to install a 13-foot, 6-inch tall sculpture by artist Lucy Keshavarz. The work, titled "Ring Canopy," is an aluminum piece 6-feet wide and 6-feet deep, covered in a bright white gloss powder coat. "It demonstrates an intricate and elegant arrangement of rings and beams of the sculpture that act as an abstract rendition of the natural environment," Public Art Professional Mario Lopez Pisani said. "The rings of the sculpture especially represent the complex play of light and shapes observable in the canopy of a tree."

A similar piece is currently on display in Clearwater, Florida.

The request was approved unanimously.

"I think this art looks wonderful and impressive," Commissioner Adam Miller said.



THE WELLINGTON: NORTH AND SOUTH

Formerly known as "The Lagoon and the Estates at Equestrian Village"

Project Information & Timeline

Wellington is processing development applications for the two sites named "The Wellington North" and "The Wellington South". The information below summarizes the two proposals and provides links to the justification statements and conceptual plans. For a complete review of all documents and project details of the respective development applications, please follow the link to the right, "Planning & Zoning Active Project Applications".



Please note: Public comments provided using the link above become part of the public record, but are not read into the record at a public hearing.

Upcoming Review & Approval Meeting Schedule

Both proposals require a hearing and recommendation by the Equestrian Preserve Committee and the Planning, Zoning, and Adjustment Board, prior to two hearings and final action by the Village Council.

Equestrian Preserve Committee*

Scheduled for June 7, 2023 at 6:30 PM; June 8, 2023, is reserved if additional time is needed

Planning, Zoning, and Adjustment Board*

The items were heard at the July 19th and 20th PZAB meeting. The items were continued to the August 16, 2023 PZAB meeting at 7:00 pm.

Village Council*

Tentatively Scheduled for October 10 and 11, 2023, at 6:00 PM; October 12, 2023, is reserved if additional time is needed. The agenda will consist of the first reading of the Comprehensive Plan Amendment and Rezoning applications only. The Master Plan Amendment applications will be heard at the second reading of Council.

****Please Note: The schedules are tentative and subject to change. All meetings take place at Village Hall, located at 12300 Forest Hill Blvd, in Council Chambers.***

The Wellington North

Justification Statement; May 2023

Conceptual Plan; May 2023



The proposed The Wellington North is 101.87 acres (red boundary), located at the northeast corner of Pierson Road and South Shore Boulevard.

The Wellington North is located on the northeast corner of South Shore Boulevard and Pierson Road. The project area consists of 101.87 acres. The applicant seeks approval to remove approximately 96 acres from the Equestrian Preserve Area and the Equestrian Overlay Zoning District, change the land use to residential, and develop a 300-unit residential project.

The Wellington South

[Justification Statement; May 2023](#)

[Conceptual Plan; May 2023](#)

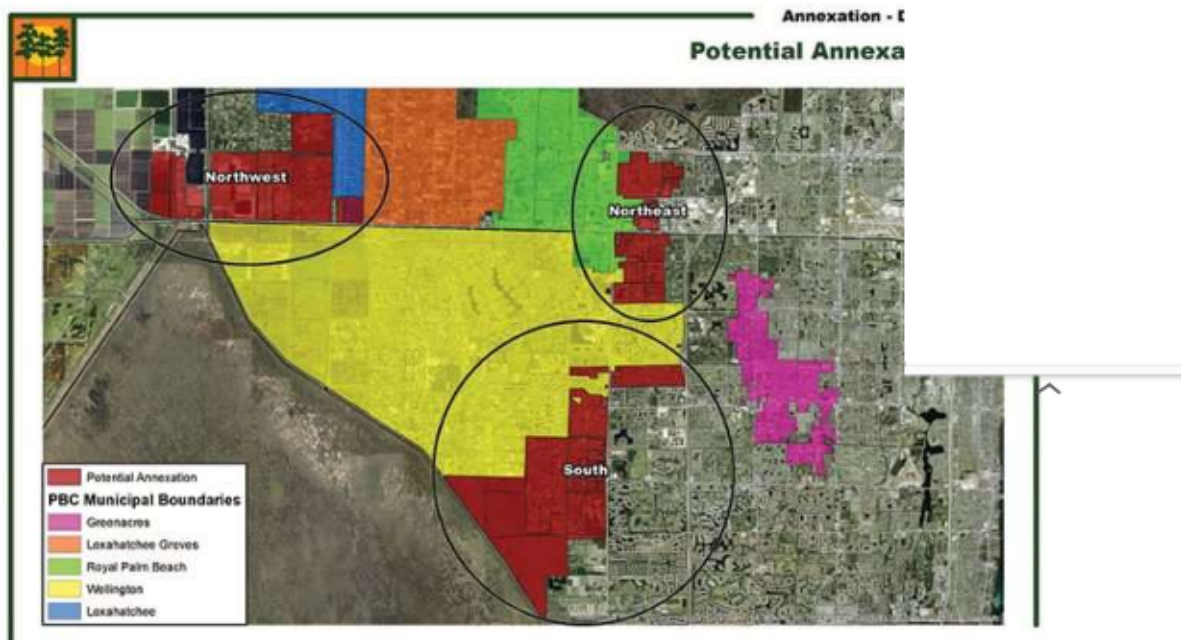


The Wellington South is approximately 270 acres located at the northwest corner of South Shore Boulevard and Lake Worth Road and east of Gene Mische Way.

The Wellington South is located at the northwest corner of South Shore Boulevard and Lake Worth Road, east of Gene Mische Way and consists of 269.39 acres. The applicant seeks approval to change the land use and master plan for the area south of the Wellington International showgrounds (114.64 acres) for a new showground site and develop up to 197 single-family residential units on the eastern 173.46 acres.

Wellington Eyes Future Annexation Areas With Caution

By **Charles Elmore** - April 7, 2023



A map from the workshop session showing Wellington's potential annexation areas.

When it comes to annexing territory, Wellington is having internal discussions about whether it should take a fresh look at crossing a barrier it has never pierced: Southern Blvd.

Beyond that traditional northern border lie 5,700 acres of communities northwest of the village that are not yet incorporated into existing municipalities in a still-evolving corridor of Palm Beach County.

"Once you talk about annexing these areas out here this far west, aren't we losing the character of Wellington at that point?" asked Vice Mayor Michael Drahos during a day-long visioning workshop Wednesday, March 29.

"No, we're just expanding our character," Mayor Anne Gerwig said. "They're going to get our character."

For now, the talk is more about Wellington's stance on possible future annexations than any pending proposals to bring neighbors within its municipal boundaries.

The debate touches on whether those residents are coming to Wellington anyway for restaurants and other amenities, as marketing pitches to sell homes often emphasize proximity to the village.



But others questioned whether it just dilutes what makes Wellington desirable, without clear evidence it makes economic sense. Annexations increase the tax base, but also require increased spending for services over a wider territory.

"There's no reason to annex something if the cost is more than we're getting," Councilman Michael Napoleone said.

The annexation discussion came at the tail end of the visioning workshop, during a meeting called "Wellington: Past, Present, Future." The staff-led discussion was more gauging the council's interest in the controversial topic.

Annexation is an issue that ties into calculations about how local governments can keep coming in as they run out of space within their current borders. Earlier in the day, council members heard presentations about how everything from interest rates to inflation affects budgets.

Home values, closely linked to local government coffers, have been on quite the roller coaster ride in Wellington.

In 2022, the median single-family home price in the village reached \$715,000, up 20 percent from 2021, said Palm Beach County Property Appraiser Dorothy Jacks, who made a presentation during the workshop session.

Yet in the first two and a half months of 2023 alone, that median price fell 8 percent from 2022 to \$655,000, Jacks said.

The notion of Wellington crossing Southern Blvd. has come up before, but never come to fruition. Attempts to have the land that is now the Arden community north of Southern Blvd. near 20-Mile Bend join Wellington nearly two decades ago were blocked by Palm Beach County authorities in a contentious episode.

Still, much has happened since then. Development, current or planned, has continued apace in areas open to potential annexation now, on the northern side of Southern Blvd., west of Wellington.

Meanwhile, communities tucked near Wellington's south end are also coming up again in the village's annexation conversation, including the Wycliffe Golf & Country Club and Farmington Estates.

Talks with such nearby unincorporated pockets are not new, happening off and on for many years. Hurdles to joining with various neighborhoods have ranged from a lack of consensus within homeowner groups to complications involving matters like drainage and utilities.

Like dating, it's a two-way issue. Both sides need to see it as a good thing. A big question within the village is how ardently to pursue a "romance," as more than one council member put it, with such potential partners.





developments to its east — but also taking in a large portion of preserve land controlled by the South Florida Water Management District that massively increased the village “map size” but without much of a population increase.

At one stage, “it was part urban legend, part joke, that basically we were just going out trying to annex anything,” Village Manager Jim Barnes said. “There was a concerted effort not to be the Magellans, the Columbuses of the world, exploring new lands and putting our flag down. We’re saying, ‘We claim this in the name of Mother Wellington.’”

Barnes said it could be useful to determine if there is interest within the village to pursue annexations more proactively at this point.

“What’s the cost benefit to the community?” Napoleone asked. “Are we going to get more revenue than we spend servicing that area?”

An evaluation has to be made on a case-by-case basis, Barnes said.

He said the pitch to join Wellington might include, for example, better service from the Beach County Sheriff’s Office in Wellington’s district, in terms of deputies per capita, or the PBSO’s service to unincorporated areas.

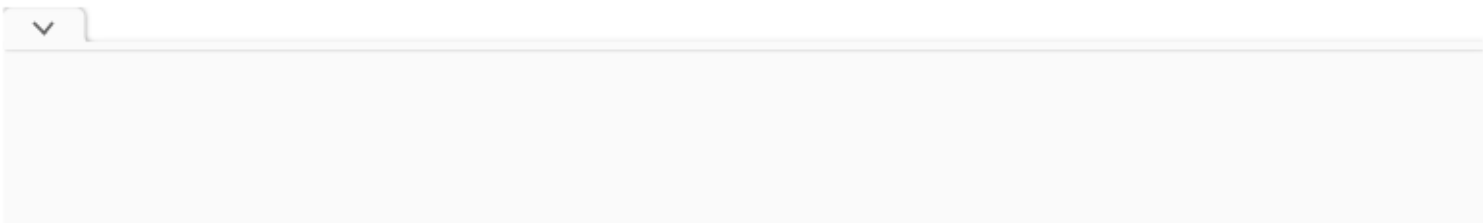
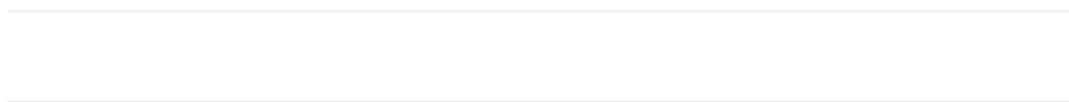


But he can’t rule out that at least some residents of potentially annexed areas won’t pay more in taxes for that and other services, Barnes said.

For a lot of people, the bottom line on taxes may be fairly close, and they get the benefit of a genuine Wellington address that tends to boost property values.

Of course, even that has its downside, Barnes acknowledged. Higher home values tend to mean higher property taxes for someone who just wants to stay put.

“That’s a double-edged sword,” he said. “Folks who don’t want to move don’t want their property values to go up that much.”



Potential Wellington Annexation Raises Some Red Flags In Loxahatchee Groves

By **Joshua I. Manning** - October 6, 2023



A map of the annexation area showing the proposed future land use. Image courtesy Village of Wellington

As the Village of Wellington pursues what could be its first annexation on the north side of Southern Blvd., Town of Loxahatchee Groves officials are concerned about how it could harm the rural lifestyle of residents who live on the western edge of their rural community.

At issue is approximately 250 acres of land at the northeast and northwest corners of Southern Blvd. and Seminole Pratt Whitney Road known as the Sluggett property and Entrada Acres.

The Sluggett land, on the northwest corner, is the largest single parcel at 65 acres. Entrada Acres is a collection of 37 parcels in a grid pattern at the northeast corner.

While Wellington has discussed the annexation with many of the property owners involved, the annexation application will be village initiated, according to Wellington's Planning, Zoning & Building Director Tim Stillings.

"It is not something the property owners are submitting," Stillings said. "We do have several letters of consent from a few of the property owners."

believe that the county commission needs to vote to approve the annexation," he said.

If all goes according to plan, the Wellington Village Council will approve the annexation in December, which will set up an annexation referendum of electors in the area to be annexed, which the village hopes to accomplish concurrent with the March municipal election.

Given the small number of electors, coupled with the number of parcels that are not in residential use, Stillings said that the village will also need to show annexation consent from at least 50 percent of the area's acreage. However, according to maps supplied by Stillings, that part of the process is already well underway.

Wellington has already garnered support from 20 of the 38 parcels (53 percent), representing 149.6 acres (64 percent) and support from 16 out of 32 total property owners (50 percent), according to the maps.

While the Sluggett property has long been considered likely for future commercial use, the village also intends to propose a future land use map designation of commercial on 12 other parcels that front on either Southern or Seminole Pratt. The interior parcels will remain residential.

"We're in the process of drafting the feasibility study for the annexation, as required by statute," Stillings said.

Not surprisingly, the possible annexation has raised concerns in Loxahatchee Groves, which lies immediately east of Entrada Acres.

At the Tuesday, Oct. 3 meeting of the Loxahatchee Groves Town Council, the council heard a report from consultant Patricia Behn on issues surrounding the annexation.

Behn is a consultant with PB Maps and Data, but previously worked as Palm Beach County's planning director, where she was the go-to person on county annexation issues for 18 years.

"This is to give an update on what is going on with the potential annexation of the 249 acres directly to the west of Loxahatchee Groves," Town Manager Francine Ramaglia said in her introduction of Behn.

Behn broke down the 38 parcels by current use. A total of seven are single-family residential parcels with two in equestrian use. There are 16 agricultural parcels, along with two that are county owned with large drainage lakes. There are three institutional parcels, primarily churches, and eight vacant parcels, all according to the Palm Beach County Property Appraiser's Office.

It is currently unincorporated land within the county's rural tier, with most parcels zoned for rural residential use at one unit per five acres. Some parcels are listed as commercial low.

"The intent of the county's comp plan is not to have much development in this area," Behn said, adding that commercial use by Wellington's standards would provide for much more intense use than the county's rural tier standards.

Behn said that to proceed with an involuntary annexation with a referendum, the village would need to file an urban services report with the county. Once the village files the preliminary annexation ordinance, then challenges can be filed to it within 30 days, she added.

If the majority of the parcels don't have electors, then the majority of parcels must consent to annexation. "There's a lot of boxes they need to check before they are able to finalize the annexation," Behn said.

She suggested that the council could take three courses of action. First, the council could decide not to take any action. Next, it could continue monitoring the situation and engaging with the county and other jurisdictions in discussions. Finally, it could provide a letter of objection focused on the protection of rural lands and rural lifestyles.

Ramaglia said that there is not currently an official application for the annexation and that everything is currently in draft form.

"We have not pursued or had any conversations with the property owners regarding annexation," she said. "We are bringing this to the council is with respect to protecting the rural lifestyle."

If the town was going to send a letter of objection, Vice Mayor Robert Shorr asked who it would be sent to.

Behn said that a letter of concern would go to the annexing municipality, or alternatively, to the county.

Ramaglia recommended the county. "The county is the entity with standing," she said. "As a neighboring community, we can't do much more than issue an intergovernmental type of objection."

Ramaglia added that an annexation of rural land adjacent to Loxahatchee Groves is a potential threat to the lifestyle of town residents.

"Our reason for incorporation was to protect urban encroachment on rural communities," she said. "This being right next to us warrants the conversation on protecting the rural lifestyle."

Ramaglia said that she expects the annexation to move forward.

"It is set for a Dec. 5 meeting," she said. "If we wish to weigh-in with the county, we would want to do that sooner rather than later."

Ramaglia added that the town could take action to mitigate it now with a specific focus not on the Sluggett property, but on Entrada Acres.

"If we care to state a position at this point in time, it gives the Village of Wellington and the county the ability to work on changes that might better serve both communities," she said.



"Even if we were to annex this area, there is no one on this board who would take property out of an agricultural residential situation and build on it," he said.

The council's decision was to continue monitoring the situation and have town staff draft a letter of objection to be discussed at the next council meeting. Meanwhile, Ramaglia plans to meet with several representatives of the property owners and Wellington officials on the topic.



How Wellington is growing: Lotis complex of homes, restaurants, outdoor spaces to double in size

Lotis II will bring senior housing, single-family homes, restaurants and mini-golf to Wellington along State Road 7 near Forest Hill Boulevard.



Valentina Palm

Palm Beach Post

Published 5:00 a.m. ET Oct. 31, 2022

WELLINGTON — Lotis Wellington, which will bring shops, homes and multifamily residences to the village, is already making plans to double its footprint along State Road 7.

The Village Council has unanimously approved the annexation of 52.4 acres to build Lotis II on the west side of SR 7 just north of Wellington Regional Medical Center.

Developers will erect the commercial and housing project next to Lotis I, a mixed-use property built on a former shell-rock mine. It is currently under construction and scheduled to open in 2024.



That property will include congregate and assisted-living residences for seniors, multifamily homes, medical offices, a drive-thru TD Bank office, a day care center and restaurants such as Cooper's Hawk Winery and the Lazy Dog Café.

"It's a continuation of what is the Lotis development," said Brian Terry, founder of Insite Studio, the West Palm Beach-area design company managing the project. "The additional 52 acres is just north."

What developers are planning for Lotis II community in Wellington

John Markey, president of Lotis Wellington and JKM Development, is working with 441 Partners, a Tallahassee-based corporation that owns most of the annexed land, to build the new complex.

Lotis II will be slightly smaller than Lotis I, with a total of 59 acres compared to 64, but will have an almost identical layout, Terry said. According to site plans submitted to the village, the complex will have;

- 10,000 square feet for restaurants.
- 8,000 square feet for outdoor entertainment, including 36 miniature golf holes.
- 112 single-family homes.
- 111 multifamily units.
- A 7-acre lake
- 5 acres of green space to add to the village's cypress preserve.
- A public greenway of 1.3 miles.



Developers project that Lotis II will be home to 691 residents.

In voting to annex the land Sept. 23, the council also granted approvals to change the land's zoning restrictions to mixed-use from low-density residential to accommodate commercial and high-density housing. It is still unknown what retailers will occupy Lotis II's commercial area.

The annexation of the lots to the village and their land zone changes, Terry said, will make the new project's site plan consistent with the one for Lotis I.

“It's really been evolving into exactly what you've presented on Lotis I,” said Wellington Mayor Anne Gerwig.

Now developers must submit a master plan that will outline how Lotis II will be built and provide renderings for each piece of the property. The village's Architectural Review Board must approve the plan before it goes to the council for a vote.

Traffic, noise, buffers have nearby Wellington neighborhoods concerned

Council member John McGovern said during the September meeting that residents from neighboring communities are worried there won't be enough of a buffer between the Lotis properties and their homes.

Neighbors in Black Diamond and Wellington's Edge have previously expressed concern about traffic, safety, noise and loss of green space.



Terry told council members that the developers have maintained communication with Black Diamond residents, but that Wellington's Edge neighbors "weren't interested necessarily in discussing the phase two site."

He said a 10-foot buffer and a lake on the Lotis properties will create "sort of a finger" that will separate the development from the existing neighborhoods.

Armando Gonzalez, president of the Wellington's Edge resident board, said he'd been in his position for over two years and hadn't received any communication from the developers.

"They're saying it's just a 10-foot buffer with maybe that little ditch," said Gonzalez. "It's very easy to get into our community at that point. I don't know if that's been a thought."

Members of the Village Council urged Terry to meet with neighbors from both communities to inform them of changes and all phases of construction.

"Mixed-use are not easy," Gerwig said. "You're juggling the mixed-uses as we go, so we appreciate the flexibility that's being offered by you as you move forward."

Valentina Palm covers Royal Palm Beach, Wellington, Loxahatchee and other western communities in Palm Beach County for The Palm Beach Post. Email her at vpalm@pbpost.com and follow her on Twitter at @ValenPalmB.