

Staff Report
Exhibit I

AXIS II
JUSTIFICATION STATEMENT

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



Urban Design
Land Planning
Landscape Architecture

OVERVIEW OF REQUEST & PROPERTY INTRODUCTION

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

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

SURROUNDING USES

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

BACKGROUND

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

DENSITY & REZONING

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

designation allows up to 22 dwelling units per acre for the subject property. The subject rezoning request to PUD is required to request the max density of 22 du/ac for the Residential H FLU designation. As such, the maximum unit yield for the 10-acre site pursuant to the Future Land Use Map Amendment to the “H” FLU designation is 220 units.

The proposed rezoning of the 10-acre park site the Planned Unit Development District (PUD), aligns with the broader urban development goals of the Village and addresses the growing housing demand in the Village of Wellington. The increasing population and demand for housing necessitate the development of more residential units. Rezoning to a high-density district will provide 220 new housing units, contributing significantly to the local housing stock and offering more options for families, young professionals, and individuals.

The site is proximate to other multifamily developments such as the Axis I and Wellington Green estates, ensuring that the new development will integrate seamlessly into the existing urban fabric. This continuity fosters a cohesive community environment and prevents the creation of isolated pockets of development.

The proposed rezoning maximizes the utility of the 10-acre site, leveraging its potential to support higher density living while preserving other existing parks in Wellington such as Olympia Park and Village Park for green spaces and lower-density uses. This efficient land use aligns with urban planning best practices and sustainable development goals. The proposed Rezoning will also result in additional economic benefits, including higher property tax revenues and more support for local businesses. The influx of residents can stimulate the local economy, creating jobs and encouraging investment in the area. See attached Market Study conducted for the proposal as part of the resubmittal documents.

The proposed application also included the provision of a covered bus shelter on Wellington Green Drive will provide a safe and comfortable waiting area for residents, protecting them from adverse weather conditions for school pickup.

Also proposed is the construction of a crosswalk with enhanced Stop Signs consisting of LED flashing lights and a “stop ahead” sign across Wellington Green Drive to connect to the larger pedestrian network in the Wellington Green Master Plan. The construction of the crosswalk and enhanced stop sign will ensure safe passage for pedestrians, and will provide direct access to the Wellington Green master plan, which provides access to retail, recreation, and the other nearby multifamily apartment communities. This connectivity enhances the quality of life for residents by providing convenient access to essential services and leisure activities.

The proposed Rezoning addresses housing needs, promotes sustainable urban development, and enhances the area's economic and social vitality. The public benefits, including the provision of a covered bus shelter and a crosswalk across Wellington Green Drive, further justify the rezoning by improving transportation access, pedestrian safety, and overall community connectivity. the Project includes a wealth of innovative design elements and mitigation features as follows:

- The Project provides new multifamily housing stock that supports the demographic trends of the Village and provides additional housing options for prospective residents.
- By adding to the Village housing stock and supply, the proposed Project will help ease housing costs in the area.
- The Project proposes the development of an infill site, making the most efficient use of vacant land, as opposed to clearing out another site to do so.

- The Project is proposed to provide improved comparative property values in the immediate area;
- The Project will help to alleviate traffic congestion and lowers emissions as prospective residents will be able to shop and dine within the proximate Wellington Green development without the need for getting in their vehicle to do so.
- The Project proposes a fully native tree canopy with predominantly native ground plane planting to help enhance and support local ecosystems
- The Project is enhanced with outdoor amenity areas including but not limited to, community garden, dog park, gazebo, lakefront walking trail, flex lawn, etc.
- The Project proposes a pedestrian crosswalk with LED enhanced flashing stop signs, and “stop ahead” signage over Wellington Green Drive which will provide safe and convenient access to Forest Hill Blvd, through the established Wellington Green pedestrian network. The proposed crosswalk extends from the site, to the retail uses immediately to the east.
- The Project proposes optional EV charging stations throughout the site via pre-installed conduits and electric service capacity;
- The Project will implement sustainable green building elements and practices
- The Project results in a proposed increase in projected Village and County tax revenue.
- The Project includes a lake frontage which will be activated by a pedestrian sidewalk and provide for prime lake views for many of the units.

This rezoning initiative represents a balanced approach to growth, aligning the Village’s development goals, as further specified in the Rezoning standards below.

REZONING STANDARDS

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

Response: The proposed rezoning request is consistent with all elements of the comprehensive plan. The proposed rezoning will further Objective 1.1 of the Land Use & Community Design Element, which prescribes that the Village establish compatible land use arrangements using land use categories appropriate for the neighborhoods, districts, commercial corridors, and equestrian areas, and also further Objective 2.4 of the Land Use & Community Design Element which prescribes that the Village Foster rehabilitation and reinvestment of the adjacent neighborhoods and commercial centers along Forest Hill Boulevard. The proposed rezoning amendment to PUD, and the overall project development is consistent with the growing multi-family character surrounding the Wellington Green Mall area, and also maintains consistency with the concurrent FLUM request which is consistent with the Residential H FLU designation, thus showing consistency with Objective 1.1 and Objective 2.4 by providing new multifamily development along Forest Hill Boulevard and the Wellington Green Mall neighborhood. The proposed rezoning request is also consistent with Policy 3.1.2 of the Land Use and Community Development element which states that there must be a demonstrated need for rezoning requests to multifamily designations in order to discourage strip development. The Market Study prepared for the proposed development highlights the demonstrated need for the proposed multifamily. The report concludes the following: Palm Beach County is experiencing a growth in population and household formation due in part to the expanding job market attracting new residents to fill job opportunities. The economy is expanding with projects such as Nora, Tuttle Royale, and Lotis Wellington. The projects will create employment opportunities and offer entertainment options to attract households to the area. Employment is projected to increase by 8.3% over the next seven years. An increase in employment will create additional demand workers thereby attracting more households seeking quality rental housing options such as the subject.

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

Response: The proposed rezoning request is consistent with the Village property development regulations and the purpose and intent of the LDRs seen in Section 6.5.1 as the proposed rezoning to PUD will achieve a distinctive, attractive community that takes advantage of compact building design and preserves open space by allowing flexibility from zoning regulation. The proposed project will provide for effective pedestrian and vehicular circulation patterns, further integration of the compatible surrounding land uses, and will also provide for enhanced open space and amenitized recreational areas. The proposed rezoning will also ensure adequate storm water management. The Site Plan will be submitted at a later date – however, any inconsistencies with the Village LDRs will be identified in the project standards manual specific with the PUD and Master Plan.

- C. Whether the proposed request is compatible and consistent with existing uses and the zoning surrounding the subject land and is the appropriate zoning district for the land.*

Response: The proposed rezoning to PUD is consistent and compatible with recent approvals and construction of multifamily housing developments in proximity to the Wellington Green Mall and within a mile of the State Road 7 corridor. The surrounding area has an established multi-family housing character which the proposed multi-family development will add to. The site is also surrounded by Planned Development District zoning between the PUD zoning to the south and west, and the Wellington Green MUPD zoning to the east.

- D. Whether there exist changed conditions which require a rezoning.*

Response: Changed conditions for the site exist, considering the Village's sale of the property on February 13th to be developed as multifamily residential. Village councilmembers identified the site as a prime site for redevelopment. The opening of Olympia and Greenbriar park within the Village also support changed assumptions since both of those parks can accommodate open play, similar to the provisions of the subject site as a public park. The requested rezoning will also be reasonable and consistent with current land use characteristics as current demographic trends depict a severe housing supply shortage impacting the general affordability of housing in the County as a whole. Continued population growth has been occurring in the western communities in recent years. Established housing supply and new residential growth has not kept up with the demand of established and new residents seeking housing, particularly for workforce housing. The proposed rezoning to PUD is consistent with these demographic trends as the land use change will allow residential density on the site with an allowable maximum density of 22 DU/Acre.

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

Response: The property has no natural features or existing vegetation and is surrounded by development. There will be no adverse impacts on the natural environment. In fact, as part of the proposed rezoning of this parcel, 22 acres of wetlands near the mall will be conveyed to the village via a settlement agreement with the Applicant and developer to buy the subject site to develop multifamily residential. As such, the Applicant is providing the

Village substantial wetland area in order to further protect the natural environment within the Village.

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

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

G. That the proposed request is consistent with applicable neighborhood plans.

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

H. Whether the proposed complies with article 2, Concurrency Management,

Response: FPU, FPL, and Comcast have confirmed service availability for the subject site. Traffic and drainage statements are submitted herewith. A traffic statement is also submitted and will be provided to Palm Beach County. A School Capacity Letter has been obtained from the Palm Beach County School District and is included in the application documents.

CONCLUSION

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