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By Planning and Zoning at 12:18 pm, Oct 17, 2013

WELLINGTON
FUTURE LAND USE MAP AMENDMENT
APPLICATION
Year 2011



WELLINGTON

Wellington
Planning Division
Planning, Zoning & Building Department

**12300 West Forest Hill Boulevard,
Wellington, Florida 33414
Tel: (561) 753-2430**

PETITION SUMMARY

Following the completion of the application, please complete the following table, which summarizes the Future Land Use Map amendment request.

Property Owner	ISLA VERDE, LLC
Applicant (If different from above)	WELLINGTON ISLES, LLC
Agent	COTLEUR & HEARING, INC
Parcel Size	Total = 53.57 Acres, Residential = 30.65 Acres
Parcel Location	Northeast corner of Dillman Road and State Road 7
Parcel Frontage	1,365 feet along State Road 7
Parcel Access	State Road 7
Existing Land Use	MXD
FLUM Page Number	
Present FLUM Designation	MXD
Present Zoning District	MUPD
Present Development Potential	230 DU and 210,000 SF nonresidential
Proposed FLUM Designation	MXD
Proposed Zoning District	MUPD
Proposed Development Potential	360 DU and 210,000 SF nonresidential
Water Service Provider	PALM BEACH COUNTY
Sewer Service Provider	PALM BEACH COUNTY
Municipalities within 1 mile	ROYAL PALM BEACH
Overlay/Neighborhood Plan	N/A

I. GENERAL INFORMATION

A. APPLICANT INFORMATION

1. **Applicant(s) Name and Address.** Please identify the name and address of each person having an ownership interest in the property. Applicants include the owner(s), or the duly authorized agent(s) of the owner(s) with an interest in the property.

- a. Applicant A: WELLINGTON ISLES, LLC
b. Applicant B: ISLA VERDE, LLC
c. Applicant C: _____
d. Applicant D: _____

2. **Nature of Applicant(s) Interest.** For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in section I.B.4. and 5. below:

Applicant Name	Owner	Lessee	Contract Purchaser	Other
A. WELLINGTON ISLES, LLC			X	
B. ISLA VERDE, LLC	X			
C.				
D.				

3. **Applicant's Authorized Representative.** Provide complete the below described items, if appropriate, and provide an executed original of the Agent Consent Form.

- a. Agent name: DON HEARING / KATHRYN DEWITT
b. Street address: 1934 COMMERCE LANE STE. 1
c. City, State & Zip Code: JUPITER, FL, 33458
d. Telephone number (day/evenings): 561-747-6336 EXT 110
e. Best time of day to reach agent: M-F, 8AM-5PM

B. PROPERTY INFORMATION

1. **General location:** Please indicate the location of the property in relationship to the nearest north-south and east-west roadways, e.g., south side of Wellington Trace approximately one-half (1/2) mile west of Forest Hill Boulevard.

See attached Location Map.

2. **Site factors:** Please indicate whether the property has frontage on any roadway or on any waterway and, if so, the number of linear feet of frontage, as well as the depth of the property, e.g., Approximately 1,340 feet of frontage along West Forest Hill Boulevard and 5,280 feet of depth.

Approximately 1365 feet of frontage on SR 7. Property depth of 590 feet.

3. **Street Address:** Please indicate the street address of the property, if applicable.

N/A

4. **Property description:** Please identify the property control number(s) (PCN) or tax folio number(s) for each parcel that is the subject of this FLUM amendment application, and indicate the size of each parcel in hundredths of an acre. The PCN is a 17 digit number that begins with the numbers 00.

APPLICANT	TAX FOLIO OR PROPERTY CONTROL NUMBER	SIZE IN ACRES
WELLINGTON ISLES, LLC	73-42-44-06-10-001-0000	30.65

5. **Legal description:** Please provide a legal description of the entire property and a certified survey (prepared within 6 months of submittal of the application) that is the subject of this FLUM amendment application as Attachment A.

See Attachment.

6. **Size of property:** Identify the size of the subject property, in hundredths of an acre. 30.65 acres

7. **Location and acreage of any property contiguous to the subject property which is in the same ownership, in whole or in part:** Please identify the location (written description and mapped) and size of any other property contiguous to the subject property which is in the same ownership, whether in whole or in part. N/A

8. **History of the property:**

- a. **Purchase date and prior ownership:** Please indicate the month, day and year the property was acquired, from whom the property was acquired.

Isla Verde, LLC acquired the subject property on November 20, 2005 from PEBB Enterprises University Bank Building, Ltd.

- b. **Purchase information:** Please describe the manner of acquisition (purchase, exchange, gift, inheritance, etc.), the cost of acquisition and provide evidence of same (e.g., purchase and sale agreement) and ownership (deed).

Quit Claim Deed. See attached deed.

- c. **Size of purchased property:** Identify whether the subject property was a part of a larger property acquired from a previous owner. If so, identify the extent of any property contiguous to the subject property that was in the same ownership as the subject property.

The subject parcel is part of a MUPD that is 53.57 acres in size. The nonresidential portion of the project is located directly west of the subject parcel.

- d. **Use by previous owner:** Please indicate whether the property was previously subject to a homestead exemption, whether the property was subject to any agricultural exemptions, abatements.

The property was not subject to a homestead exemption or agricultural exemptions.

- e. **Previous FLUM Amendment:** Identify whether the property was previously subject to a Future Land Use Map (FLUM) amendment. If so, please provide the date which the FLUM amendment application was filed; the size of the parcel; the requested change in land use designation; the recommendations of the Planning and Zoning Division, the Council; and the ultimate disposition of the FLUM amendment application (whether adopted as requested, adopted as modified, rejected, or withdrawn).

Ordinance 2001-17 approved the existing Future Land Use designation of Mixed Use.

9. **Development history of the property:** The purpose of the inquiry is to determine whether there are any other circumstances that argue for or against the applicant's proposed application. Please identify the following, if known:

- a. **Whether Wellington has ever denied a development order for the property?** If so, indicate the development order requested, the date the development order was denied, and provide a copy of the resolution denying same, if available. **NOTE:** Previous development order approvals are covered in section II.B.1.b.1) of this application.

No.

- b. **Whether the property has received development approvals from an entity other than Wellington?** If the property received development approval from another local, state, or federal agency, please identify agency, type of development order granted, and indicate if the approval is still valid.

No.

C. APPLICANT'S OWNERSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF PALM BEACH

-----/

BEFORE ME THIS DAY PERSONALLY APPEARED Bruce Weiner WHO
BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner, or the owner's authorized agent, of the real property legally described in Attachment A;
2. He/she understands the Future Land Use Map amendment application fee is non-refundable and in no way guarantees approval of the proposed amendment;
3. The statements within the Future Land Use Map amendment application are true, complete and accurate;
4. He/she understands that all information within the Future Land Use Map amendment application is subject to verification by Wellington's staff;
5. He/she understands that false statements may result in denial of the application;
and
6. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 14 day of October, 2013, by Bruce Weiner (Name of Person Acknowledging) who is personally known to me or who has produced N/A (type of identification) as identification and who did (did not) take an oath.

Ronnie King

(Signature of Person Taking Acknowledgment)

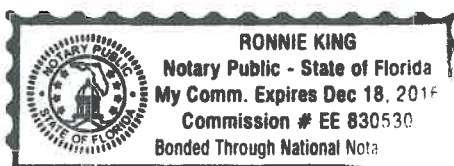
RONNIE KING

(Name of Acknowledger Typed, Printed or Stamped)

(Title or Rank)

(Serial Number, if any)

(Notary' Seal)



Bruce Weiner

Applicant's Signature

Bruce Weiner

Applicant's Name (Print)

7900 GLADES RD. # 600

Street Address

Deer Park, FL

City, State, Zip Code

Telephone (561) 452-6212

D. APPLICANT'S NOTICE AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF PALM BEACH**

-----/

BEFORE ME THIS DAY PERSONALLY APPEARED Bruce Weiner, WHO
BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner, or the owner's authorized agent, of the real property legally described in Attachment A;
2. The accompanying Property Owners List is, to the best of his/her knowledge, a complete and accurate list of all property owners, mailing addresses and property control numbers as recorded in the latest official tax rolls for all property within five hundred (500) feet of the real property described in Attachment A, or all property within 500 feet of all contiguous property owned whole or in part by the owner of the real property described in Attachment A, if applicable; and
3. He/she will cause the real property described in Attachment A to be posted with a notice of public hearing on a sign provided by Wellington in accordance with the requirements of Section 5.2.4.G.3 of the Wellington's Land Development Regulations.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 14 day of October, 2013, by Bruce Weiner (Name of Person Acknowledging) who is personally known to me or who has produced N/A (type of identification) as identification and who did (did not) take an oath.

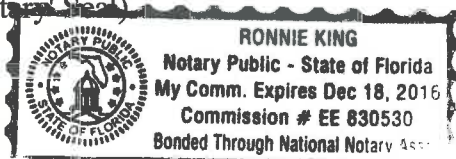
Ronnie King
(Signature of Person Taking Acknowledgment)

RONNIE KING
(Name of Acknowledger Typed, Printed or Stamped)

(Title or Rank)

(Serial Number, if any)

(Notary Seal)



Bruce Weiner
Applicant's Signature

BRUCE WEINER
Applicant's Name (Print) #

7900 Glades Rd 600
Street Address

Boca Raton Fl 33434
City, State, Zip Code

(561) 613-4020
Telephone

E. AGENT CONSENT FORM

STATE OF FLORIDA
COUNTY OF PALM BEACH

-----/

BEFORE ME THIS DAY PERSONALLY APPEARED Bruce Weiner, WHO
BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner of the real property legally described in Attachment A;
COTLEUR & HEARING, INC.
2. He/she duly authorizes and designates _____ to act
in his/her behalf for the purposes of seeking a change to the Future Land Use Map
designation of the real property legally described in Attachment A;
3. He/she has examined the foregoing Future Land Use Map amendment application
and he/she understands how the proposed change may affect the real property
legally described in Attachment A.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 14 day of October,
2013, by Bruce Weiner (Name of Person Acknowledging)
who is personally known to me or who has produced N/A
(type of identification) as identification and who did (did not) take an oath.

Ronnie King
(Signature of Person Taking Acknowledgment)

RONNIE KING
(Name of Acknowledger Typed, Printed or Stamped)

(Title or Rank)

(Serial Number, if any)

(Notary' Seal)

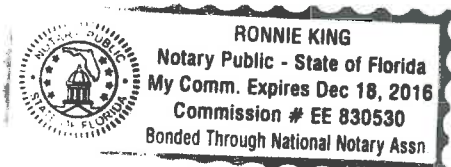
[Signature]
Owner's Signature

BRUCE WEINER
Owner's Name (Print)

7900 Glades Rd #600
Street Address

Boca Raton Fl 33434
City, State, Zip Code

Telephone (661) 613-4020



II. DATA AND ANALYSIS

APPLICANT PLEASE NOTE: Please insert a page break between each of the sections under this heading (i.e. A. Background, B. Land Use Element, etc.)

A. LDR JUSTIFICATION REQUIREMENTS

1. JUSTIFICATION STATEMENT

- a. **Future Land Use Map Amendment Factors.** Subsection 5.2.4.J (*Site Specific Comprehensive Plan Amendments, Procedure, Standards*) of the Land Development Regulations provides that a FLUM amendment must be based on one or more of the following factors, and a demonstrated need. Please identify which factor is being used to justify the request for a FLUM amendment and describe how the amendment is consistent with the factor or factors.
- 1) **Changed projections:** Changed projections (e.g., regarding public service needs) in the Comprehensive Plan, including but not limited to amendments that would ensure provision of public facilities;
 - 2) **Changed assumptions:** Changed assumptions (e.g., regarding demographic trends or land availability) in the Comprehensive Plan, including but not limited to the fact that growth in the area, in terms of the development of vacant land, new development, and the availability of public services has altered the character such that the proposed amendment is now reasonable and consistent with the land use characteristics;
 - 3) **Data errors:** Data errors, including errors in mapping, vegetative types and natural features in the Comprehensive Plan;
 - 4) **New issues:** New issues that have arisen since adoption of the Comprehensive Plan;
 - 5) **Additional detail or comprehensiveness:** Recognition of a need for additional detail or comprehensiveness in the Comprehensive Plan; or
 - 6) **Data updates:** Data updates.

2. DEMONSTRATED NEED

Subsection 5.2.4.J of the Land Development Regulations also provides that a FLUM amendment must be based on a demonstrated need to amend the Future Land Use Map. The demonstrated need must be supported by relevant and appropriate data and analysis, and support documents or summaries of such documents on which the need for the proposed FLUM amendment is based must be included.

- a. **Residential Application:** If the applicant is proposing an increase in residential density, the applicant should state here why other density enhancement programs, such as the *Voluntary Density Bonus Program* and the *Transfer of Development Rights Program*, are not feasible for use on the subject property. The applicant **MUST** demonstrate why the current FLUM designation is no longer appropriate for this site.
- b. **Commercial Application:** If the request is for a commercial FLUM designation, the applicant **MUST** demonstrate why additional commercial acreage is needed in this area, why *this site* is most appropriate to meet this need, and why the current FLUM designation for this site is no longer appropriate.

3. COMMERCIAL APPLICATION DATA REQUIREMENTS

- a. **Identify the square feet of non-residential development that could be accommodated on the subject property with the proposed amendment.**
 - 1) **At maximum floor area ratio:** This is determined by multiplying the size of the property in hundredths of an acre by the number of square feet in an acre (43,560) and by the maximum floor area ratio permitted by the Land Development Regulations (35 percent for commercial and 45 percent for industrial).
 - 2) **At typical floor area ratio:** This is determined by multiplying the size of the property in hundredths of an acre by the number of square feet in an acre (43,560) and by the typical floor area ratio (20 percent for commercial and 30 percent for industrial).
- b. **Identify, map, and justify the trade or market area for the subject property:** The following rules may be used to identify a trade/market area. If a different approach is used, you must provide a justification for the approach taken.
 - 1) **Commercial FLUM.** If a commercial small scale FLUM amendment is being requested, and if the property is more than or equal to one acre and less than or equal to three acres, using the Census Tract Map in the Appendix, draw a boundary around the property which has a radius of one and one-half miles. If the property is more than three acres and less than or equal to ten acres, draw a boundary around the property that has a radius of three miles.
 - 2) **Industrial FLUM.** If an industrial small scale FLUM amendment is being requested, and if the property is more than or equal to one acre and less than or equal to two acres, using the Census Tract Map in the Appendix, draw a boundary around the property which has a radius of one and one-half (1½) miles. If the property is more than two acres, draw a boundary around the property that has a radius of three (3) miles.

- c. **For the trade or market area identified above, please inventory and map the built commercial, commercial office, or industrial uses, as appropriate:** This inventory should include the name of the establishment, the type of establishment by category, the square foot of built space, and the square feet of any vacancies. The map should identify where the different establishments are located in relation to the subject property.

d. **Market Study Parameters:** A market study is required for commercial applications and many applicants find one helpful in establishing the need for additional commercial in the area. *The Market Study area shall be determined at the mandatory pre-application meeting with Planning and Zoning staff and must include the following:*

- 1) An estimate of demand using an assessment that considers per capita dollars spent in Wellington, dollars spent per square foot of commercial space, and square foot per capita;
- 2) An estimate of supply of commercial square footage which considers the request added to the current supply, and future supply;
- 3) A comparison of estimated supply to estimated demand;
- 4) All sources of data used in the study.



Landscape Architects | Land Planners | Environmental Consultants

1934 Commerce Lane • Suite 1 • Jupiter, Florida • 33458 • Ph 561.747.6336 • Fax 561.747.1377 • www.cotleurhearing.com • Lic # LC-C000239

A. LDR JUSTIFICATION REQUIREMENTS

1. JUSTIFICATION STATEMENT

a. FUTURE LAND USE MAP AMENDMENT FACTORS

The proposed Future Land Use Map (FLUM) amendment is based on a change in assumptions. The original project was approved in 2006 for 245 townhome units. Most recently, in 2011, Ordinance 2011-06 and Resolution 2011-35 were adopted, amending the previous development orders to allow 230 townhome units. The proposed site plan contains 360 multi-family units.

2. DEMONSTRATED NEED

Residential Application: If the Applicant is proposing an increase in residential density, the Applicant should state here why other density enhancement programs, such as the **Voluntary Density Bonus Program** and the **Transfer of Development Rights Program**, are not feasible for use on the subject property. The applicant **MUST** demonstrate why the current FLUM designation is no longer appropriate for this site.

The current FLUM designation of Mixed-Use Development (MXD) remains appropriate for the subject site. The Applicant is only proposing a change to the number of total dwelling units. Through this amendment, the FLUM designation will be updated to include a MXD Type designation, which was not adopted into the Comprehensive Plan at the time the project was approved. This update will allow the site to be consistent with the Village's Comprehensive Plan.

The Applicant is not proposing very low / low-income housing; therefore, the Voluntary Density Bonus Program is not applicable. The project is part of an approved mixed-use development, which is located within the urban core area of the municipal area. The project is not located in an area that is conducive to utilizing the Transfer of Development Rights Program. While the Applicant is not utilizing these two programs, the project is eligible for the Targeted Expedited Permitting Program (TEPP) through its use of green building construction. The applicant would request that the subject petition be considered for the Village's TEPP program

The Applicant is committed to be a part of the Village's Go Green Initiative. All buildings will be constructed in accordance with the National Association of Home Builders (NAHB) standards for **Gold Rated Green Buildings**. NAHB requires all proposed buildings to address six core areas:

- Lot Design, Preparation, and Development
- Resource Efficiency
- Energy Efficiency
- Water Efficiency
- Indoor Environmental Quality
- Operation, Maintenance, and Building Owner Education

A minimum number of points must be obtained in each of the categories to achieve Gold level of certification. A Gold standard was achieved for a similar project the Applicant completed in Boynton Beach, FL. Seabourn Cove is a multi-family project with 456 units. The residents in this community enjoy lower operating costs through high-efficiency appliances and home features. Unlike the previous development plan, the Applicant is proposing a project with a myriad of energy efficient and sustainable measures, a few of which include:

- Solar powered roof vents
- Energy star appliances
- Low flow water fixtures
- Insulated plumbing pipes
- Energy efficient exterior building and walkway lighting
- WaterSense Irrigation system
- Kitchen USB outlets
- Native, Drought Tolerant landscaping
- Use of recycled building and construction materials
- Two electric car charging stations
- All garages are pre-wired for electric car chargers
- Low VOC construction

The Applicant is committed to using the right products, materials, and techniques to deliver homes designed to perform more efficiently, provide more durability and create an improved indoor environment. With years of experience, the Applicant will provide the Village of Wellington with a world-class community that will set a standard for quality development.

3. COMMERCIAL APPLICATION DATA REQUIREMENTS

a. Identify the square feet of non-residential development that could be accommodated on the subject property with the proposed amendment.

The Applicant is not proposing any changes to the approved nonresidential square footages as part of the subject request.

b. Identify, map, and justify the trade or market area for the subject property:

See Market Study submitted herein.

c. For the trade or market area identified above, please inventory and map the built commercial, commercial office, or industrial uses, as appropriate:

See Market Study submitted herein.

B. LAND USE DATA

1. DATA REQUIREMENTS FOR THE SUBJECT PROPERTY

- a. **Existing Land Use Cover.** Please attach a copy of an aerial photograph showing the subject property in relation to the abutting properties. Aerial photographs are available from the Palm Beach County Property Appraisers Office and REDL. The aerial photograph must have the site clearly marked.
 - 1) **Natural features:** Inventory and map any natural features located on the property. Natural features include lakes, drainage canals or ponds, wetlands, pine flatwoods etc.
 - 2) **Built features:** Inventory and map any physical or man-made features on the property covered by this application. The inventory should include such information as, for example, the number and type of housing units, square feet for buildings, number of parking spaces, number of stories, etc.
- b. **Future Land Use Map (FLUM) Designation.** This information is available from Wellington Planning and Zoning Division at 753-2430. Please attach an 8 1/2" by 11" or 11" by 17" copy of portion of the FLUM map showing the site, the surrounding properties (within 1000 feet), and the FLUM for the site and surrounding properties. The site must be clearly marked.
 - 1) **Current FLUM Designation:** Identify the FLUM designation of the property and attach a copy of the Future Land Use Map.
 - 2) **Proposed FLUM Designation:** Identify the FLUM designation desired for the subject property.
- c. **Zoning District.** Zoning information is available from Wellington's Planning and Zoning Division at 753-2430. Please attach a 8-1/2" by 11" or 11" by 17" copy of the portion of the Zoning Quad or the Wellington P.U.D. Master Plan showing the site, surrounding properties (within 1000 feet), and the zoning districts for the site and surrounding properties. The site must be clearly marked.
 - 1) **Previous Zoning Approvals, if any:** Identify any previously approved petition and resolution numbers for the subject property, if applicable. Also, please attach a copy of the previous resolution(s).
 - 2) **Current Zoning District:** Identify the most recent petition and resolution number(s) approved for the subject property.
 - 3) **Proposed Zoning District:** Please identify the zoning district that will be requested. The zoning districts are identified in the Wellington's Land Development Regulations.

d. **Other Approvals.**

- 1) **Concurrency exemption or reservation:** Please indicate whether the property is currently subject to a concurrency exemption or concurrency reservation. If subject to concurrency, please attach a copy of the appropriate certificate. This information is available from Wellington's Zoning Division at 753-2430.
- 2) **Plat, master plan, or subdivision:** Please indicate whether the property has been platted, subject to a master plan, or subdivided and indicate the record book and page number, if applicable. This information is available from Wellington's Planning and Zoning, or the County Clerk. Please include an 8-1/2" x 11" copy of the appropriate documents.
- 3) **Developers' Agreement or Utility reservation:** Please indicate whether the subject property is currently subject to a developers' agreement or a utility reservation. If subject to such, please attach a copy of the document and evidence that the agreement or reservation is still valid.

e. **Flood zone:** Please indicate in which flood zone the property is located. In addition, please attach a flood zone map showing the location of the property. Flood zone information is available from Wellington Engineer. **NOTE:** If the property is located in an "A" or "V" zone, requests for greater intensity of use will be viewed unfavorably.

f. **Wellfield Protection Zone:** Please indicate whether the subject property is located in a wellfield protection zone. Attach an 8 1/2" by 11" or 11" by 17" map showing the location of the property in relation to the nearest wellfield protection zones. Wellfield protection maps and information is available from Wellington Utilities Department or Planning and Zoning Department. **NOTE:** If the subject property is located within a wellfield protection zone, requests for greater intensity of use will be viewed unfavorably.

g. **Neighborhood Plan, Special Overlay, or Redevelopment area:** Please identify whether the property is located in a redevelopment area, neighborhood planning area, or special overlay. If the property is within a redevelopment area, identify the land use designation as is shown in the redevelopment map and attach a copy of that map. Information on redevelopment areas is available from the Wellington's Planning and Zoning Division at 753-2430.

B. LAND USE DATA

1. DATA REQUIREMENTS FOR THE SUBJECT PROPERTY

a. EXISTING LAND USE COVER

See attached Location map.

b. FUTURE LAND USE MAP

See attached Future Land Use map.

c. ZONING DISTRICT

See attached Zoning map.

1) Previous Zoning Approvals.

January 2004 – Site was annexed into the Village of Wellington

October 2004 – Ordinance 2001-17 was adopted approving a Future Land Use designation for the site to be Mixed Use.

June 2006 – Ordinance 2006-12 adopted MUPD zoning

June 2006 – Resolution 2006-40 approved the Preliminary Development Plan (Master Plan) to allow 245 DU and 210,000 SF nonresidential

Resolution 2007-86 amended Resolution 2006-40 to allow 245 DU and 210,000 SF nonresidential

May 2011 – Ordinance 2011-06 amended zoning conditions from Ord. 2006-12

May 2011 – Resolution 2011-35 approved an amendment to the Master Plan to allow 230 DU and 210,000 SF nonresidential.

2) Current Zoning District

The current zoning district is MUPD, which was most recently approved by Resolution 2011-35.

3) Proposed Zoning District

The Applicant is not proposing any changes to the current zoning designation of MUPD. Only site plan related changes to the residential portion of the existing mixed-use project are proposed.

d. OTHER APPROVALS

1) Concurrency Exemption or Reservation

The subject project has an approved concurrency reservation for 230 dwelling units and 210,000 of nonresidential square footage.

2) Plat, master plan, or subdivision

The subject project was platted on September 4, 2007 as recorded in ORB 110 pages 132 through 138 and replatted on March 27, 2012 as recorded in ORB 115 pages 69 through 73. The Master Plan was approved by Resolution 2006-40. A copy of the plat and Master Plan have been included in the submittal.

3) Developers' Agreement or Utility reservation

The subject property is not subject to a developers' agreement. The site has water and sewer utility reservations from Palm Beach County (see attached reservation letter).

e. FLOOD ZONE

See attached Flood Zone map.

f. WELLFIELD PROTECTION ZONE

See attached Wellfield Protection Zone map.

g. NEIGHBORHOOD PLAN, SPECIAL OVERLAY, OR REDEVELOPMENT AREA

The subject site is not located within a neighborhood plan, special overlay, or redevelopment area.

2. DATA REQUIREMENTS FOR SURROUNDING PROPERTIES

- a. **Existing Land Use Coverage.** Please provide a written inventory and a map of land uses (including natural and built features) on the properties abutting the subject property. Provide information such as subdivision names, etc. Please attach a map showing this information.

1) <u>North:</u>	<u>Palm Beach County - Vacant</u>
2) <u>South:</u>	<u>Palm Beach County - StoneHaven residential community</u>
3) <u>East:</u>	<u>Palm Beach County - Residential</u>
4) <u>West:</u>	<u>Isla Verde Nonresidential</u>

- b. **Zoning District.** Please identify the zoning district category or categories for the abutting properties. In addition, where applicable, please identify the petition number(s) and resolution number(s).

1) <u>North:</u>	<u>Palm Beach County - AR</u>
2) <u>South:</u>	<u>Palm Beach County - Residential PUD</u>
3) <u>East:</u>	<u>Palm Beach County - RE</u>
4) <u>West:</u>	<u>MUPD</u>

- c. **Future Land Use Map (FLUM) Designation.** Please identify the current FLUM designation of the abutting properties.

1) <u>North:</u>	<u>Palm Beach County - LR-2</u>
2) <u>South:</u>	<u>Palm Beach County - LR-2</u>
3) <u>East:</u>	<u>Palm Beach County - LR-2</u>
4) <u>West:</u>	<u>MXD</u>

3. ANALYSIS REQUIREMENTS

- a. **Land Use Compatibility.** Compatibility means land uses that are congruous, similar and in harmony with one another because they do not create or foster undesirable health, safety or aesthetic effects arising from direct association of dissimilar, contradictory, incongruous, or discordant activities, including the impacts of intensity of use, traffic, hours of operation, aesthetics, noise, vibration, smoke, hazardous odors, radiation, function and other land use conditions.

- 1) **Existing uses.** Please explain how the proposed change in the FLUM designation of the property is compatible with the surrounding uses listed above in section II.B.2.a.
- 2) **Future Land Use Map designations.** Describe how the proposed change in the FLUM designation of the property would be compatible with the surrounding future land uses as shown on the FLUM (above section II. B.2.c.)

No change to the existing MXD FLU designation is proposed. The proposed changes are site plan related only. The residential use is consistent with the surrounding residential uses.

- b. **Consistency with the Land Use Element.** All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, the applicant may reference **specific** Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. (It is recommended that the applicant review the Element for such items.) However, for **each** Objective/Policy referenced, the application must **explain in detail** how the **individual** Objective/Policy will be furthered by the proposed amendment. Since many Objectives and Policies are not applicable to FLUM amendments, it is not sufficient to state that “this proposed amendment is consistent with and furthers the Land Use Element”.

The existing FLU designation of MXD is proposed to remain. The Applicant's changes are related to the number of dwelling units and site plan related modifications.

Policy 1.3.25. Mixed Use -- *The Mixed Use designation is designed for new development or redevelopment of existing sites which and is characterized by a variety of integrated land use types. The intent of the district is to provide for a mixture of uses on single parcels in order to develop or redevelop sites which are sensitive to the surrounding uses, obtain the desired character of the community, and ensure the availability of capacity of public facilities to serve proposed developments. This designation is also intended to foster infill development, to deter urban sprawl and to lessen the need for additional vehicular trips through the internalization of trips within a neighborhood or project. The minimum criteria established below are to be used for development of sites designated Mixed Use.*

The project contains four types of land use categories: Residential, Commercial, Preservation, Open Space. Subsequent to the approval of the subject project, the Village amended the Comprehensive Plan to establish four Types of Mixed Use developments. Because the subject project was approved prior to the amendment, Isla Verde was not given a Type designation. The Applicant proposes to update the FLU to designate the project as a Type I Mixed Use. The existing and proposed changes are consistent with the density allocations for the Type I designation.

Objective 2.0 *Through goals, objectives and policies of the Future Land Use Element, Wellington shall:*

- (1) *Discourage urban sprawl.*
- (2) *Incorporate energy efficient land use patterns accounting for existing and future power generation and transmission systems.*

Mixed Use projects discourage sprawl by locating residential and nonresidential uses within close proximity, which solicits walkability, reduces vehicular miles traveled, and uses land more efficiently. The subject parcel is also located on an infill site, which discourages urban sprawl.

C. TRANSPORTATION

1. DATA AND ANALYSIS REQUIREMENTS

a. Determine the trip generation for the current future land use designation.

- 1) At .25 FAR; and
- 2) At .35 FAR.

b. Determine the trip generation for the proposed future land use designation.

- 1) At .25 FAR; and
- 2) At .35 FAR.

c. Determine the net trip increase at .25 FAR and .35 FAR (a) - (b).

d. Determine the project trip distribution on all roadways based on the following table.

Net Trip Increase	Distance
51 - 1,000	directly accessed link
1,001 - 4,000	1 mile
4,001 - 8,000	2 miles
8,001 - 12,000	3 miles
12,001 - 20,000	4 miles
20,000 - up	5 miles

e. Determine LOS with existing traffic and project traffic.

- 1) Add the project traffic to existing traffic volumes for all roadways determined in (d.), based on the trip generation for the proposed future land use in (b). *
- 2) Compare to LOS D for existing lanes.

f. Determine LOS with projected five year traffic and project traffic.

- 1) Determine five year projected traffic volumes using the published historic growth rates and major project traffic.
- 2) Add the project traffic to all roadways determined in (d) based on the trip generation for the proposed future land use in (b). *
- 3) Compare to LOS D for existing and assured lanes.

g. Determine LOS for 2015 with the increase in traffic due to the proposed land use amendment.

- 1) Add the project traffic to all roadways determined in (d) based on the trip generation for the increase in traffic due to the proposed future land use in (c).
- 2) Compare to LOS D for the lanes in the 2015 roadway system.

h. Consistency with the Transportation Element. All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, the applicant may reference **specific** Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. (It is recommended that the applicant review the Element for such items.) However, for **each** Objective/Policy referenced, the application must **explain in detail** how the *individual* Objective/Policy will be furthered by the proposed amendment. Since many of the Objectives and Policies are not applicable to FLUM amendments, is not sufficient to state “this proposed amendment is consistent with and furthers the Transportation Element”.

* *The trip generation for the proposed future land use can be reduced if there is an active use on the property. There will be no reduction if the property is vacant.*

In the case of this proposed comprehensive plan amendment, the overall theoretical uses and intensities allowed for development on the site are not anticipated to change. Therefore, there is no change in traffic generation potential of this site and no short-range or long range level of service analyses have been performed.

D. MASS TRANSIT

1. DATA REQUIREMENTS

- a. Mass transit provider:** Identify the mass transit provider.

Palm Tran.

- b. Nearest mass transit facility:** Identify the location (street address) of the nearest bus shelter or stop, in tenths of a mile from the subject property, and the route number of the nearest bus that would service the property.

Nearest Palm Tran Park and Ride at 2716 Wellington Green Drive, Wellington, FL.

Nearest bus stop at Mall of Wellington Green. Route 40.

- c. Tri-County Commuter Rail Connection:** Identify whether the subject property has connections to the Tri-County Commuter Rail.

Route 40 connects to the Tri-Rail station in West Palm Beach, FL.

2. ANALYSIS REQUIREMENTS

- a. Consistency with the Transportation Element.** All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan.

All requests are consistent with the Village's Transportation Element.

E. HOUSING/POPULATION

1. DATA REQUIREMENTS

- a. **Population:** If a methodology other than that described below is used to determine population, please identify here the methodology and the data source(s) used to determine the affected population. Data is required to be taken from professionally accepted existing sources. Methodologies must be clearly described or referenced and must meet professionally accepted standards for such methodologies.

1) **Current FLUM Designation:** The population is calculated by multiplying the size of the property, in tenths of an acre, by the maximum permitted density under the current Future Land Use Map (FLUM) designation by 2.39, the average household size in unincorporated Palm Beach County. For example, if you have a fifty acre property in a Medium Residential 5 Future Land Use Map category, the population would be 598 persons ($50 * 5 * 2.39$). 1,536 persons ($12 * 53.57 * 2.39$)

2) **Proposed FLUM Designation:** The population is calculated by multiplying the size of the property, in tenths of an acre, by the maximum permitted density under the current FLUM designation by 2.39, the average household size in unincorporated Palm Beach County. For example, if you have a fifty acre property and you are requesting a High Residential 8 Future Land Use Map designation, the population would be 956 persons ($50 * 8 * 2.39$). 860 persons ($6.72 * 53.57 * 2.39$)

- b. **Number of dwelling units.** Identify the number of dwelling units that could be constructed on the subject property based upon its:

1)

Current FLUM designation: The number of dwelling units that could be constructed equals the maximum permitted density under the property's current FLUM designation multiplied by the size of the property.

230 Dwelling Units are approved for the current project.

2) **Proposed FLUM designation:** The number of dwelling units that could be constructed equals the maximum permitted density under the property's proposed FLUM designation multiplied by the size of the property.

360 Dwelling Units are proposed for the current project.

- c. **Census Tract data:** Identify the Census Tract where the subject property is located. See the Planning Division for this information.

Block Group 1; Block 1030; Tract 7760

2. ANALYSIS REQUIREMENTS

- a. **The effect of the proposed amendment on population:** This is the difference between the Proposed FLUM Designation and the Current FLUM Designation. Decrease of 676 persons; however, the existing FLUM designation of MXD is not proposed to change. The Applicant is only updating the current MXD FLUM to include a Type 1 designation, since this Comprehensive Plan provision was adopted after the previous project was approved.
- b. **Change in number of dwelling units:** Subtract the number of dwelling units at the Current FLUM designation from the number of dwelling units at the Proposed FLUM designation (see above two paragraphs).

Increase of 130 dwelling units.

- c. **Consistency with the Housing Element.** All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support a *residential related* proposed amendment, the applicant may reference **specific** Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. (It is recommended that the applicant review the Element for such items.) However, for **each** Objective/Policy referenced, the application must **explain in detail** how the *individual* Objective/Policy will be furthered by the proposed amendment. Since many Objectives and Policies are not applicable to FLUM amendments, it is not sufficient to state that “this proposed amendment is consistent with and furthers the Housing Element”.

GOAL 1.0 Provide decent, safe, well-maintained, and sanitary housing in suitable locations at affordable costs to meet the needs of Wellington’s existing and future residents.

The subject residential community will contain luxury multi-family units at an affordable cost to the residents of the Village. The location of the community in proximity to commercial and retail uses will allow residents of the community the ability to be within walking distance to numerous services and employment opportunities.

Objective 1.9 Wellington will address Greenhouse Gas (GHG) Reduction Strategies which requires that housing elements provide for GHG reduction and energy efficiency strategies that both address energy efficiency in the design and construction of new housing and address use of renewable energy resources in the design and construction of new housing.

Policy 1.9.3 Wellington shall continue to encourage mixed-use development and concentrations of higher residential densities along major transportation corridors and nodes by adoption of mixed use land development regulations.

The mixed use community, by nature of the multiple use within close proximity, promotes more efficient use of resources and infrastructure. The community is designed with energy efficient appliances, neighborhood lighting, solar roof vents, electric car charging stations, low VOC construction, efficient WaterSense irrigation systems, use of recycled building and construction materials, and reduced electric and water bills.

The proposed increase in density within the mixed use community will help further the intent of Policy 1.9.3. Concentrating more residential uses close to existing transportation routes and major roadway corridors will help to use the existing transportation resources more efficiently.

F. INFRASTRUCTURE: DRAINAGE

1. DATA REQUIREMENTS

- a. **Drainage provider:** Identify the entity responsible for providing drainage for the subject property. Drainage providers include drainage districts, improvement districts, water control districts, and water management districts.
Lake Worth Drainage District (LWDD)
- b. **Drainage basin:** Indicate in which drainage basin the subject property is located. The six main drainage basins are: 1) C-18 basin; 2) C-17 basin; 3) C-51 basin; 4) C-16 basin; 5) C-15 basin; and 6) Hillsboro Canal basin.
C-51 Basin, Sub-basin 20B
- c. **Nearest drainage facility:** Identify the drainage facility that would service the subject property. Facilities include swales, ditches, canals and storm sewers.
LWDD E-1 and L-6 Canals
- d. **Adopted level of service standard:** Identify the level of service standard established for the subject property.

See existing SFWMD Permit No. 50-07631-P and LWDD Permit 2005-7984P.1

2. ANALYSIS REQUIREMENTS

- a. **The effect of the proposed Future Land Use Map amendments on drainage levels of service and systems need:** Identify what measures will be taken to assure that the volume, rate, timing and pollutant load of runoff based on the proposed FLUM designation of the property is similar to that which occurred based on the property's current FLUM designation. Structural techniques emphasize detention and retention of stormwater to reduce runoff rates and provide settling and filtration of pollutants. Non-structural techniques emphasize preservation or simulation of natural drainage features to promote infiltration, filtering and slowing of runoff.
See Drainage Statement. Project is consistent with previous approvals from SFWMD, LWDD, and Village of Wellington.
- b. **Consistency with the Drainage Sub-Element.** All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan.

The proposed drainage elements are consistent with the Village's Comprehensive Plan and the existing SFWMD permit for the property.

G. INFRASTRUCTURE: POTABLE WATER

1. DATA REQUIREMENTS

- a. **Water provider:** Identify the entity that would provide potable water service to the subject property. Palm Beach County Water Utility Department.
- b. **Nearest potable water facility:** Identify how far, in feet, the subject property is located from a potable water line. This information is available from the water provider. Also, please indicate the street where the nearest line is located.
The potable water lines are adjacent to (and stubbed into) the subject property. See attached "Will Serve Letter."
- c. **Adopted level of service standard:** Identify the potable water level of service standard established by the potable water provider.
250 gpd / unit existing - 175 gpd / unit proposed

2. ANALYSIS REQUIREMENTS

- a. **The effect on potable water levels of service and system needs.**
 - 1) **Current FLUM Designation:** The demand for potable water based on the property's current Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section II.A.1.a. $240 \text{ units} * 250 \text{ gpd} = 60,000 \text{ gpd}$
 - 2) **Proposed FLUM Designation:** The demand for potable water based on the property's proposed Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section II.A.1.a. $360 \text{ units} * 250 \text{ gpd} = 63,000 \text{ gpd}$
 - 3) **Change in water usage:** This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.
3,000 gpd increase
- b. **Consistency with the Potable Water Sub-Element.** Applicant must demonstrate consistency with the Potable Water Sub-Element.
The proposed increase in flow has been presented to PBCWUD and analyzed through field tests with PBCWUD and determined to have no negative impact on the system.

H. INFRASTRUCTURE: SANITARY SEWER

1. DATA REQUIREMENTS

- a. **Sewer provider:** Identify the entity that would provide sanitary sewer service to the subject property. Palm Beach County Utility Department.
- b. **Nearest sanitary sewer facility:** Identify how far, in feet, the subject property is located from a sanitary sewer line. This information is available from the sanitary sewer provider. Also, please indicate the street where the nearest line is located.
The gravity sewer mains are adjacent to (and stubbed into) the subject property. See attached "Will Serve Letter."
- c. **Adopted level of service standard:** Identify the sanitary sewer level of service standard established by the potable water provider. 250 gpd / unit existing - 175 gpd / unit proposed

2. ANALYSIS REQUIREMENTS

- a. **The effect on sanitary sewer levels of service and system needs.**
 - 1) **Current FLUM Designation:** The demand for sanitary sewer based on the property's current Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section II.A.1.a. $240 \text{ units} * 250 \text{ gpd} = 60,000 \text{ gpd}$
 - 2) **Proposed FLUM Designation:** The demand for sanitary sewer based on the property's proposed Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population identified in section II.A.1.a. $360 \text{ units} * 250 \text{ gpd} = 63,000 \text{ gpd}$
 - 3) **Change in water usage:** This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.
3,000 gpd increase.
- b. **Consistency with the Sanitary Sewer Sub-Element.** Applicant must demonstrate consistency with the Sanitary Sewer Sub-Element

The proposed increase in flow has been presented to PBCWUD and analyzed through field tests with PBCWUD and determined to have no negative impact on the system.

I. INFRASTRUCTURE: AQUIFER RECHARGE

1. DATA REQUIREMENTS

- a. Identify whether the property is located within a prime aquifer recharge area:** If the property is located east of the conservation areas, state here that the property is located within both the surficial aquifer system and the Floridian aquifer system. Also, please identify in what zone of the surficial aquifer the property is located. This information is available from the United States Geologic Survey. **The property is located within a both a surficial and floridian aquifer system.**
- b. Identify, generally, the percentage of the property that will be covered with an impervious surface:** Please use the following rules of thumb in estimating the percentage of imperious surfaces: i) low residential (1 to 4.99 dwelling units per acre) = 30 percent; ii) medium and high density residential (5 dwelling units per acre and above) = 65 percent; and iii) commercial, industrial and institutional = 85 percent. **43.73%**

2. ANALYSIS REQUIREMENTS

- a. Consistency with the Aquifer Recharge Sub-Element.** Applicant must demonstrate consistency with the adopted Wellington Comprehensive Plan Aquifer Recharge Sub-Element of the Conservation Element.

The property's proposed land use intensity is consistent with the existing approval and provides lakes and wetland areas to promote aquifer recharge.

J. CONSERVATION

1. **DATA REQUIREMENTS:** For each of the questions below, the inventory should identify: the affected natural resource(s), the distance of the natural resource from the property, and the condition of the natural resource. The map should be no larger than 8.5" x 11," if possible, and be clearly labeled. You may use one map for each affected resource or a single map to identify all the natural resources, provided such can be clearly identified.

- a. **Inventory and map all surface waters (i.e., canals, lakes) and wetlands on the subject property and on adjacent properties:** The inventory should identify the type, quality, and location of the resource (whether on-site or off-site, and if off-site, the distance from the property).

The surface waters and wetlands were identified during the previous site plan approval process. The proposed site plan does not contain any changes to these natural areas.

- b. **Inventory, map, and provide a quality assessment for vegetation located on the property:** The inventory should identify the type of vegetation or vegetated community, quality, and location of the resource (whether on-site or off-site, and if off-site, the distance from the property).

The on-site vegetation was identified during the previous site plan approval process. The proposed site plan does not contain any changes to these natural areas.

- c. **Provide an inventory and map of listed species and habitats of significant value to listed species that utilize or are on the property:** Listed species include endangered, threatened, and species of special concern.

- (1) If listed species are present, please provide a brief discussion of measures that will be taken to avoid or minimize adverse impacts to these species or their habitat.

The on-site vegetation was identified during the previous site plan approval process. The proposed site plan does not contain any changes to these natural areas.

- (2) If there are no known or reported occurrences, could listed species reasonably be expected to be present based on the site-specific habitat characteristics? If yes, please provide a brief discussion. No.

- d. **Please indicate whether the subject property is located within or adjacent to a Wellfield Protection Zone.** Attach a map showing the location of the property in relation to the nearest Wellfield Protection Zones. **NOTE:** If the subject property is located within a Wellfield Protection Zone, requests for greater intensity of use will be viewed unfavorably.

See attached Wellfield Protection Zone map.

- e. **Identify and map locations of any petroleum storage tanks (underground and above ground) and identify any known or expected pollution sources on the subject property:** Pollution could include hazardous waste, petroleum or chemical contamination, and point/non-point sources of pollution.

No hazardous materials are located on the site.

2. ANALYSIS REQUIREMENTS

- a. **Consistency with the Conservation Element.** All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, the applicant may reference **specific** Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. (It is recommended that the applicant review the Element for such items.) However, for **each** Objective/Policy referenced, the application must **explain in detail** how the **individual** Objective/Policy will be furthered by the proposed amendment. Since many Objectives and Policies are not applicable to FLUM amendments, it is not sufficient to state that “this proposed amendment is consistent with and furthers the Conservation Element”. During the review, particular attention will be paid to wetlands protection and wellfield protection.

GOAL 1.0 Wellington shall protect and preserve the functions and values of its natural resources for the benefit and enjoyment of existing and future residents of and visitors to Wellington.

The upland preserve and wetland areas were identified during the previous site plan approval process. No changes are proposed to these natural areas.

Objective 1.3 Wellington has adopted through its land development regulations and permitting processes suitable measures to conserve, appropriately use and protect its soil and mineral resources and its native vegetative communities.

Policy 1.3.2 Wellington shall continue to implement land development code requirements addressing protection of native vegetative communities, to the greatest extent feasible, including requirements for removal of invasive, exotic vegetation where appropriate and allowing for mitigation credits where possible. These protection measures shall continue to be administered through the Development Review Committee and vegetation removal permit processes.

The Applicant will be preserving the native vegetative communities existing on the site. In addition, a native landscape palette will be used throughout the communities to complement the existing preserve areas.

K. RECREATION AND OPEN SPACE

APPLICANT PLEASE NOTE: Complete this section *ONLY* if the proposed amendment is for a residential density change.

1. **DATA REQUIREMENTS:** Information necessary to complete this part of the Future Land Use Map (FLUM) application may be obtained from Wellington Planning and Zoning Division.

- a. **Identify the following facilities that would service the property:**

1) Regional parks:	<u>Wellington Rotary Peace Park</u>
2) District parks:	<u>Wellington Green Park</u>
3) Community parks:	<u>On site</u>
4) Open space:	<u>On site</u>

- b. **Adopted recreation levels of service standard of \$885 of total recreational investment per capita.**

2. **ANALYSIS REQUIREMENTS**

- a. **The effect of the proposed FLUM amendment on regional, district and neighborhood parks.**

- b. **Consistency with the Recreation and Open Space Element.** Applicant must demonstrate consistency with the adopted Wellington Comprehensive Plan Recreation and Open Space Element. To support the proposed amendment, the applicant may reference **specific** Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. (It is recommended that the applicant review the Element for such items.) However, for **each** Objective/Policy referenced, the application must **explain in detail** how the *individual* Objective/Policy will be furthered by the proposed amendment. Since many Objectives and Policies are not applicable to FLUM amendments, it is not sufficient to state that “this proposed amendment is consistent with and furthers the Recreation and Open Space Element”.

GOAL 1.0 The Village of Wellington shall provide adequate parks, recreation lands and facilities, and open space areas sufficient to serve the needs and desires of existing and future residents of Wellington.

The proposed community will contain a resort-style clubhouse, pool areas, indoor multipurpose courts, a dog park, etc. These recreational facilities will serve the residents of the community.

Policy 1.2.6 Park, recreation, and open space areas shall be linked and accessed by an adopted multi-purpose/equestrian trail system, where feasible.

The subject community will contain multiple pathways that meander through the preserve areas, around the lakes, and are connected to the sidewalks within the community.

L. FIRE-RESCUE

1. **DATA REQUIREMENTS:** Fire-Rescue data can be obtained from the County's Fire-Rescue Department at 233-0010.

- a. **Identify the fire-rescue facility that would service the subject property:** Please identify the station number, the street address of the facility, and the distance in tenths of a mile of the facility from the subject property.

Per the Village of Wellington Fire Rescue Department, the responding station to the subject site is PBC Station 29, which is located 1.9 miles from the property. The Fire Station currently serves this site and has adequate capacity to continue providing service.

- b. **Identify the response times from the fire-rescue station to the subject property:** The response time, in minutes, may be determined by multiplying the number of miles from the station to the property by two.

Less than eight (8) minutes.

2. ANALYSIS REQUIREMENTS

- a. **The effect of the proposed FLUM amendment on the average emergency response time:** If the response time is less than five minutes, there is a rebuttable presumption that there would be no negative effects on fire-rescue response time. If the response time is greater than five minutes, please identify what actions could be taken to mitigate the Fire-Rescue Department's response time. **NOTE:** Where the response times are greater than five minutes, the Fire-Rescue Department may have an unfavorable recommendation.

Fire Station No. 29 currently serves this site and has adequate capacity to continue providing service. The Fire Rescue Department has indicated that the current response time is adequate.

M. HISTORIC PRESERVATION

1. **DATA REQUIREMENTS:** Information to complete this section of the application form may be obtained from the County's Planning Division at 233-5335.
 - a. **Identify any historic or architecturally significant resources within 500 feet of the subject property:** Historic or architecturally significant resources include buildings, structures and other objects.
 - b. **Identify any archaeological resources located within 500 feet of the subject property:** Archaeological resources include aboriginal mounds, forts, earthworks, village locations, camp sites, middens, burial mounds, missions, or other artifacts at least seventy-five years old.

There are no historically significant resources on or surrounding the subject property.

N. PUBLIC EDUCATION

APPLICANT PLEASE NOTE: *Complete this section only if the request is for a change in residential density.*

1. **DATA REQUIREMENTS:** The data for completing this section of the application is available from the Palm Beach County School Board at 434-8000.
 - a. **Public Schools:** Please identify the name and street address of the public schools that would educate potential school age children, and indicate how far the school is from the subject property, for:
 - 1) **Elementary Schools** Everglades Elementary School - 407 Marginal Rd, WPB, FL
 - 2) **Middle Schools** Emerald Cove Middle School - 9950 Stribling Way, Wellington, FL
 - 3) **Senior High Schools** Palm Beach Central - 8499 Forest Hill Blvd, Wellington, FL

2. ANALYSIS REQUIREMENTS

- a. **Consistency with the Education Element.** All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, the applicant may reference **specific** Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. (It is recommended that the applicant review the Element for such items.) However, for **each** Objective/Policy referenced, the application must **explain in detail** how the **individual** Objective/Policy will be furthered by the proposed amendment. It is not sufficient to state that “this proposed amendment is consistent with and furthers the Education Element”.

GOAL 1.0 Education plays a critical role in defining the quality of life in the community. The Village of Wellington desires that its citizens have life long learning opportunities and that its students attend schools which: have adequate facilities including classrooms, teachers, educational materials, technology and extracurricular activities to meet the needs of the student population, are located within the community, are safe and are a well-planned component of the community’s physical and social infrastructure.

The subject parcel recieved approval from the Palm Beach County School District with the prior site plan applications. The necessary school concurrency applications, based on the proposed increase in dwelling units, has been included with the subject application.

O. INTERGOVERNMENTAL COORDINATION

1. **DATA REQUIREMENT:** Information to complete this section of the application form may be obtained from municipalities and special districts within Palm Beach County.

- a. **Identify all local governments (including special districts) located within one-mile of the subject property:** Royal Palm Beach
- b. **Annexation:** Indicate whether or not a municipality has initiated annexation of the property. If annexation was attempted by a city, indicate when and the name of the city. In addition, identify whether the subject property is located within the future annexation area of any local government (future annexation area information is available from Wellington's Planning and Zoning Division). N/A

2. ANALYSIS REQUIREMENT

- b. **Consistency with the Intergovernmental Coordination Element.** Applicant must demonstrate the impact of the proposed amendment on the Intergovernmental Coordination Element.

The subject parcel is part of the municipality area of the Village of Wellington and is not proposed to be annexed into any adjacent municipality; therefore, the project is consistent with the Intergovernmental Coordination Element of the Comprehensive Plan.

P. EQUESTRIAN ELEMENT

- 1. DATA REQUIREMENT:** The data for completing this section of the application is available from Wellington Planning and Zoning Division

- a. Identify the Equestrian Overlay Zoning District sub-area of the subject property.** N/A

- 2. ANALYSIS REQUIREMENT**

- b. Consistency with the Equestrian Element.** Applicant must demonstrate the impact of the proposed amendment on the Equestrian Element.

The subject parcel is not located within the Equestrian Overlay Zoning District.