

Moncada and Marjory Stoneman Douglas Preserve STAFF REPORT

Petition Numbers/Types:

Comprehensive Plan Map Amendment (CPA)
Petition 2023-0001-CPA
Ordinance No. 2023-08

Rezoning
Petition 2023-0001-REZ
Ordinance No. 2023-09

Owners: Village of Wellington
12300 Forest Hill Blvd
Wellington, FL 33414

PCN:
73-40-44-24-00-000-1070

Future Land Use Designation:

Current – PBC RR/10
Proposed- Conservation

Zoning Designation:

Current- PBC Agricultural Residential
Proposed- Community Facilities

Acreage: 45 acres

Requests:

1. To amend the Future Land Use Map (FLUM) designation from Palm Beach County RR/10 to Wellington's Conservation.
2. To amend the Zoning Map designation from PBC Agricultural Residential (AR) to Wellington's Community Facilities (CF).

Project Manager:

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Location/Map:

The subject property is located approximately 3.35 miles south of the Southern Blvd and Flying Cow Road intersection, on the west side of Flying Cow Road.



Adjacent Property	FLUM	Zoning
North	PBC RR/10	CF
South	PBC RR/10	CF
East	Residential A (1 du/10 acre)	Equestrian Residential (Low density)
West	PBC RR/10	CF

Boards, Committees, and Council:

	Notice Date	Meeting Date	Vote
PZAB	February 28, 2023	March 15, 2023	Approve 5-0
Council (1 st)	March 27, 2023	April 11, 2023	Approve 4-0
Council (2 nd)	March 27, 2023	May 9, 2023	TBD

Public Notice and Comments:

Sent	Returned	Delivered	For	Opposed
8	0	6	N/A	N/A

Site History and Current Request:

Wellington purchased the Wellington Environment Preserve at the Marjory Stoneman Douglas Everglades Habitat (Section 24) in February of 2009 with the goal to provide a solution to high phosphorous levels in Wellington's water discharge and provided means for Wellington to meet water quality standards as mandated by the Federal Government. The preserve was constructed to provide for the filtration of stormwater prior to the water entering the C-1 canal and then traveling to Lake Okeechobee. The preserve was a solution that not only resulted in improved and compliant water quality, environmental restoration, and flood protection, but became a beautiful preserve that is used for recreation, leisure, and education. Wellington recent acquired the 45-acre Moncada property on November 27, 2021 from Dolores Moncada, Individually and as Trustee of the Amended and Restated Rogelio M. Moncada Declaration of Trust dated March 10, 1994. The purpose of this purchase was to secure the 45-acre parcel that is surrounded by the Wellington Environmental Preserve on the north, west, and south property lines. The subject site is bordered to the east by Flying Cow Road. The 45-acres will be used to expand the existing preserve area, provide additional amenities to the visitor's area, and continue the importance of the stormwater management of the water Wellington distributes to Lake Okeechobee. Wellington was awarded and will be receiving grant dollars equivalent to the purchase price. Moncada has remained a family owned parcel for decades and has been vacant but was used as polo field many years ago. The property was annexed into Wellington but the owners plans to develop it never came to fruition, hence there was never a request to convert the land use and zoning to Wellington designations. The property still retains Palm Beach County's Land Use and Zoning designations. Wellington is initiating this application so that the criteria and qualifications for the grant funds and future site improvements to incorporate it into the Wellington Environmental preserve may be successfully accomplished.

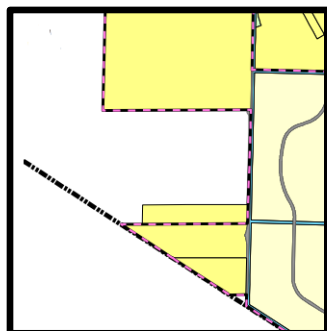
The Wellington Planning and Zoning Division is requesting approval of:

1. Petition No. 2023-0001-CPA (Ordinance No. 2023-08), a Comprehensive Plan Map Amendment (CPA) to amend the FLUM designation of Moncada from PBC RR/10 to Wellington's Conservation (CN); and
2. Petition No. 2023-0001-REZ (Ordinance No. 2023-09), a Rezoning (REZ) to amend Wellington's Official Zoning Map to amend the zoning designation of Moncada from PBC Agriculture Residential (PBC AR) to Community Facilities (CF).

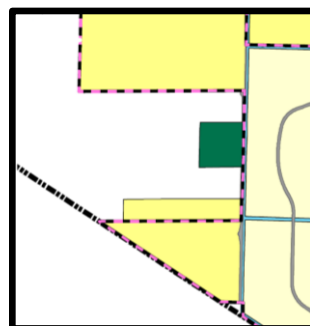
Analysis – Comprehensive Plan Map Amendment:

The Planning and Zoning Division is requesting a Comprehensive Plan Map Amendment to amend the FLUM designation of Moncada from PBC RR/10 to Wellington's CN. Below is a section of the current Wellington FLUM (Exhibit A) with an illustration of proposed FLUM designation (Exhibit B) for Moncada:

Current FLUM



Proposed FLUM Amendment



This CPA request is in compliance with the following specific goals/objectives/policies of Wellington's Comprehensive Plan, in addition to others:

Policy LU&CD 1.6.2 Conservation Land Use: *Preserve and protect areas with Conservation (CN) land use designation to protect natural functions of environmentally sensitive land. The uses permitted include wildlife management, passive recreation, and environmental restoration/preservation. The maximum FAR is 0.05.*

Policy CSR 2.2.4 Conservation Land Use Designation: *Identify and designate publicly and privately-owned wetlands, wildlife habitats, major water recharge areas, and environmentally sensitive lands as Conservation on the Future Land Use Map for protection of natural resources and also dedicate and maintain in perpetuity, by a legally binding, recorded instrument by a plat or separate agreement.*

The proposed designation will enhance Wellington's preservation and conservation efforts. It will provide an additional 45 acres of conservation land. The property is surrounded by The Wellington Environmental Preserve. The 45-acres will be used to expand the existing preserve area, provide additional amenities to the visitor's area, and continue the importance of the stormwater management of the water Wellington distributes to Lake Okeechobee.

Policy PR 1.1.1 Recreational Land (Recommended Standards): *Provide a superior amount of recreational land to serve the population; at least 10 acres of recreational land per 1,000 residents is Wellington's target. Recreational land may comprise land for active or passive recreational use.*

There is currently 2,011 acres of land with recreational Future Land Use Map designations that are either Open Space Recreation, Equestrian Commercial Recreation, Park, or Conservation. Wellington has a population of 61,768 and based on the population, is targeted to have 617.68 acres of recreational land. With the additional 45 acres of Conservation land, Wellington will have a total of 2,056 acres of recreational land. This calculation does not include Wellington Environmental Preserve (Section 24) as the property does not have a Wellington FLUM designation.

Policy PR 1.1.6 Prioritizing Park Acquisition: *Prioritize acquisition of recreation and open spaces lands containing natural resources suitable for preservation and appropriate for a resource-oriented facility, such as areas containing undisturbed native vegetative communities or functional wetlands.*

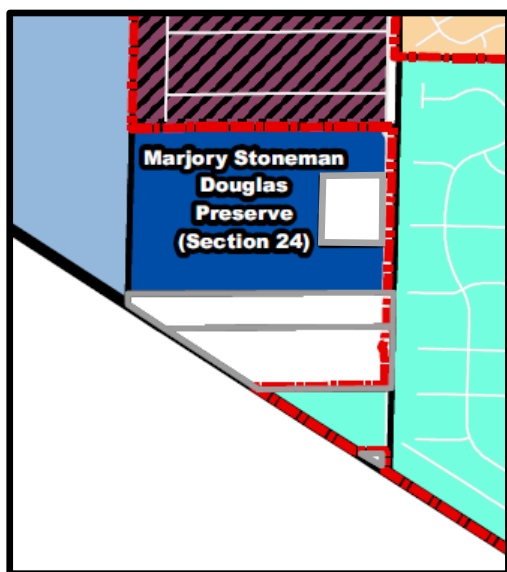
The property is undisturbed land with dense vegetation. Wellington recently acquired the property for the purpose of expanding the existing Marjory Stoneman Douglas Environmental Preserve. Wellington remains committed to prioritize the importance of open space and preservation of its natural resources to counter-balance the development needs of the future.

1. Rezoning

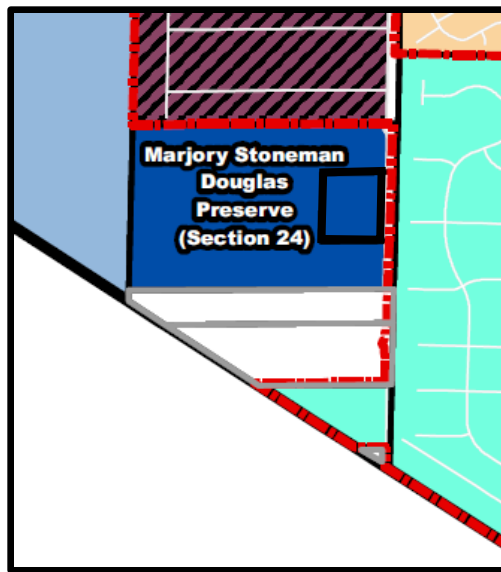
The Rezoning (REZ) request is to amend Wellington's Official Zoning Map to amend the zoning designation for Moncada from Palm Beach County Agriculture Residential (PBC AR) to Wellington Community Facilities (CF).

Below is a section of the current Wellington Official Zoning Map (Exhibit C) with an illustration of proposed Community Facilities zoning designation (Exhibit D) for Moncada:

Current Zoning Map



Proposed Zoning Map Amendment



A. *The request is consistent with the purposes, goals, objective and policies of the Comprehensive Plan:*

The Rezoning is consistent with the Comprehensive Plan as explained above in the Comprehensive Plan staff analysis.

B. *The request is in compliance with all articles of the Land Development Regulations (LDR):*

Per Section 6.1.2.G of Wellington's LDR, The CF district is established for public and institutional facilities and uses including schools, government offices, assembly, utility services, and other infrastructure-related facilities. The CF district is consistent with all land use categories, and in particular, Park Future Land Use Map designations of the Land Use Element of the Comprehensive Plan. Per Table 6.2-1, Use Regulations Schedule, of Wellington's LDR, a Park or Governmental Services is a permitted use in the Community Facilities Zoning District.

C. *That there are changed conditions that require rezoning:*

The subject site remained as a Palm Beach County Agriculture Residential (AR) zoning designation after Wellington's incorporation and the property's annexation. The comparable Wellington FLUM designation to the current PBC FLUM designation could have allowed for a subdivision of the 45-acre property into four (4) single family lots a minimum of 10 acres in size. The potential for four (4) single family lots would also be in keeping with the surrounding properties, but this enclave would be best served to expand the Wellington Environmental Preserve. Wellington used grant funds to purchase the property and is initiating the applications so that the criteria and qualifications for the grant funds and future site improvements to incorporate it into the Wellington Environmental preserve can be successfully accomplished.

D. *The proposed request shall not result in significantly adverse impact on the natural environment:*

Wellington purchased the property with the intent to expand the existing Wellington Environmental Preserve that surrounds the property to the north, west, and south. The 45-acres will be used to provide additional amenities to the visitor's area and continue the importance of the stormwater management of the water Wellington distributes to Lake Okeechobee.

E. *The proposed request is consistent with the applicable neighborhood plans:*

The subject site is not located within the boundary of a neighborhood plan.

F. *The proposed request complies with Article 2, Concurrency Management:*

No development is expected to occur on site that would affect concurrency.

Summary

Based on the findings, consistency with Wellington's Comprehensive Plan, and Land Development Regulations, the Planning and Zoning Division recommends approval of the following:

- Ordinance No. 2023-08, Comprehensive Plan Map Amendment (Petition No. 2023-0001-CPA) to amend the Future Land Use Map (FLUM) designation to Conservation; and
- Ordinance No. 2023-09, Rezoning (Petition No. 2023-001-REZ) to modify Wellington's Official Zoning Map Designation to amend the zoning designation of Moncada to Community Facilities.

Additional information has been provided in the list of exhibits below that are not identified specifically in the staff report, but are noteworthy.

List of Exhibits

- Exhibit A: Current Future Land Use Map
- Exhibit B: Proposed Future Land Use Map
- Exhibit C: Current Official Zoning Map
- Exhibit D: Proposed Official Zoning Map
- Exhibit E: Survey
- Exhibit F: Recorded Deed
- Exhibit G: Res. R2021-04 (Preserve Expansion Project)
- Exhibit H: Justification Statement