

Wellington Green

STAFF REPORT

Ordinance No:

2025-11 Comprehensive Plan Amendment (CPA)
2025-14 (F.K.A. 2024-20) Rezoning (REZ)

Applicant: Village of Wellington

Request:

To delete all conditions of approval that were originally adopted as part of the land use (CPA) and zoning (REZ) approvals by Palm Beach County for the overall 456-acre Wellington Green project.

Boards, Committees, and Council:

	Date	Vote
PZAB	04/16/2025 (CPA) 11/20/2024 (REZ)	6-0 7-0 (Recommend Approval)
Council (1 st)	5/13/2025	Pending
Council (2 nd)	6/10/2025	Pending

Wellington Vision:

A Great Hometown: Great Neighborhoods, Great Schools, and Great Parks.

Wellington Mission:

To provide high-quality services that create economic, environmental, and social sustainability for residents.

Wellington Goals:

- Economic Development
- Neighborhood Renaissance
- Protecting Our Investment
- Respecting the Environment
- Responsive Government

Location:

Wellington Green project is located on the southwest corner of Forest Hill Boulevard and State Road 7/U.S. 441



Adjacent Property	FLUM	Zoning
North	Residential E & G / Commercial	Planned Unit Development (PUD) / Medical Center Planned Development (MCPD)
South	Residential C / Commercial	PUD / Community Commercial
East	Residential C	PUD
West	Open Space Recreation / Residential C	PUD

Project Manager:

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Background:

Palm Beach County (PBC) approved (August 26, 1996) three (3) development applications, for the overall 466.3-acre parcel, known as Wellington Green (FKA Wellington Commons DRI) consisting of:

- **Ordinance No. 96-26** (Exhibit A): Future Land Use Map (FLUM) change from Low Residential 2 (LR-2) to Large Scale/Multiple Use (LS/MU) overlay with underlying land uses (including Commercial High, Residential High, Residential Medium, Wetland/Buffer, Active Park and Lakes allowed anywhere within the overall project).
- **Resolution No. R96-1194:** Development of Regional Impact (DRI) with conditions of approval (Regional and Local).
- **Resolution No. R96-1195** (Exhibit B): Zoning Map change from Agricultural Residential (AR) to one (1) Planned Unit Development (PUD) and seven (7) Multiple Use Planned Developments (MUPD) with conditions of approval (Local).

Since the initial approvals in 1996, several amendments have been approved by both PBC and Wellington (VOW), as summarized below.

Resolution	Amendment
PBC R-96-1193	Public Facilities Agreement
PBC R-98-1787	Regional Conditions
PBC R-98-1788	Local Conditions
PBC R-99-329	Regional Conditions
PBC R99-2267	Regional Conditions
PBC R99-2268	Local Conditions
PBC R-99-2415	Local Condition (corrected R99-2268)
VOW R2000-107	Add additional access point to MUPD "D"
VOW R2000-143	Modify residential pods acreage (Pod "A" 35 to 57.75 ac and Pod "B" 48.75 to 26 ac)
VOW R2001-112	Increase CLF units from 300 to 415. Reduce SF of retail in Pod "A" by 6,198 SF. Delete 300,000 SF limitation of GFA. Building height of 44 feet in Pod "A"
VOW R2002-06	MUPD A Building Height 57 ft.
VOW R2002-30	Regional Conditions
VOW R2004-04	Eliminate 56 trips of entitlement. Change phasing and Max Gross SF of Floor Area/Unit/Bed Totals
VOW R2005-124 VOW R2005-125	Remove 10-acre Active Park site. Gross SF totals may exceed max provided does not exceed 4,296 PM PK Hour trips. Increased CLF 415 to 630 units. Increased PUD units from 400 to 567 (+167 Pod C)
VOW R2005-126	Combine all previous Regional and Local Conditions. Add new Local Conditions
VOW R2008-03	Add access on FHB to MUPD "D"
VOW R2008-70	Remove wetland preserve in MUPD F (reduced to 27 acres). Additional access to MUPD "F"
VOW R2011-41	Add 106 MF units to Pod "C" (673 MF total)

VOW R2015-31	Add Conditional Use approval for indoor movie theater to MUPD "G" (Approved June 9, 2015)
VOW R2017-10	Add Conditional Use approval for 125-room hotel to MUPD "B," remove satisfied Regional Conditions and consolidate all Local Conditions (Approved March 28, 2017)

In 2019, staff reviewed the historical documents approving the Wellington Green project for applications submitted at that time. It was revealed that conditions of approval for both the project's land use and zoning development orders were never amended over the years to be consistent with approved amendments to the master plan. Historically, PBC and Wellington conditioned a project's land use and zoning development orders with conditions of approval that matched or mirrored conditions typically found on the master plan approval related to entitlements and development standards. Wellington's, along with most other municipalities', current practice is to include the conditions related to a project's entitlements and development standards on the master plan only. Wellington does not include site-specific conditions as part of the land use or zoning development order approvals today (except as required by Wellington Council) in efforts to avoid inconsistencies among approval documents, as occurred with the Wellington Green project. Additionally, a master plan may have several amendments beyond the original approval that would not require a land use or zoning change. If conditions are duplicated in all three documents, you are forced to process unnecessary amendments each time, which is why this is no longer common practice. Consistent with this practice, Wellington is initiating the proposed amendment to delete the project's land use (CPA) and zoning (REZ) conditions as a "clean-up" amendment for the Wellington Green project. No change to the current land use or zoning map designations will result from this amendment.

Analysis:

PBC Ordinance No. 96-26 (Exhibit A), approving the FLUM designation for Wellington Green, included conditions of approval for the underlying land uses with minimum and maximum acreage thresholds. Below are the conditions in the land use approval (Ordinance No. 96-26) that is proposed to be deleted:

The following underlying uses shall apply to this amendment:

LAND USE	MINIMUM AC.	MAXIMUM AC.
Commercial High (CH)	185	250
Residential High 8 (HR-8)	10	50
Resid. Medium (MR-5) CLF Only	35	60
Wetland/Buffer	28	-
Active Park	10	-
Lakes/Drainage Control	132	-
Total	400	466

These uses shall be shown in a Mosaic pattern on the Future Land Use Atlas.

The request is to also amend the original Wellington Green zoning development order, as adopted by PBC Resolution No. R-96-1195 (Exhibit B. Note Wellington approves zoning development orders by ordinance, not resolution), by deleting the list of conditions included in the approval. The approval was to allow a Zoning Map designation of Planned Unit Development (PUD) for the one (1) residential area (identified as pods A, B, and C) and Multiple Use Planned Development (MUPD) for the seven (7) commercial pods (including the Mall at Wellington Green – Pod G) with local conditions of approval. These zoning conditions of approval were repeated on the Wellington Green Master Plan.

As mentioned in the previous section, the prior land use (Ordinance No. 96-26/Exhibit A) and zoning (Resolution No. 96-1195/Exhibit B) approvals included conditions of approval that were unintentionally not amended over the years to be consistent with the approved master plan amendments, so the Wellington Green project approvals now have inconsistent language for the same conditions. Some of the conditions were specific to local entitlements and development standards that were in addition to regional conditions of approval as a part of the Wellington Green DRI. The current approved Wellington Green Master Plan (Resolution No. R2017-10/Exhibit C) removed "satisfied" Regional Conditions and consolidated all Local Conditions in 2017. Exhibit D is an illustration of the original zoning conditions (see Exhibit B for prior conditions) that were previously amended or deleted, and new conditions on the current master plan approval (see Exhibit C for current conditions). The deleted conditions indicated if they were obsolete, previously satisfied, or were deleted over the years with master plan amendments approvals by Wellington's Council. Before any future development orders are approved for the Wellington Green project, the land use and zoning development orders will need to be amended to ensure no inconsistencies in the conditions among documents. In an effort to ensure consistency throughout the Wellington Green project approvals and streamline the development process, Wellington is processing this amendment as a clean-up before future applications are submitted.

The approval process of conditioning the land use and zoning ordinances under previous growth management regulations was more cumbersome and often complicated. It prolonged the amendment process by requiring amendments of the same condition(s) across several documents for any given project. Wellington recently updated the Land Development Regulations (LDR) in efforts to streamline the review process and to comply with changes to state statutes. The conditions of approval that will govern the project are provided in the current master plan (Resolution No. R2017-10), which is the appropriate document for development-related conditions. Any future changes to the master plan that increase density and/or intensity will require a public hearing and Wellington Council approval.

Approval of this request to delete the land use (CPA) and zoning (REZ) conditions for the Wellington Green property will correct the inconsistencies and ensure that new inconsistencies with conditions on different (land use, zoning and master plan) development approvals are not created in the future. As noted, the conditions that are being deleted per this request from the prior land use and zoning approvals (Ordinance No. 96-26/Exhibit A and Resolution No. 96-1195/Exhibit B) are included in the

current approved Wellington Green Master Plan Resolution No. R2017-10 (Exhibit C).

The typical analysis of a land use and zoning change request is not required as this request will not amend the Wellington Green properties land use or zoning designations as illustrated on the current Future Land Use Map of Wellington's Comprehensive Plan and Official Zoning Map of Wellington's Land Development Regulations. The proposed development order amendments do not grant any additional entitlements for the Wellington Green project/properties.

Summary:

Findings of Fact have been provided in the Planning and Zoning Division Staff Report to approve the request based on the historical amendments to the Wellington Green development orders and to ensure consistency with Wellington's Comprehensive Plan, LDR, and Wellington Green Master Plan. These findings are subject to other competent substantial evidence presented at the public hearing.

List of Exhibits:

- Exhibit A: PBC Ordinance No. 96-26 (Wellington Green Land Use)
- Exhibit B: PBC Resolution No. R-96-1195 (Wellington Green Zoning)
- Exhibit C: Resolution No. R2017-10 (Current Wellington Green Master Plan)
- Exhibit D: Comparison Chart of Original and Current Condition Numbers (See Exhibit A for prior conditions and Exhibit C for current conditions)