



May 10, 2023

Paige Bellissimo
VP of Development
Wellington Equestrian Partners
13421 Sout Shore Boulevard, Suite 203
Wellington, FL 33414

Re: Modifications to Equestrian Village Lagoon and Equestrian Village Estates Market Study

Dear Ms. Bellissimo,

We have reviewed the proposed site plan modifications to the Equestrian Village Lagoon and Equestrian Village Estates. We understand the changes being proposed are as follows:

Equestrian Village Lagoon

- Originally 271 multi-family units, now 278.
- Originally 29 single-family homes, now 22.
- 300 dwelling units, no change.
- Changing from a man-made lagoon to a park with natural lakes and walking paths.
- Changing from a 10-hole golf course to a driving range and short course practice area.

Equestrian Village Estates

- 197 dwelling units, no change.
- 5 dwelling units to be 5-acre farms.

The changes being proposed to the size and count of the residential units have no significant impact on the market studies that we prepared in December for both developments. Changing the man-made lagoon to a natural area with walking paths is an enhancement of amenities. Changing from a 10-hole golf course to driving range and short course has no significant impact. Changing five estates to larger farms has minimal impact.

We appreciate the opportunity to review these changes. Should a significant change be made, we can be retained to update the reports accordingly. The analysis and conclusions of our reports remains unchanged.

Please feel free to share this information with the Town of Wellington.

Sincerely,

A handwritten signature in blue ink that reads "Lawrence G. Zabik".

Lawrence G. Zabik, Partner
Zabik & Associates, Inc.

Market Study for Equestrian Village Lagoon



December 2, 2022 - Revised from August 8, 2022

Prepared for:

Wellington Commercial Holdings, LLC
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Wellington, FL 33414

Prepared by:

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Table of Contents

Market Study for Equestrian Village Lagoon

Introduction.....	3
Executive Summary	5
Palm Beach County Highlights	8
Wellington Highlights.....	8
Central Palm Beach County	9
Population.....	10
Economy	11
Employment.....	12
Housing Review.....	13
Wellington Housing Market	15
Trade/Market Area	16
Residential Market Review	17
Consistency with Comprehensive Plan	18
Return on Investment.....	19
Tax Base Impact	21
Findings and Recommendations	22

Attachments

- 1. Demographic and Income Profile - Esri GIS**
- 2. Site Map - Esri GIS**
- 3. Palm Beach County Profile - Palm Beach County Department of Planning, Zoning & Building**
- 4. Census Quick Facts Wellington, FL Palm Beach County, FL - United States Census Bureau**
- 5. Wellington Demographics - The Village of Wellington, July 2022**
- 6. Municipal Residential Projects 2020 - Wellington - Palm Beach County PZB - Planning Division**
- 7. Planning and Zoning Active Project Applications - Village of Wellington 2022**
- 8. Palm Beach County Market Snapshot Year End 2021 - Business Development Board of Palm Beach County**
- 9. Palm Beach County Market Snapshot June 2022 - Business Development Board of Palm Beach County**
- 10. Economic Impact of the 2021 Winter Equestrian Festival - Palm Beach County Sports Commission**
- 11. 2021 Final Millage Rates - Palm Beach County Property Appraiser**
- 12. Wellington Presents Preliminary 2023 Annual Budget - Village of Wellington, July 13, 2022**
- 13. "A sign of Wellington's growth: Publix plans makeovers, expansions of 2 supermarkets in village" - Palm Beach Post, June 17, 2022**
- 14. "Lennar to finish buildout after \$190 million land buy at new Arden community near Wellington" - Palm Beach Post, April 21, 2022**
- 15. "Lotis in Wellington: Project would bring restaurants, retail, senior living to 64 acres" - Palm Beach Post, May 10, 2019**
- 16. Local Market Update December 2018, December 2019, December 2020, December 2021, September 2022 - Realtors of the Palm Beach and Greater Fort Lauderdale**



AND ASSOCIATES, INC.

Introduction

The purpose of this market study is to assess the viability, market demand and economic impact of a luxury residential, equestrian-centric community on the northeast corner of South Shore Boulevard and Pierson Road in Wellington. This market study has been prepared with consideration of the ongoing area approvals and other development in the market area.

We believe the market can support the proposed equestrian-centric residential development at this time. The available market and land for new residential developments in the area is limited and demand is strong. The proposed equestrian development consists of 29 single-family homes and 271 multi-family homes on 101 acres. The target market is full-time and part-time equestrian related residents and visitors.

The continued population growth of the Wellington equestrian community and strong residential demand within and adjacent to the trade area further supports the absorption of this residential development. We anticipate the full absorption of this property will take approximately 36-48 months after approval.

This study highlights the market potential and economic impact of the equestrian-centric residential development being proposed along South Shore Boulevard and Pierson Road. The site location is shown on the cover page and site data is shown below in *Figure 1*.

SITE DATA			BUILDING DATA		
PROJECT NAME	THE LAGOON AT EQUESTRIAN VILLAGE		MAXIMUM BUILDING HEIGHT	35 FEET*	
RANGE 41, TOWNSHIP 44, SECTION 16			* ALL BUILDINGS IN EXCESS OF 35' SHALL REQUIRE WELLINGTON COUNCIL APPROVAL AND SHALL SATISFY THE CRITERIA FOR LDR SECTION 6.3.1G.5		
PROPERTY CONTROL NUMBERS	73-41-44-16-01-001-0010 73-41-44-16-01-001-0020 73-41-44-16-00-000-7030 73-41-44-16-22-001-0030 73-41-44-16-22-001-0020 73-41-44-16-22-001-0010 73-41-44-16-21-001-0000 73-41-44-16-22-001-0040		RECREATION FACILITY	79,904 SF	
PETITION NUMBER	2022-0002-CPA 2022-0003-REZ 2022-0004-MPA		BEACH CLUB	13,181 SF	
FUTURE LAND USE	RESIDENTIAL F/EQUESTRIAN COMMERCIAL RECREATION		CLUBHOUSE	21,600 SF	
EXISTING	RESIDENTIAL E		GOLF/TENNIS CLUB	8,133 SF	
PROPOSED	PUD / EQUESTRIAN OVERLAY ZONING (SUBAREA D)		TOTAL	122,837 SF	
ZONING	PUD		DWELLING UNITS		
EXISTING			DWELLING UNITS		
PROPOSED			SINGLE FAMILY	29	
			MULTI-FAMILY	271	
			TOTAL	300	
			PARKING DATA		
				REQ	PROV
			SINGLE FAMILY	96	128
			MULTI-FAMILY		
			UNITS	536	536
			GUESTS	67	67
			RECREATION FACILITY	160	
			BEACH CLUB	26	
			CLUBHOUSE	43	
			GOLF/TENNIS CLUB	41	
			GOLF COURSE	40	
			COURTS	18	
			TOTAL	1,027	1,085
	SF	AC			
TOTAL SITE AREA	4,431,794.00	101.74			
TOTAL WATER AREA	1,188,316.80	27.28			
LAGOON	578,476.80	13.28			
LAKE	87,120.00	2.00			
EXISTING CANAL	304,920.00	7.00			
CANAL EXPANSION	217,800.00	5.00			

Figure 1 - Site Location

This study presents a summary of findings and recommendations regarding the market potential for the luxury residential development on this property.

The scope of this marketing and demographic study includes:

- An executive summary of Palm Beach County, Wellington, and local site growth and demographic characteristics
- A review of local residential market trends
- A review and analysis of the current market absorption rates
- A review of the residential marketplace
- An economic impact study utilizing IMPLAN, economic impact planning software
- A summary of the findings and recommendations

The proposed Equestrian Village Lagoon development is consistent with existing and proposed development in the surrounding area and the Wellington Comprehensive Plan.



Figure 2 - Proposed Site Plan

Executive Summary

Development of this Equestrian Village Lagoon is currently justified. The major factors affecting the decision to build this residential complex on the subject property include:

- Location, Location, Location
- Demand Analysis
- Demographic Trends
- Local Competition

The results of this analysis support the use of the property as a luxury equestrian-centric residential development site. Development of this site is consistent with future local and neighborhood plans, Wellington's Comprehensive Plan, and the surrounding area approvals. In addition, approval of this type of development is consistent with the existing character of the area.

Location

The location of this site is at the northeast corner of South Shore Boulevard and Pierson Road. This Wellington site offers access to minor collector roadways, South Shore Boulevard and Pierson Road, feeding into a major collector road, Big Blue Trace, and a minor arterial road, Forest Hill Boulevard. Further, South Shore Boulevard and Forest Hill Boulevard are expected to be widened per the Wellington Comprehensive Plan.

This Wellington site offers easy access to the I-95 and Turnpike transportation network as well as the retail hub anchored by The Mall at Wellington Green and extending south along State Road 7.

Demand Analysis

The demand analysis for this project supports the approval of the Equestrian Village Lagoon project at this time. The projected rate of population growth for the larger trade area, as well as for the central area of Palm Beach County, and the type of development proposed supports the need for additional residential units. Full absorption of the proposed development is expected within 36-48 months after approval.

In summary, the Wellington and central Palm Beach County market areas are strong and demand is currently in place for additional residential development. Data showing the strong residential development potential is contained in the attached market reports. This demand analysis also considers the extremely limited supply of new comparable product in and around the Wellington area.

Demographic Trends

Central Palm Beach County is a fast developing residential area in Palm Beach County, The population for the five-mile trade area is expected to approach 95,000 residents in 2027. This area is a magnet for families and empty nesters, the target demographic of the Equestrian Village Lagoon development.

Just over 94,000 residents currently live within the five-mile trade area, the population is expected to stay steady in the next five years without additional residential products. The median age of the population has held steady at 40.1 years in 2010 and 41.3 years in 2027. Currently, just over 26,000 housing units are owner occupied and just under 7,000 units are renter occupied. These numbers are expected to hold steady over the next five years.

The median household income in the five-mile trade area is \$104,237 with an expect increase to \$117,365 in the next five years. Currently 17.3% of households in the five-mile trade area fall into the \$200,000+ household income range, with an expected increase to 21.3% of households in the next five years.



Figure 3 - Proposed Site Location

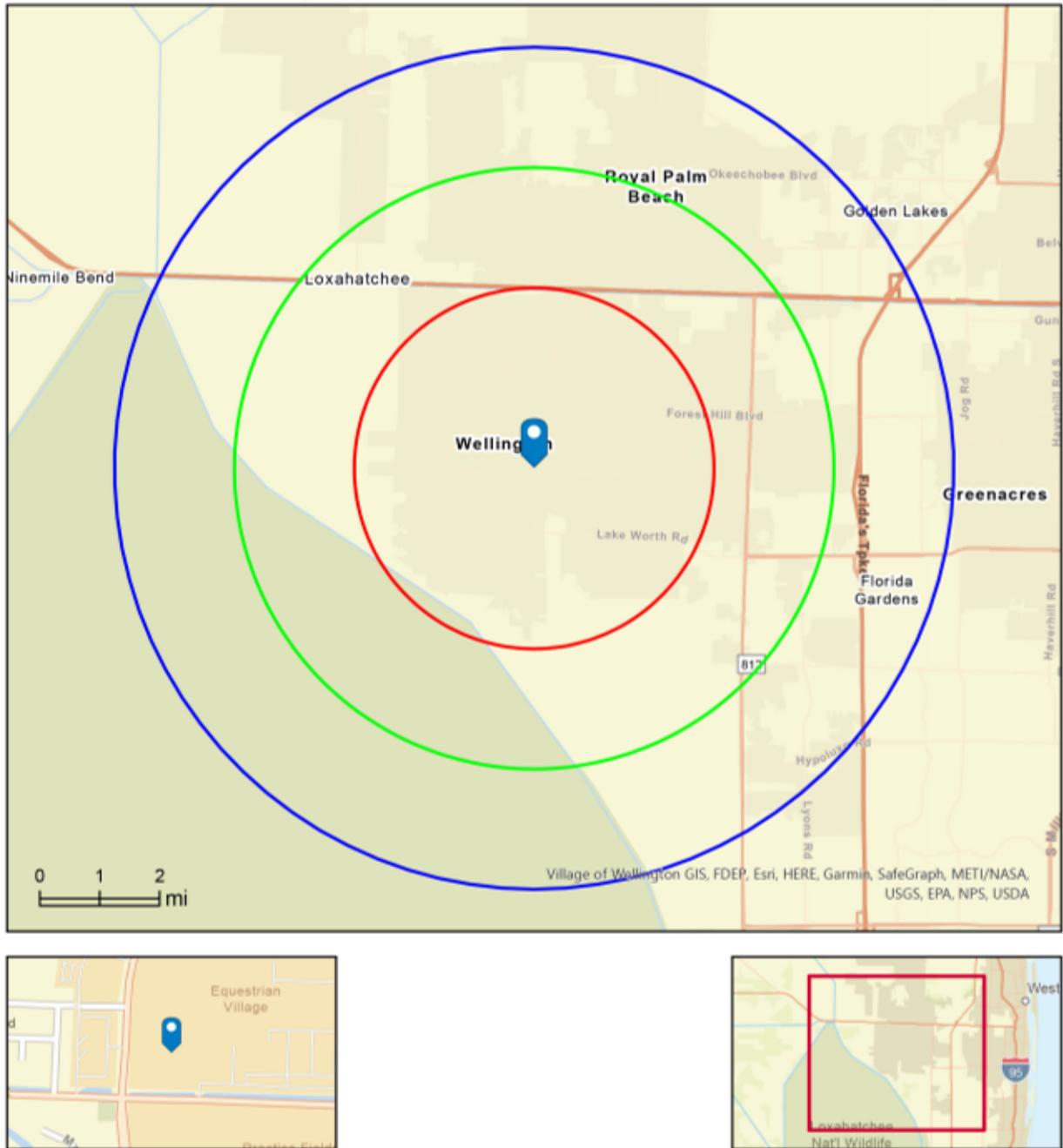


Figure 4 - 3, 5, and 7 Mile Radius from Site Location
Source: Esri GIS

Palm Beach County Highlights

Palm Beach County is Florida's third most populated county behind Dade and Broward Counties. Palm Beach County is also one of the largest geographic counties east of the Mississippi River. Palm Beach County is home to 39 municipalities. Approximately 44% of the County's population lives within these municipalities, with the remainder living in the unincorporated portions of the County.

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

Wellington Highlights

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

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

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

Central Palm Beach County

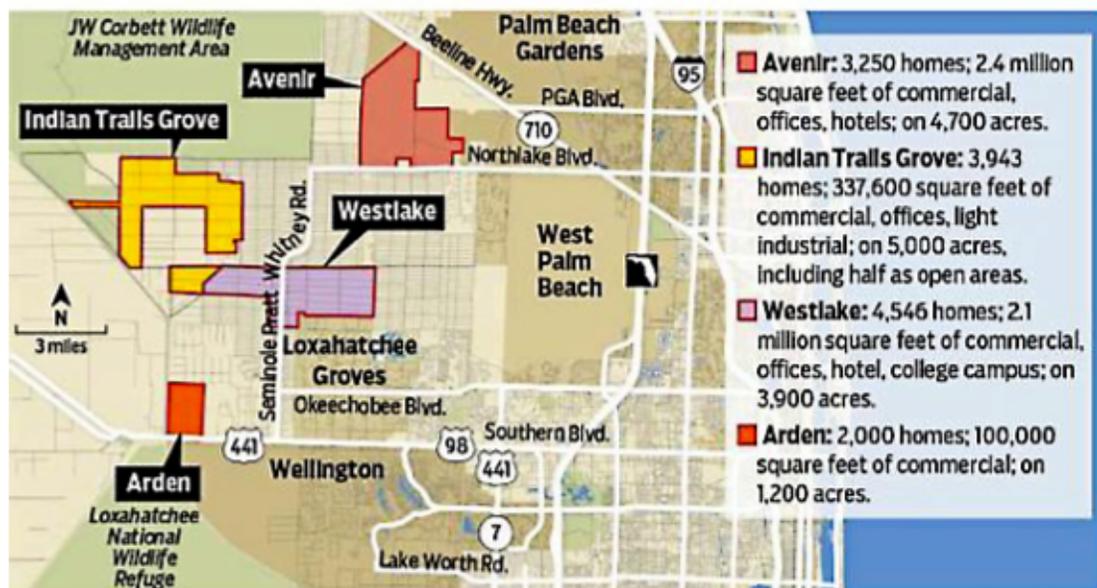
The mid-western areas of Palm Beach County are undergoing significant residential growth led by the municipalities of Wellington, Royal Palm Beach, Westlake and Palm Beach Gardens. Approvals are currently in place for over 16,000 new residential units with a significant portion of these already built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

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

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

County's mid-western home boom

Four massive development projects, which are expected to bring 14,000 new homes to Palm Beach County's unincorporated mid-western area, are part of a statewide boom trend since Gov. Rick Scott scaled back Florida's growth laws five years ago.



Source: Palm Beach Post research

ROBERT CALZADA / STAFF

Figure 5 - County's mid-western home boom

Population

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

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

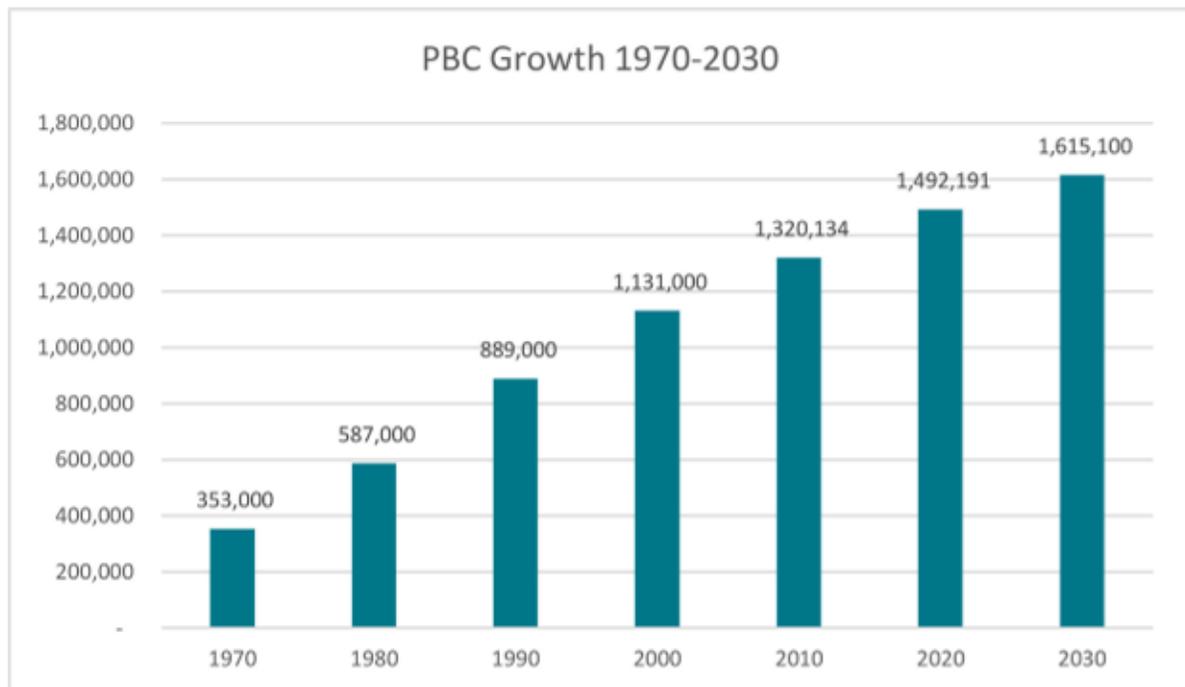


Figure 6 - Source: Palm Beach County Planning

Economy

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

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

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

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

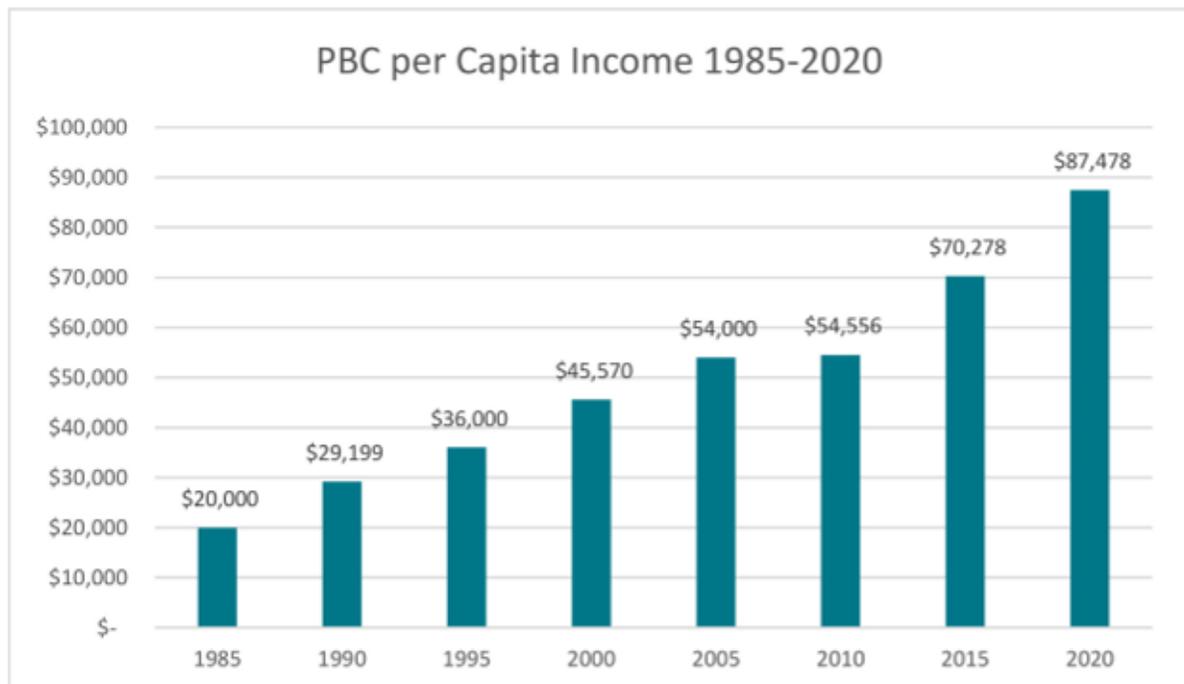


Figure 7 - Source: Florida Legislature Office of EDR

Employment

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

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

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

The national economic downturn related to the housing industry was reflected in the unemployment rate in Palm Beach County which peaked at 12% in 2010. The pandemic and economic shutdown in 2020 spiked the unemployment rate to 8%. In 2021, the rate of unemployment rate lowered to 4.3% as the vaccine was approved and distributed. All signs point to a steady improvement and a return to historical growth with low unemployment rates in the future. Palm Beach County has well-weathered the transient national economic downturns, quickly bouncing back with growth exceeding national and state trends.

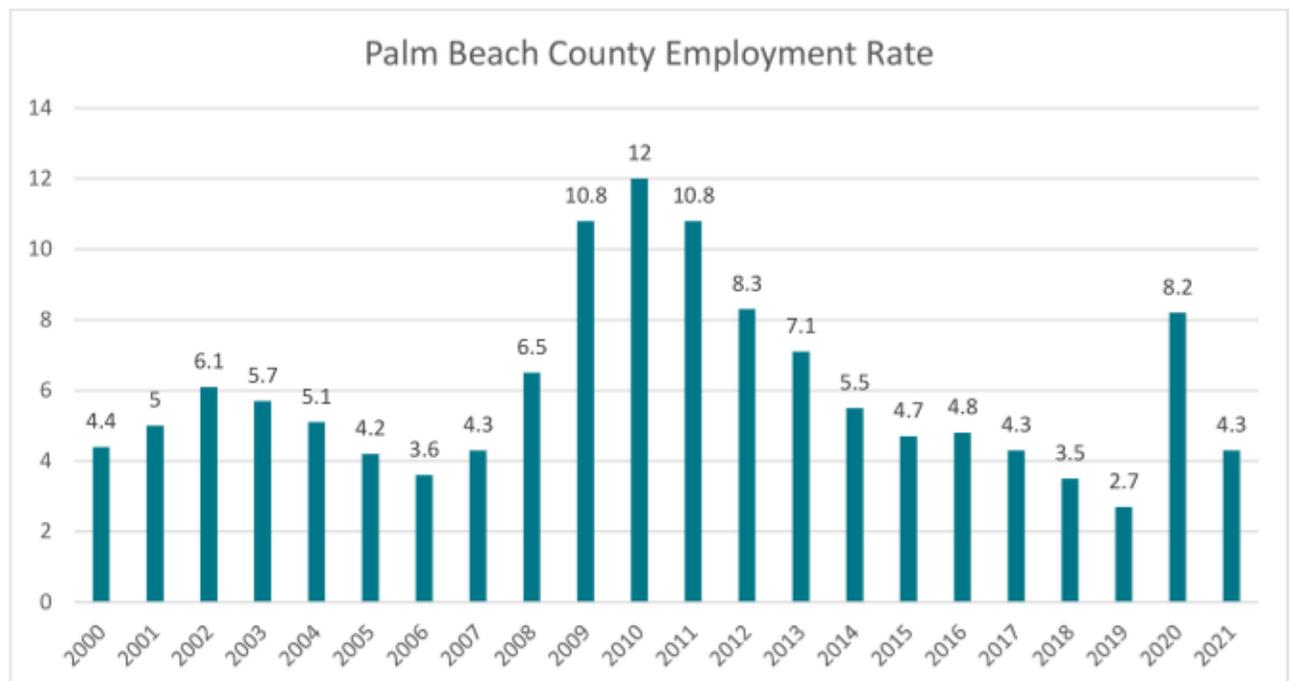


Figure 8 - Source: Bureau of Labor Statistics

Housing Review

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

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

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

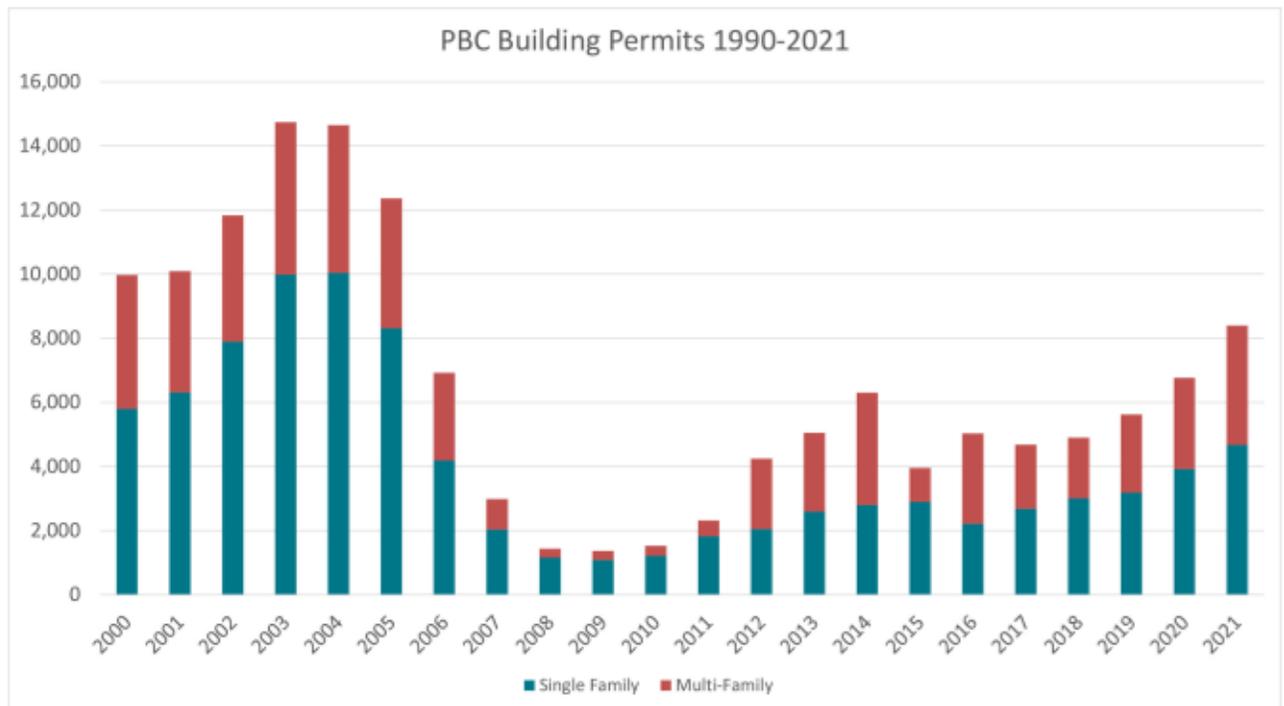


Figure 9 - PBC Building Permits

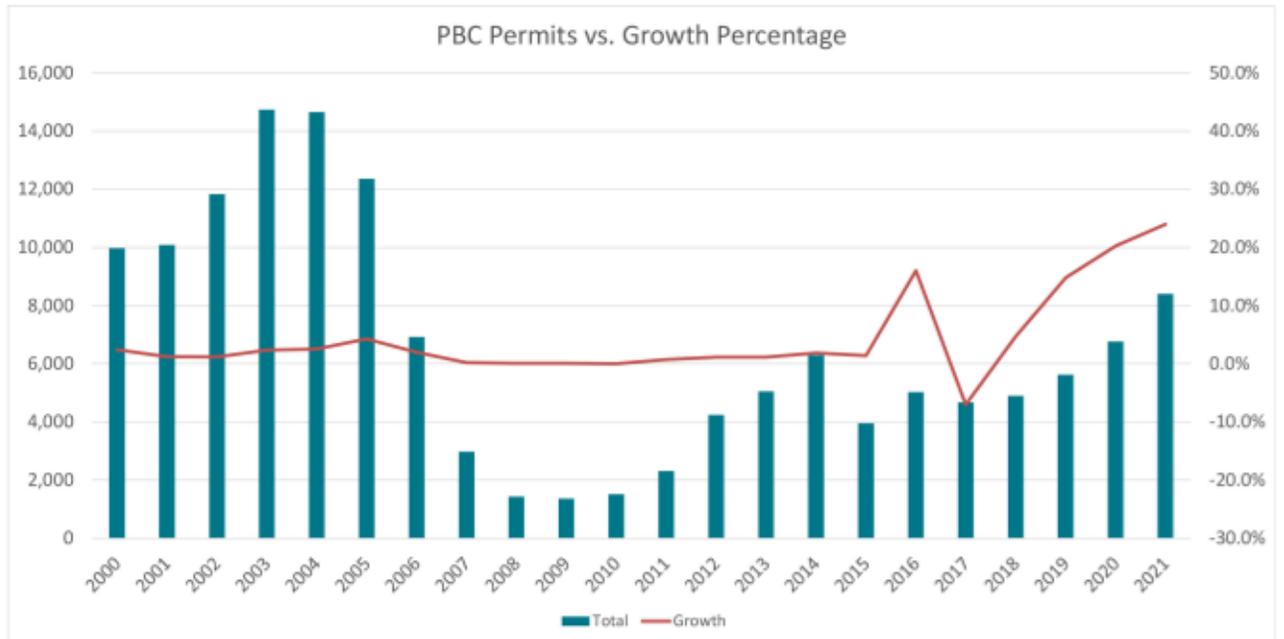


Figure 10 - Permit vs % Growth

Wellington Housing Market

The proposed Equestrian Village Estates and Equestrian Village Lagoon projects are currently justified for development. Home sales for 2017-2021 in the Village of Wellington are shown in the chart below. A total of 5,355 home sales over five years, averaging 1,071 sales per year. Sales in 2022 are tracking in excess of the five year average.

The proposed Equestrian Village Estates is planned to be an 8-10 year development. The Estates are expected to sell 20-25 units per year.

The Equestrian Village Lagoon is expected to sell at a faster rate due to the lower price point. Sales are expected to be 30-40 units per year with a sell out in 6-8 years. The anticipated sales of both communities combined will comprise about 5% of annual sales in Wellington.

Both of the communities are targeted at the equestrian market. This core Wellington economic pillar has the depth and demand for support of both these projects simultaneously. The target sales market includes full-time residents as well as seasonal residents, for which this will be their second or third home.

New home construction in Wellington has been limited in the past five years with 249 new single-family and multi-family being constructed for an average of 50 new units per year. Less than 250 new single-family and multi-family units in Wellington are currently in development or approvals. The proposed incremental increase is supported by current demand as shown by the median time to contract being under 60 days as shown in the attached Local Market Updates.

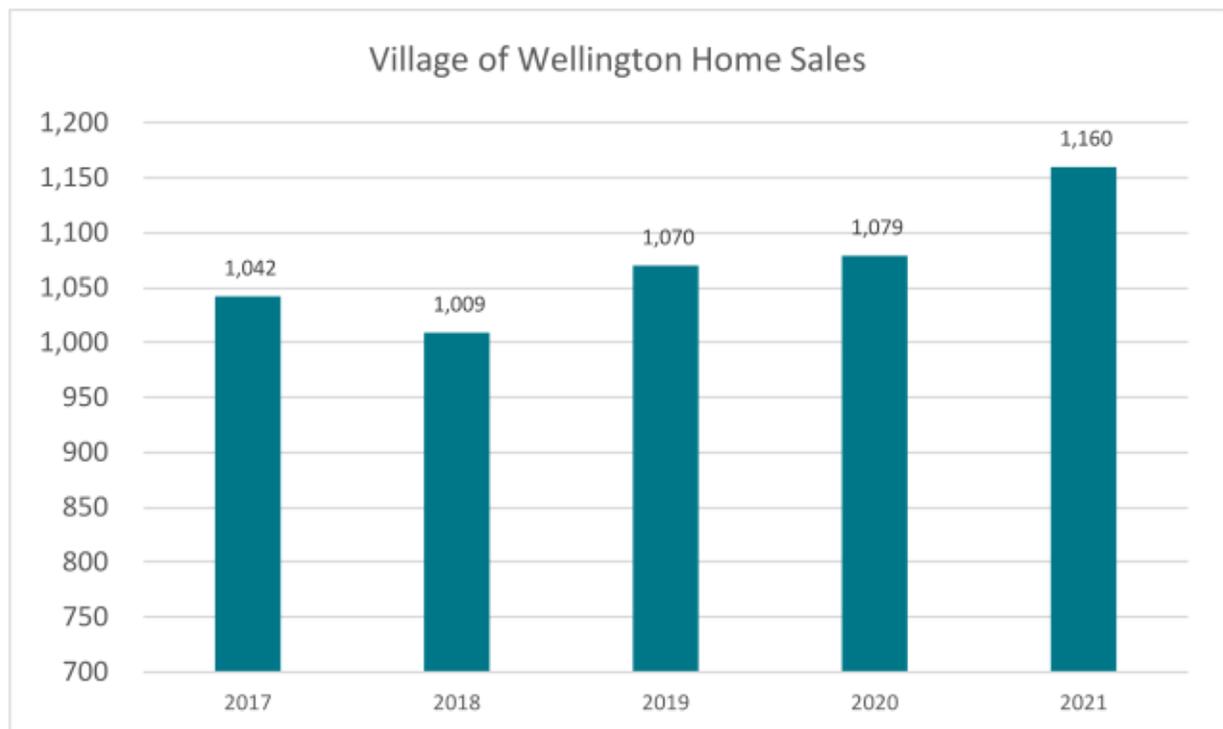


Figure 11 - Village of Wellington Home Sales

Trade/Market Area

Population

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

	2010	2020	2022	2027
3 Mile Radius	41,797	42,659	42,467	42,403
5 Mile Radius	86,057	94,029	94,274	94,851
7 Mile Radius	150,709	169,476	173,516	176,659

Sources: 2020 Census, Esri, Zabik & Associates, Inc.

Growth is expected to continue at a constant rate over the next 10 years as the remaining approved residential space is built out.

Market Study Parameters

Population growth in both the trade area for this development and for Wellington is estimated to continue to be steady, resulting in an addition of over 500 residents in the five-mile area and 3,000 in the seven-mile area over the next five years.

Current Wellington Area Population Projections

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

Residential Market Review

The Equestrian Village Lagoon site is located in central Palm Beach County. This area is characterized by a diverse mix of retail, commercial, residential and recreation that support the local population. The location of the Equestrian Village Lagoon site will offer an additional equestrian-centric luxury residential development that will complement the existing concentration in the area. This development is the result of the bright economic outlook that is encouraging developers to move forward with projects of this character.

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

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

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

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

Consistency with Comprehensive Plan

The proposed development is consistent with the Wellington Comprehensive Plan.

As outlined in the development application:

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

This development complies with:

Land Use and Community Design Goals

LU&CD 1 Land Uses

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

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

LU&CD 2 Neighborhood & Districts

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

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

LU&CD 3 Protect Our Investment

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

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

LU&CD 4 Sustainability

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

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

Return on Investment

Economic Impact Study Utilizing IMPLAN

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

Every dollar that is invested by the Equestrian Village Lagoon project will result in \$2 to \$3 dollars of community investment. The Equestrian Village Lagoon site is working to maximize the leveraging of this asset. Close coordination with the Village of Wellington, efficient and practical design with forward planning will result in the success of the Equestrian Village Lagoon development.

Equestrian Village Lagoon	
Land Purchase	\$50,000,000
Construction	\$350,000,000
A/E and Project Professionals	\$25,000,000
Permits, Fees & Soft Costs	\$25,000,000
Total Project Investment	\$450,000,000

The total economic impact to the economy for this development will be \$1.1 billion including direct, indirect, and individual benefits over the 6-8 year development buildout.

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

Direct Jobs	1,000
Indirect Jobs	400
Induced Jobs	425
Total Jobs	1,825

The results of this analysis determined that the following jobs will be created after construction and provide long term employment opportunities.

Direct Jobs	200
Indirect Jobs	60
Induced Jobs	80
Total Jobs	340

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

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

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

Tax Base Impact

The Equestrian Village Lagoon project will make a significant addition to the Village of Wellington's ad valorem tax collection. We estimate, upon completion, the proposed project will add approximately \$449 million to the Village's tax base resulting in additional annual revenue of approximately \$1.15 million.

Wellington currently receives approximately \$21.8 million in ad valorem tax revenue. Upon buildout, the proposed project is expected to provide an additional 5% ad valorem revenue.

Ad Valorem Tax Millage Rate	
County Operating	4.781
County Debit	0.033
Fire Rescue	3.458
Library Operating	0.549
Library Debt	0.033
PBC School District (State Law)	3.627
PBC School District (Local Board)	3.248
Wellington Operating	2.470
South FL Water Management Basin	0.115
South FL Water Management District	0.106
Everglades Construction	0.036
FL Inland Navigation District	0.032
Children's Services Council	0.623
Health Care District	0.726
Total	19.839

The total additional ad valorem tax impact for this development will be approximately \$9.23 million, with \$1.15 million designated for the Village of Wellington. This is an increase of over 5% of the current ad valorem revenue for the Village of Wellington.

Findings and Recommendations

1. Development of the Equestrian Village Lagoon site at South Shore Boulevard and Pierson Road is consistent with the Wellington Comprehensive Plan, good planning practices, and currently ongoing area development.
2. Development of this equestrian-centric residential development, as outlined in the full development application, will have no adverse impacts on the local infrastructure, utilities or roadways. This development fits nicely with other proposed and existing development for the surrounding area and provides additional residential and equestrian opportunities to the community.
3. The location of the Equestrian Village Lagoon site in the Village of Wellington offers an outstanding location for an equestrian-centric residential community to locate.
4. Construction of the Equestrian Village Lagoon site is currently justified. This is based on current demand for communities of this type, the growing population of the area to be served, and the location, access and distance to the interstate highway system.



Figure 12 - Rendering of Proposed Site Plan



Demographic and Income Profile

Equestrian Village Lagoon
 13500 S Shore Dr Wellington FL 33414
 Ring: 3 mile radius

Latitude: 26.6385
 Longitude: -80.2619

Summary	Census 2010	Census 2020	2022	2027
Population	41,797	42,659	42,467	42,403
Households	14,600	15,022	15,016	14,952
Families	11,496	-	11,753	11,702
Average Household Size	2.86	2.83	2.82	2.83
Owner Occupied Housing Units	11,526	-	11,574	11,671
Renter Occupied Housing Units	3,074	-	3,442	3,281
Median Age	40.3	-	42.6	42.6

Trends: 2022-2027 Annual Rate	Area	State	National
Population	-0.03%	0.61%	0.25%
Households	-0.09%	0.62%	0.31%
Families	-0.09%	0.59%	0.28%
Owner HHs	0.17%	0.83%	0.53%
Median Household Income	2.32%	3.75%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	544	3.6%	335	2.2%
\$15,000 - \$24,999	433	2.9%	265	1.8%
\$25,000 - \$34,999	713	4.7%	397	2.7%
\$35,000 - \$49,999	1,081	7.2%	795	5.3%
\$50,000 - \$74,999	1,983	13.2%	1,865	12.5%
\$75,000 - \$99,999	2,209	14.7%	2,087	14.0%
\$100,000 - \$149,999	3,613	24.1%	3,732	25.0%
\$150,000 - \$199,999	1,756	11.7%	2,224	14.9%
\$200,000+	2,683	17.9%	3,252	21.7%

Median Household Income	\$104,883	\$117,653
Average Household Income	\$141,852	\$165,429
Per Capita Income	\$50,139	\$58,314

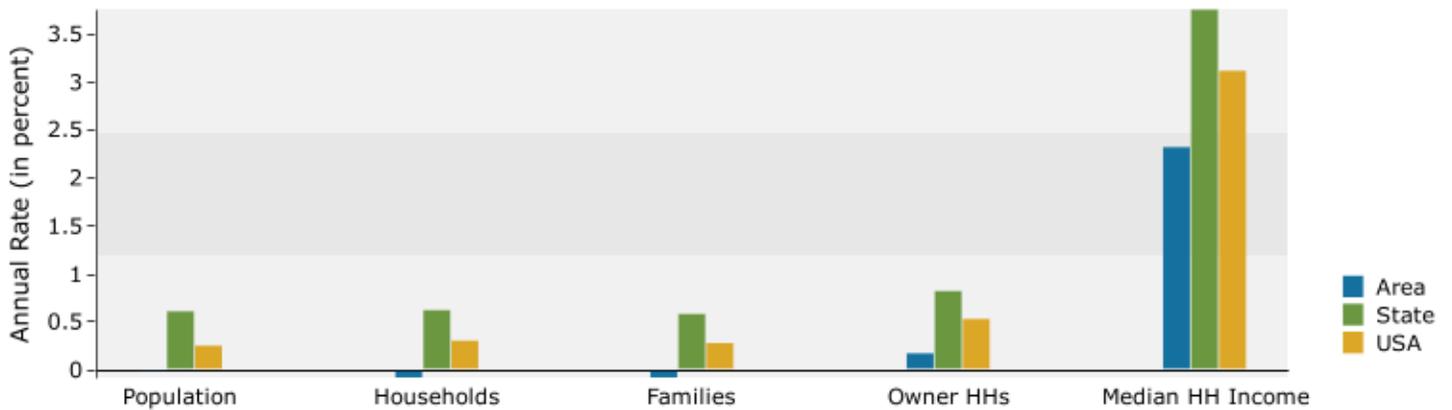
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,041	4.9%	1,844	4.3%	1,896	4.5%
5 - 9	2,877	6.9%	2,256	5.3%	2,229	5.3%
10 - 14	3,731	8.9%	2,827	6.7%	2,632	6.2%
15 - 19	3,593	8.6%	2,970	7.0%	2,545	6.0%
20 - 24	2,317	5.5%	2,535	6.0%	2,160	5.1%
25 - 34	3,640	8.7%	5,207	12.3%	5,415	12.8%
35 - 44	5,966	14.3%	4,824	11.4%	5,604	13.2%
45 - 54	7,807	18.7%	6,238	14.7%	5,457	12.9%
55 - 64	5,418	13.0%	6,654	15.7%	6,062	14.3%
65 - 74	2,545	6.1%	4,378	10.3%	4,992	11.8%
75 - 84	1,366	3.3%	2,015	4.7%	2,603	6.1%
85+	494	1.2%	719	1.7%	807	1.9%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	34,165	81.7%	26,875	63.0%	26,084	61.4%	24,499	57.8%
Black Alone	3,983	9.5%	4,349	10.2%	4,386	10.3%	4,505	10.6%
American Indian Alone	83	0.2%	102	0.2%	102	0.2%	111	0.3%
Asian Alone	1,192	2.9%	1,465	3.4%	1,479	3.5%	1,561	3.7%
Pacific Islander Alone	17	0.0%	12	0.0%	12	0.0%	12	0.0%
Some Other Race Alone	1,298	3.1%	2,463	5.8%	2,546	6.0%	2,787	6.6%
Two or More Races	1,058	2.5%	7,392	17.3%	7,859	18.5%	8,928	21.1%
Hispanic Origin (Any Race)	8,413	20.1%	10,976	25.7%	11,376	26.8%	12,159	28.7%

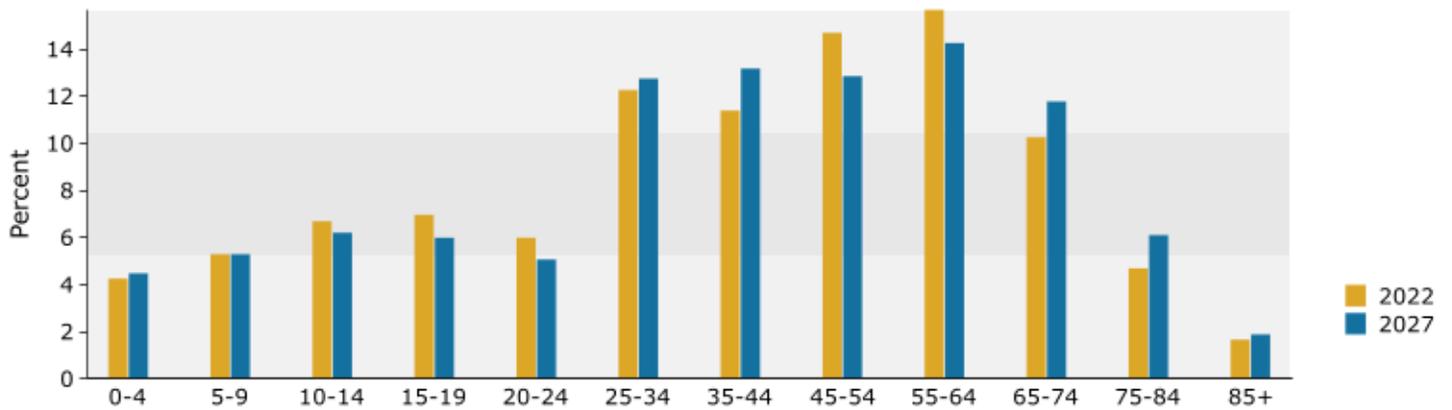
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

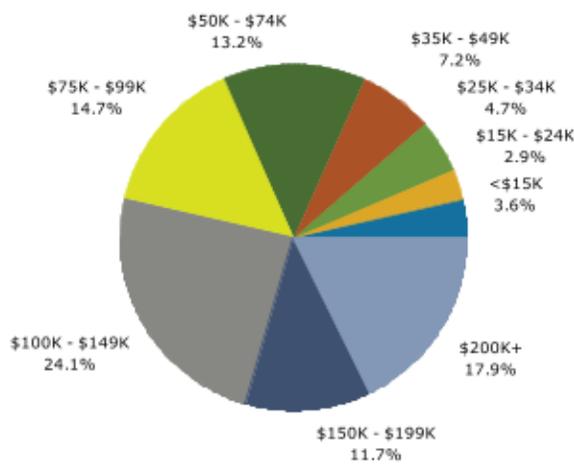
Trends 2022-2027



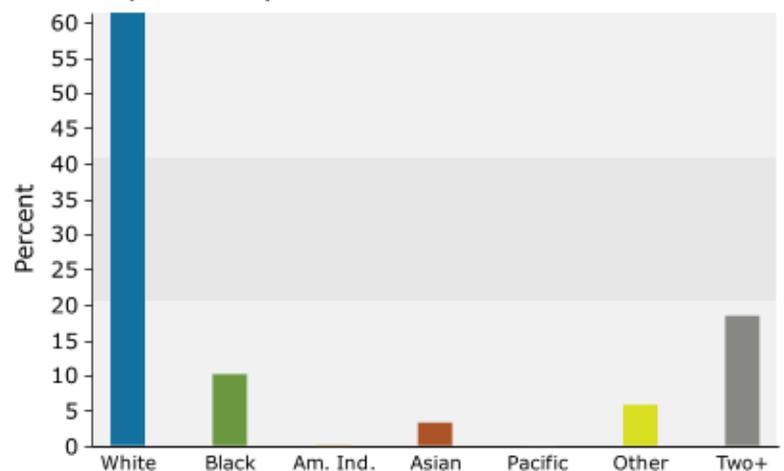
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 26.8%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Profile

Equestrian Village Lagoon
 13500 S Shore Dr Wellington FL 33414
 Ring: 5 mile radius

Latitude: 26.6385
 Longitude: -80.2619

Summary	Census 2010	Census 2020	2022	2027
Population	86,057	94,029	94,274	94,851
Households	29,998	33,058	33,197	33,281
Families	23,657	-	25,982	26,033
Average Household Size	2.87	2.83	2.83	2.84
Owner Occupied Housing Units	24,345	-	26,371	26,718
Renter Occupied Housing Units	5,657	-	6,826	6,563
Median Age	40.1	-	42.1	41.3

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.12%	0.61%	0.25%
Households	0.05%	0.62%	0.31%
Families	0.04%	0.59%	0.28%
Owner HHs	0.26%	0.83%	0.53%
Median Household Income	2.40%	3.75%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	1,205	3.6%	775	2.3%
\$15,000 - \$24,999	1,119	3.4%	721	2.2%
\$25,000 - \$34,999	1,524	4.6%	875	2.6%
\$35,000 - \$49,999	2,401	7.2%	1,675	5.0%
\$50,000 - \$74,999	4,608	13.9%	4,157	12.5%
\$75,000 - \$99,999	4,681	14.1%	4,541	13.6%
\$100,000 - \$149,999	8,015	24.1%	8,483	25.5%
\$150,000 - \$199,999	3,889	11.7%	4,968	14.9%
\$200,000+	5,754	17.3%	7,087	21.3%
Median Household Income	\$104,237		\$117,365	
Average Household Income	\$139,796		\$164,058	
Per Capita Income	\$49,152		\$57,496	

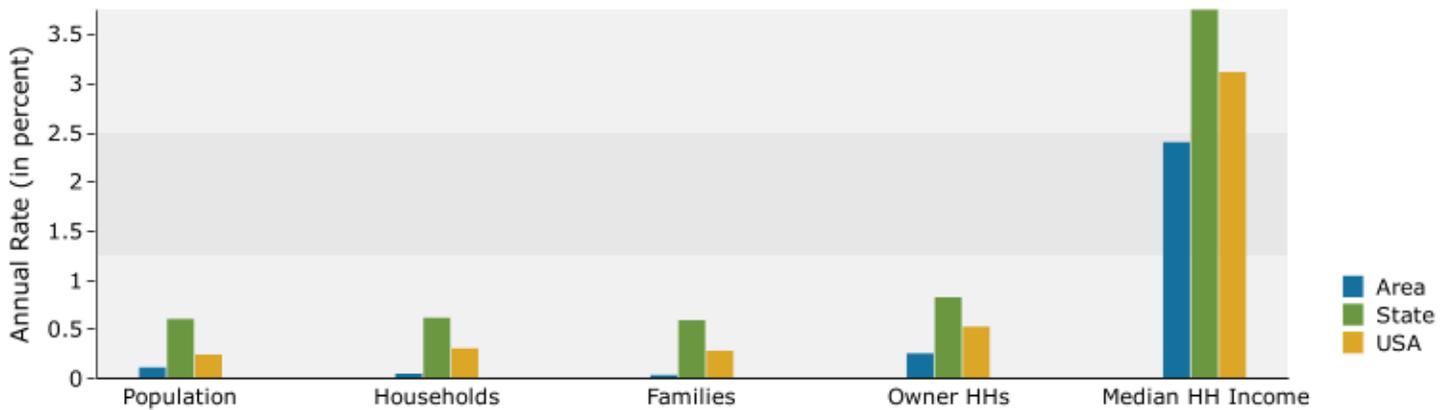
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,631	5.4%	4,591	4.9%	4,826	5.1%
5 - 9	6,112	7.1%	5,380	5.7%	5,402	5.7%
10 - 14	7,463	8.7%	6,272	6.7%	5,996	6.3%
15 - 19	6,913	8.0%	6,324	6.7%	5,506	5.8%
20 - 24	4,368	5.1%	5,398	5.7%	4,579	4.8%
25 - 34	7,782	9.0%	11,574	12.3%	13,111	13.8%
35 - 44	12,862	14.9%	10,951	11.6%	12,227	12.9%
45 - 54	15,047	17.5%	13,726	14.6%	11,865	12.5%
55 - 64	10,317	12.0%	13,593	14.4%	12,674	13.4%
65 - 74	5,785	6.7%	9,571	10.2%	10,501	11.1%
75 - 84	3,550	4.1%	4,980	5.3%	6,039	6.4%
85+	1,227	1.4%	1,914	2.0%	2,125	2.2%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	67,123	78.0%	55,878	59.4%	54,492	57.8%	51,357	54.1%
Black Alone	10,680	12.4%	12,232	13.0%	12,477	13.2%	12,972	13.7%
American Indian Alone	172	0.2%	224	0.2%	225	0.2%	242	0.3%
Asian Alone	3,248	3.8%	4,773	5.1%	4,837	5.1%	5,103	5.4%
Pacific Islander Alone	45	0.1%	33	0.0%	33	0.0%	31	0.0%
Some Other Race Alone	2,556	3.0%	5,369	5.7%	5,598	5.9%	6,172	6.5%
Two or More Races	2,234	2.6%	15,519	16.5%	16,613	17.6%	18,972	20.0%
Hispanic Origin (Any Race)	16,426	19.1%	22,955	24.4%	23,965	25.4%	25,725	27.1%

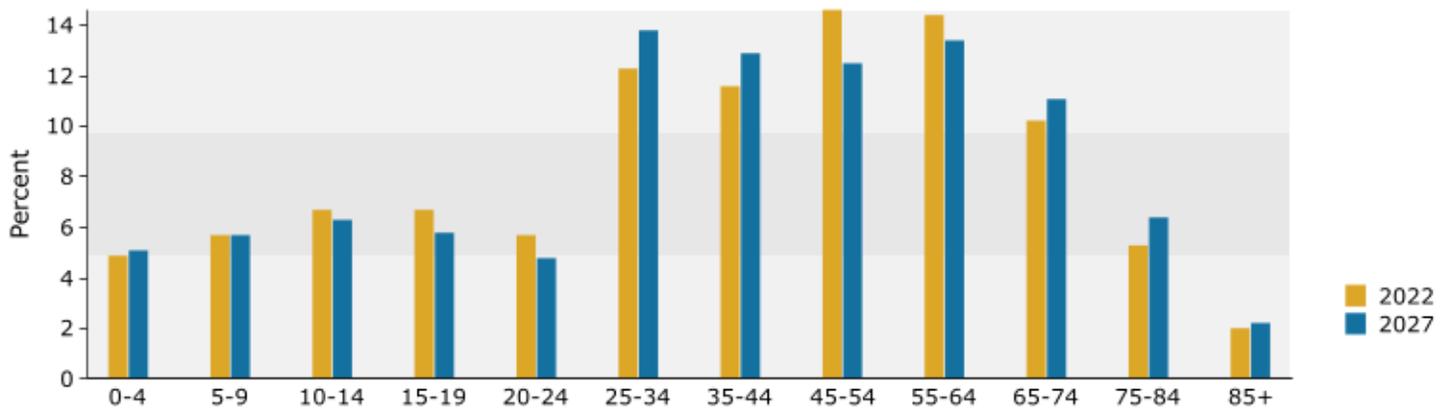
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

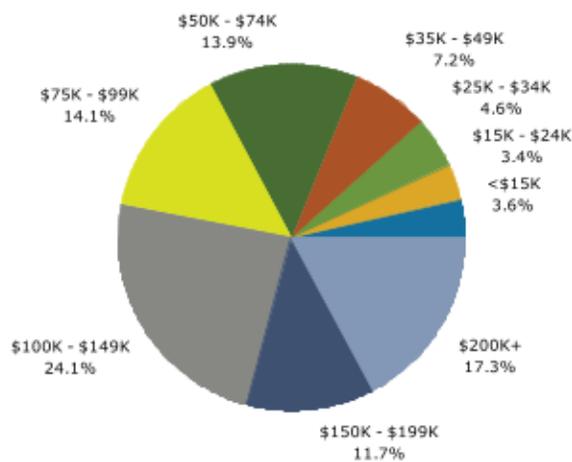
Trends 2022-2027



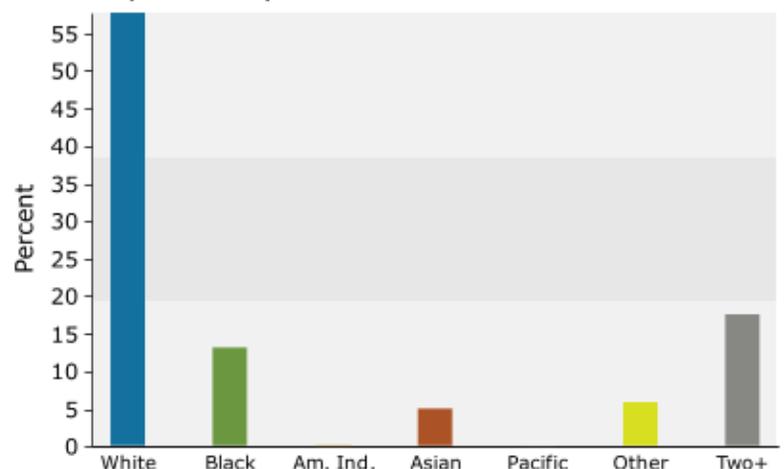
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 25.4%



Demographic and Income Profile

Equestrian Village Lagoon
 13500 S Shore Dr Wellington FL 33414
 Ring: 7 mile radius

Latitude: 26.6385
 Longitude: -80.2619

Summary	Census 2010	Census 2020	2022	2027
Population	150,709	169,476	173,516	176,659
Households	55,294	62,409	63,749	64,755
Families	41,343	-	47,372	48,069
Average Household Size	2.70	2.70	2.70	2.71
Owner Occupied Housing Units	45,278	-	51,364	52,464
Renter Occupied Housing Units	10,029	-	12,385	12,291
Median Age	41.8	-	44.6	44.4

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.36%	0.61%	0.25%
Households	0.31%	0.62%	0.31%
Families	0.29%	0.59%	0.28%
Owner HHs	0.42%	0.83%	0.53%
Median Household Income	2.93%	3.75%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	2,742	4.3%	1,878	2.9%
\$15,000 - \$24,999	2,801	4.4%	1,868	2.9%
\$25,000 - \$34,999	3,474	5.4%	2,306	3.6%
\$35,000 - \$49,999	5,312	8.3%	4,033	6.2%
\$50,000 - \$74,999	9,631	15.1%	8,581	13.3%
\$75,000 - \$99,999	9,282	14.6%	9,098	14.0%
\$100,000 - \$149,999	14,039	22.0%	15,806	24.4%
\$150,000 - \$199,999	6,995	11.0%	9,217	14.2%
\$200,000+	9,474	14.9%	11,967	18.5%
Median Household Income	\$95,364		\$110,174	
Average Household Income	\$129,742		\$153,502	
Per Capita Income	\$47,705		\$56,302	

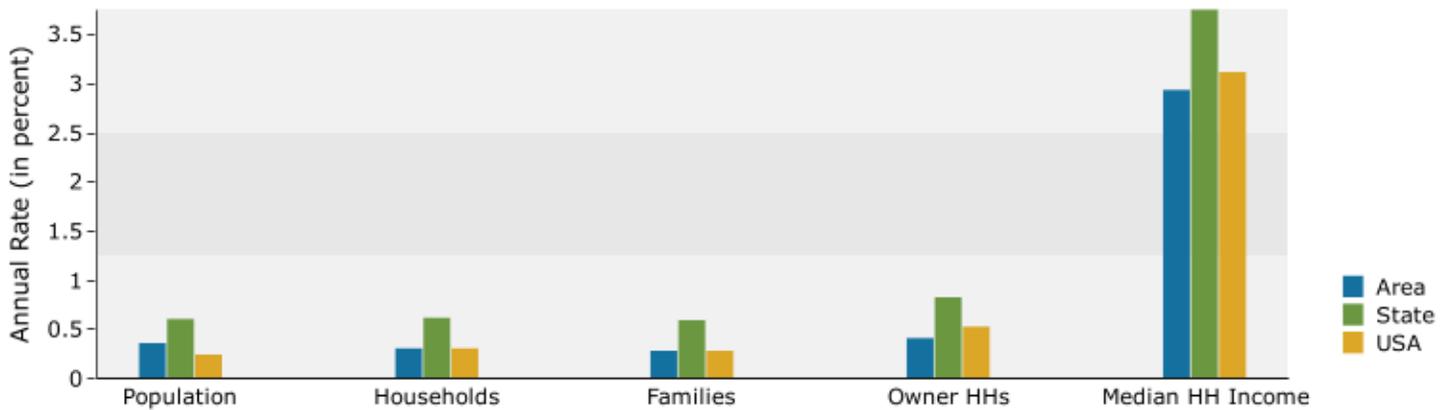
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,799	5.2%	8,118	4.7%	8,496	4.8%
5 - 9	9,812	6.5%	9,443	5.4%	9,469	5.4%
10 - 14	11,507	7.6%	10,681	6.2%	10,418	5.9%
15 - 19	10,986	7.3%	10,345	6.0%	9,474	5.4%
20 - 24	7,663	5.1%	8,922	5.1%	7,781	4.4%
25 - 34	13,944	9.3%	20,411	11.8%	21,715	12.3%
35 - 44	21,173	14.0%	19,628	11.3%	22,242	12.6%
45 - 54	24,513	16.3%	23,067	13.3%	20,753	11.7%
55 - 64	18,661	12.4%	24,257	14.0%	22,757	12.9%
65 - 74	12,846	8.5%	20,946	12.1%	22,280	12.6%
75 - 84	8,383	5.6%	12,333	7.1%	15,416	8.7%
85+	3,423	2.3%	5,366	3.1%	5,859	3.3%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	116,711	77.4%	99,759	58.9%	99,470	57.3%	95,038	53.8%
Black Alone	20,090	13.3%	24,724	14.6%	25,610	14.8%	26,761	15.1%
American Indian Alone	358	0.2%	449	0.3%	447	0.3%	479	0.3%
Asian Alone	5,287	3.5%	7,699	4.5%	7,973	4.6%	8,546	4.8%
Pacific Islander Alone	83	0.1%	58	0.0%	58	0.0%	56	0.0%
Some Other Race Alone	4,468	3.0%	9,918	5.9%	10,538	6.1%	11,737	6.6%
Two or More Races	3,711	2.5%	26,870	15.9%	29,419	17.0%	34,041	19.3%
Hispanic Origin (Any Race)	27,487	18.2%	40,305	23.8%	42,969	24.8%	46,715	26.4%

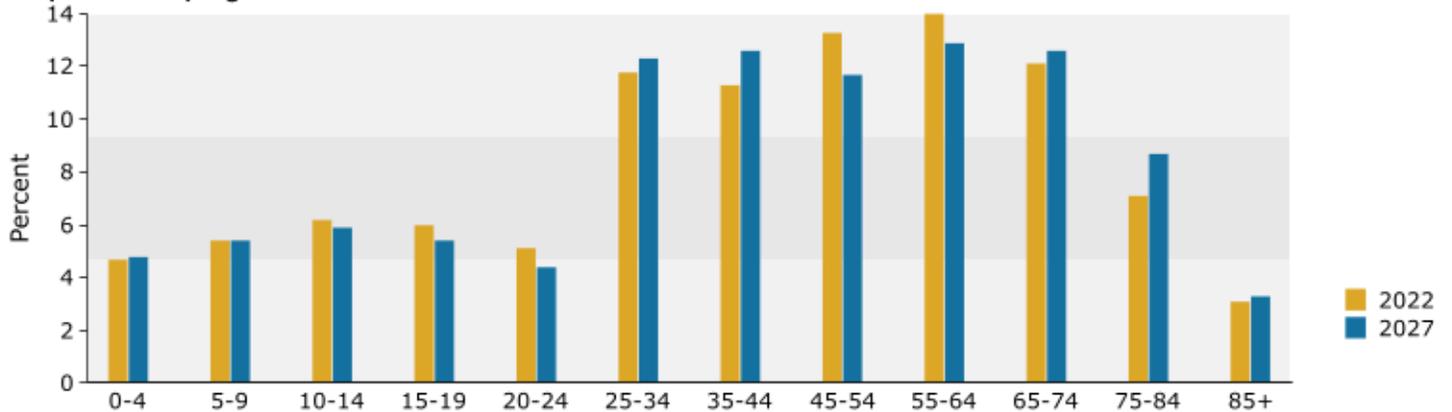
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

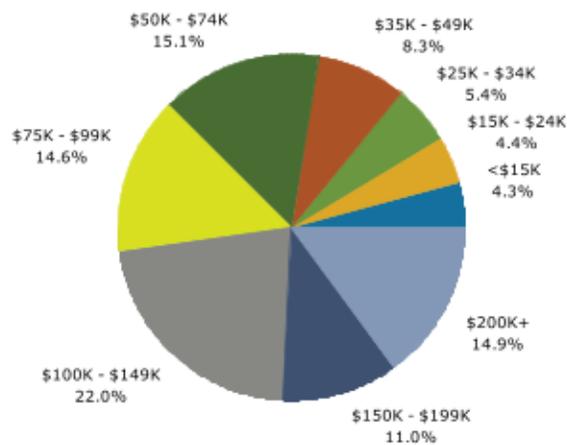
Trends 2022-2027



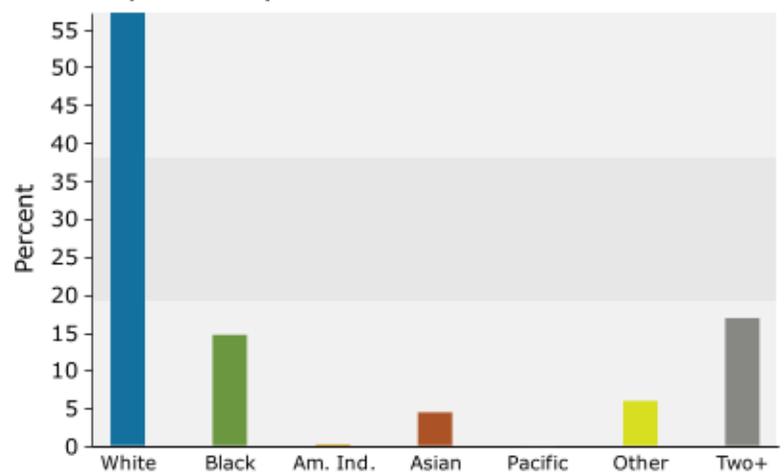
Population by Age



2022 Household Income



2022 Population by Race

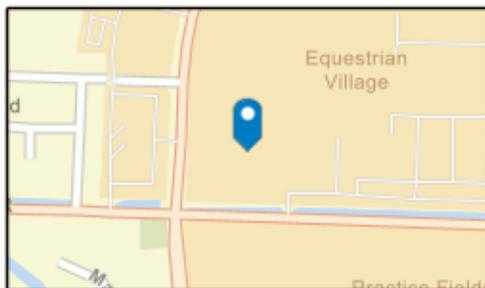
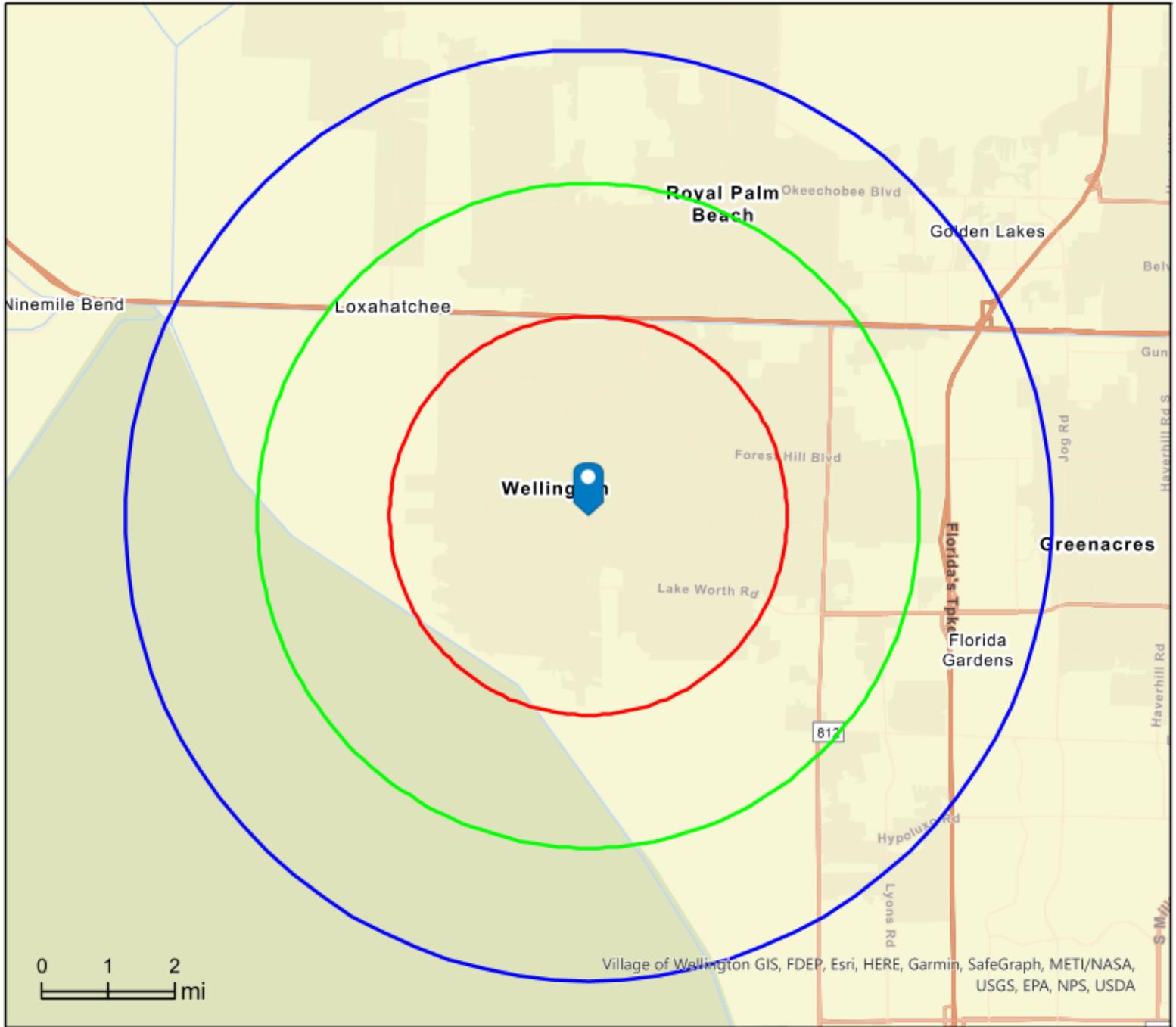


2022 Percent Hispanic Origin: 24.8%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Equestrian Village Lagoon
13500 S Shore Dr Wellington FL 33414
Ring: 3 mile radius

Latitude: 26.6385
Longitude: -80.2619





PALM BEACH COUNTY PROFILE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



QuickFacts

Wellington village, Florida; Palm Beach County, Florida

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

Table

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

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

BUSINESSES

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

GEOGRAPHY

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

[About datasets used in this table](#)

Value Notes

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

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

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

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

Fact Notes

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

Value Flags

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

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

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WELLINGTON DEMOGRAPHICS

Date of Incorporation: December 31st, 1995
Date Operational as Municipality: March 28th, 1996
Form of Government: Council/Manager
Area: 45.23 Square Miles

POPULATION

2015: 59,860 (BEBR)
2020: 61,637 (US Census)
2021: 61,768 (BEBR)
2025: 64,915 (estimate)

Source: Bureau of Economic and Business Research, US Census, and Wellington Planning & Zoning

RESIDENT STATISTICS

Median Age: 41.2
Average Household Size: 3.02
Median Income: \$90,924
Median Home Value: \$411,200

Source: American Community Survey, V2020

DIVERSITY

White & Other Races: 59.2%
Hispanic or Latino: 27%
African American: 10%
Asian: 3.8%

Source: American Community Survey, V2020

LAND USAGE (IN SQ. MILES)

Residential: 24.61
Commercial: 1.14
Commercial Recreation: 2.64
Industrial: 0.18
Open Space/Other: 11.00
Public Facilities & Parks: 1.20
Major Roads: 1.28
Major Water: 3.18

Source: Wellington GIS

ECONOMIC ENVIRONMENT

Wellington Business Tax Receipts (excl. Rentals)

2017: 2,644
2018: 2,636
2019: 2,658
2020: 1,517
2021: 2,015
2022: 2,078

Source: EnerGov BTR Listing Inside Wellington

Bond Ratings

Moody's: Aa1
Fitch: AA+

Per Capita Governmental Debt

2022: \$40.05

SERVICE STATISTICS

Utilities (Active Accounts)

Water: 20,735
Sewer: 19,110

Solid Waste Collection Accounts

Curbside: 22,603
Containerized: 1,837

Surface Water Management

Acreage of Lakes: 978
Miles of Canals: 86
Operating Pump Stations: 8

Streets & Sidewalks (Miles maintained)

Paved Lanes: 329
Unpaved Lanes: 36
Multipurpose Pathways: 40
Bike Lanes: 45
Sidewalks: 208
Bridle Paths - Public: 69

Park Facilities (Number)

Neighborhood Parks: 24
Community Parks & Memorials: 12
Preserves/Sanctuaries: 3

Landscape Area (Acres maintained)

Roadways: 273
Facilities: 23
Parks: 207
Canals & Swales: 284
OSR: 23

PUBLIC SAFETY

Police Protection

Sworn Police Officers: 68
Civilian Employees: 7
Crossing Guards (PT Civilian): 73
TOTAL: 148

Fire Rescue

Suppression Units: 7
Fire Stations: 4
Employees: 71

Municipal Residential Projects 2020 - Wellington

MapID	Project Name	Acres	Status*	Single Family Units		Multi Family Units	
				Approved	Built	Approved	Built
M73-001	Black Diamond	229.23	Builtout	475	475	0	0
M73-002	Divosta Homes/Village Walk	482.59	Builtout	556	556	398	398
M73-003	Equestrian Club PUD	150.17	Builtout	148	148	0	0
M73-004	Minto North/Buena Vida	487.13	Builtout	449	449	0	0
M73-005	The Isles	525.00	Builtout	759	759	0	0
M73-006	Blue Cypress	55.51	Builtout	67	1	0	0
M73-008	Parcel R129 (Country Place POD F)	101.00	Approved DO - Unbuilt	181	0	0	0
M73-009	Parcel R130 (Country Place POD E)	75.00	Approved DO - Unbuilt	99	0	0	0
M73-010	Polo Lakes	31.54	Builtout	0	0	366	366
M73-011	Versailles	226.41	Builtout	450	450	0	0
M73-012	Wellington Green	110.11	Builtout	0	0	400	400
M73-013	Wellington Shores	4.87	Builtout	10	10	130	130
M73-014	Wellington West PUD Olympia	692.47	Builtout	1783	1750	0	0
M73-015	Mayfair at Wellington	18.95	Builtout	0	0	112	112
M73-016	Castellina	150.23	Builtout	264	264	0	0
M73-017	Rustic Ranches	568.00	Developing	118	71	0	0
M73-018	Oakmont Estates	97.88	Builtout	202	202	0	0
M73-020	The Quaye at Wellington	31.67	Builtout	0	0	360	360
M73-023	Wellington Parc	15.83	Builtout	0	0	92	92
M73-024	Binks Pointe	15.27	Developing	0	0	90	19
M73-025	Wellington Edge		Builtout	310	309	195	195
M73-026	Pinewood of Wellington		Builtout	137	132	0	0
M73-027	Pinewood East of Wellington		Builtout	415	415	0	0
M73-028	Axis Wellington	26.00	Developing	0	0	458	273
M73-034	Devonshire at Wellington Green	33.00	Approved DO - Unbuilt	0	0	300	0

*Status = Built (95% of units are Constructed)
Developing (Under Construction)

Approved Development Order - Unbuilt (Approved but Not under Construction)

PLANNING AND ZONING ACTIVE PROJECT APPLICATIONS

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

2420 Greenbriar Boulevard Variance for a Hangar

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

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

Location: 2420 Greenbriar Boulevard within Aero Club subdivision

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

Description of 2420 Greenbriar Boulevard Variance for a Hangar:

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

**Last updated 8/1/2022*

Blue Cypress at Palm Beach Polo

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

Petition Numbers:

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

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

Status: Approved by Wellington Council on April 12, 2022

Description of Blue Cypress at Palm Beach Polo:

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

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

**Last updated 5/2/2022*

Christ Community Church (FKA Temple B’Nai Jacob)

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

Petition Numbers:

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

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

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

Description of Request for Christ Community Church:

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

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

**Last updated 1/25/2022*

Discovery Ranch

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

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

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

Status: Certified/Approved

Description of Request for Discovery Ranch:

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

**Last updated 5/2/2022*

Farrell Estates at Wellington - East

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

Petition Numbers:

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

Location: Palm Beach Polo Tennis Center site

Status: Staff Review

Description of Request for Farrell Estates at Wellington - East:

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

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

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

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

**Last updated 8/1/2022*

Farrell Estates at Wellington - West

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

Petition Numbers:

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

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

Status: Staff Review

Description of Request for Farrell Estates at Wellington - East:

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

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

**Last updated 8/1/2022*

IslePointe at Orange Point PUD

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

Petition Numbers:

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

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

Status: Staff Review.

Description of Request:

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

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

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

**Last updated 5/2/2022*

Publix at Courtyard Shoppes

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

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

Location: Southeast corner of Wellington Trace and Greenview Shores Boulevard

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

Description of Request for Publix at Courtyard Shoppes:

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

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

**Last updated 5/3/2022*

Lotis Wellington:

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

Petition Numbers:

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

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

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

Description of Request for Lotis Wellington:

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

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

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

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

**Last updated 1/25/2022*

Lotis II (441 Partner):

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

Petition Numbers:

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

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

Status: Currently awaiting resubmittal for staff review.

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

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

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

**Last updated 1/25/2022*

Olympia Clubhouse

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

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

Location: 9100 Fatio Boulevard

Status: Certified/Approved

Description of Request for Olympia Clubhouse:

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

**Last updated 1/25/2022*

The Estates at Equestrian Village:

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

Petition Numbers:

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

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

Status: Staff Review

Description of Request for The Estates at Equestrian Village

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

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

**Last updated 8/2/2022*

The Lagoon at Equestrian Village:

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

Petition Numbers:

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

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

Status: Staff Review

Description of Request for The Lagoon at Equestrian Village

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

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

**Last updated 8/2/2022*

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

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

Petition Numbers:

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

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

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

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

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

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

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

**Last updated 12/9/2021*

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

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

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

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

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

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

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

**Last updated 12/9/2021*

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

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

Petition Numbers:

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

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

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

Description of Request for Wellington Bay CLF:

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

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

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

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

**Last updated 1/25/2022*

Wellington Green MUPD B

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

Petition Number:

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

Location: Southwest corner of Olive Drive and Forest Hill Boulevard

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

Description of Request for Wellington Green MUPD B

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

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

**Last updated 1/25/2022*

Wellington Preserve Guardhouse:

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

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

Location: 10670 Wellington Preserve Boulevard

Status: Certified/Approved

Description of Request for Wellington Preserve Guardhouse:

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

**Last updated 5/2/2022*

Wellington Regional Medical Center (WRMC)

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

Petition Number:

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

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

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

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

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

**Last updated 1/25/2022*

Winding Trails:

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

Petition Numbers:

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

Location: Northeast corner of Aeroclub Drive and Greenbriar Boulevard.

Status: Staff Review

Description of Request for Winding Trails:

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

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

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

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

**Last updated 12/9/2021*

Winding Trails - Lots 5 and 6:

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

Petition Numbers:

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

Location: Northeast corner of Aeroclub Drive and Greenbriar Boulevard.

Status: Staff Review

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

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

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

**Last updated 8/2/2022*

Windsome Farms

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

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

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

Status: Currently awaiting resubmittal for staff review.

Description of Request for Windsome Farms:

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

**Last updated 1/25/2022*

PALM BEACH COUNTY

MARKET SNAPSHOT

Single Family Homes	2021	2020	% Change
Closed Sales	19,495	18,174	7.3%
Median Sale Price	\$475,000	\$389,500	22.0%
Original List Price Received	98.7%	95.9%	2.9%
Median Days to Contract	15	37	-59.5%
Inventory (Active Listings)	1,832	3,551	-48.4%
Months Supply of Inventory	11	23	-52.2%

Townhouses/Condos	2021	2020	% Change
Closed Sales	17,952	13,347	34.5%
Median Sale Price	\$240,000	\$205,000	17.1%
Original List Price Received	97.0%	94.4%	2.8%
Median Days to Contract	23	49	-53.1%
Inventory (Active Listings)	1,765	5,140	-65.7%
Months Supply of Inventory	1.2	4.6	-73.9%

PALM BEACH COUNTY

MARKET SNAPSHOT

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

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



PALM BEACH COUNTY SPORTS COMMISSION

ECONOMIC IMPACT OF THE 2021 WINTER EQUESTRIAN FESTIVAL



PREPARED BY:
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PREPARED FOR:
Palm Beach County Sports Commission
George Linley, Executive Director

June 2021

Table of Contents

TABLE OF CONTENTS.....	1
I. INTRODUCTION	2
II. EXECUTIVE SUMMARY	4
III. DESCRIPTION OF THE INTERNET SURVEY	6
SURVEY RESPONSE RATE.....	7
IV. EXPENDITURES ON HORSES BY WEF 2021 PARTICIPANTS	9
PARTICIPANT CHARACTERISTICS.....	9
AVERAGE HORSE EXPENDITURE.....	10
TOTAL HORSE EXPENDITURE.....	
JOBS CREATED AND LABOR EARNINGS	13
V. TOURIST EXPENDITURES BY OUT OF COUNTY 2021 WEF PARTICIPANTS.....	14
VISITOR CHARACTERISTICS	14
AVERAGE TOURIST EXPENDITURES	14
TOTAL TOURISM EXPENDITURES.....	15
<i>Direct and Indirect Expenditures</i>	15
JOBS CREATED AND LABOR EARNINGS	16
PAID ROOM NIGHTS OCCUPIED BY 2021 WEF NON-RESIDENT VISITORS	17
VI. TOTAL ECONOMIC IMPACT OF 2021 WEF	18

I. Introduction

This report contains the results of a study of the 2021 Winter Equestrian Festival (WEF) held at the Palm Beach International Equestrian Center in Wellington, Palm Beach County, Florida. The purpose of the study was to estimate the economic impact of the WEF on the Palm Beach County Economy, including the impact on Gross Domestic Product (GDP), employment (jobs), and labor earnings (wages and salaries plus supplements to wages and salaries plus proprietors' income).

The report was prepared for the Palm Beach County Sports Commission. The Sports Commission is a private, not-for-profit organization contracted by Palm Beach County to promote and market the County as a sports and sports tourism destination. The Commission attracts sports events and activities to the County to create economic impacts, stimulate tourist tax revenues and maximize utilization of sport venues.

The report contains six sections. Following the Introduction, Section II is an Executive Summary that highlights key findings of the study. Section III provides details of an extensive comprehensive internet survey of WEF 2021 participants, including riders, trainers and horse owners. The WEF was closed to the general public this year because of COVID 19 and so the survey did not include visitors. Such visitors come to the WEF in order to watch the horses competing and practicing (schooling) as well as to visit the stabling areas.

A description of the results of the internet survey of participants with special emphasis on their expenditures on their horses during the WEF follows in Section IV. Non-resident participants make tourist expenditures (lodging, dining, shopping, local transportation etc.) in Palm Beach County during the WEF and an analysis of these expenditures is presented in Section V. The last section of the report contains the total economic impact of the 2021 WEF, which is the sum of the impacts of horse expenditures and

visitor expenditures. It also contains the impact of WEF visitors on paid room nights in the Palm Beach County lodging industry.

The authors of this report have extensive experience in economic impact studies of local and regional economies. We would like to note that the equestrian industry is extremely complex in regard to accurately assessing its economic impact. For this reason, we would like to thank the riders, owners and production staff who provided information during the course of our research. The riders, horse owners and trainers especially provided valuable information for the internet survey.

II. Executive Summary

1. The Winter Equestrian Festival (WEF) normally has 12 consecutive weeks of US Equestrian Federation (USEF) and Fédération Equestre Internationale (FEI) sanctioned competitions that begin in the second week of January. The 2020 WEF closed one week early because of the COVID-19 pandemic. In 2021, WEF began one week earlier than normal to make up for the early closure in 2020.
2. The 2021 Winter Equestrian Festival contributed \$279 million and 2,880 jobs to the Palm Beach economy. This resulted in labor earnings of \$83.9 million with average earnings of \$29,131 per job.
3. Most of the income and employment (79.3 percent) were generated from horse expenditures by participants (riders, owners and trainers) of \$168 million; tourist expenditures of \$35.6 million generated 20.7 percent. All the tourist expenditures were generated by participants (rider, owners and trainers) because WEF 2021 was closed to the general public because of the COVID 19 pandemic.
4. The data used to generate the economic impact estimates for this study were obtained from an internet survey of almost 3,000 email addresses obtained from Equestrian Sport Productions (ESP) who produce the WEF. The response rate to the survey was 32.2 percent (768 returned questionnaires).¹ This was greater than our targets of a 20 percent response rate and at least 400 completed surveys returned.
5. The 2021 questionnaire was a modification of the 2020 questionnaire based on experience with the 2020 questionnaire.

6. Direct horse expenditures amounted to \$133 million with an average of \$23,164 per horse. Variation among participants reflected their different numbers of horses and differences in the length of time they were at the WEF. The average number of horses per participant was 3, with more than 50 percent involved with 1 or two horses. The average time participants spent at the WEF was 9.73 weeks or 2.43 months.
7. Direct tourist expenditures of \$35.6 million were made by non-resident participants. This amounted to \$20,208 per visiting party. Variation among nonresident participants reflected differences in party sizes and differences in lengths of stay. The average party size was 2.7 persons and the average length of stay was 66.5 nights. Another factor was the share of visitors who paid for their lodging (72.3 percent). Some nonresident participants owned the condominiums or house where they lodged. WEF 2021 nonresident participants generated 149,894 paid room nights for the Palm Beach County lodging industry. This estimate reflects the absence of attendees at WEF 2021, but also the increased duration of the event.

III. Description of the Internet Survey

The economic impact of WEF 2021 results from the expenditures made in connection with the Festival by participants, namely riders, owners, and trainers. In contrast to previous WEFs, the events were closed to the general public in 2021 because of the COVID 19 pandemic so there was no economic impact from the spending by attendees. Data were collected by means of an internet survey sent to email addresses. The internet survey used Survey Monkey software.

An internet survey sent out by email has several advantages when compared with traditional mail surveys, telephone surveys and personal interview surveys. It is the least costly and fastest among the different methods. The questionnaire is self-administered (as is also true of a traditional mail survey) avoiding the costs of interviewers. The questionnaire is delivered to respondents almost instantly. Respondents can fill out the questionnaire quickly by clicking a mouse for most questions and contact information is provided for those who might have questions. Branching among questions on the questionnaire is seamless to respondents since earlier answers can direct the respondent to the appropriate section of the questionnaire instantly. Reminders can be sent to non-respondents by clicking a button.

By sending out the survey at the end of the WEF, respondents can give actual expenditures data rather than a projection of future expenditures. This collection of data "ex post" is regarded as "best practice" in expenditure surveys.

A database of almost 3,000 unduplicated email addresses of participants was obtained from ESP Productions who produce WEF. The entries in the database contained information supplied by the participants as they registered as riders, owners or trainers. Participants could register for more than one registration category, and this resulted in duplicate emails which were removed from the sample surveyed. A total of 2,697 email addresses were contacted. The Survey Monkey software indicated that

234 emails “bounced because of an invalid email address or because the address did not accept email surveys. Additionally, 78 of those contacted “opted out” of the survey by clicking an unsubscribe button. The remaining 2,385 email addresses were the “population” surveyed. The returned questionnaires were viewed as the sample.

A modification of the 2020 questionnaire was sent out in 2021. The modifications reflected our experience in 2020, the first year we had surveyed a WEF population. For example, our experience showed that respondents often failed to complete the survey, and we added some questions at the beginning of the survey to obtain important respondent characteristics, rather than later in the survey when the information was needed to direct the respondent to an appropriate branch of questions. The survey was sent out in a series of 3 “waves” beginning on March 28, 2021 so that adjustments could be made to the questionnaire in later waves if deemed necessary. No adjustments to the questionnaire were required.

The questionnaire contained two major parts: collection of data on horse expenditures including stabling, feed, training, local horse transportation and so on, and collection of data on the tourist expenditures made by non-resident participants including lodging, dining, groceries, shopping, local transportation and so on. The itemized list of horse expenditures was the same as had been collected in previous WEF surveys, and the itemized list of tourist expenditures contained the standard items collected in tourism research. The questionnaire contained 20 questions, down from 26 in 2020.

Survey Monkey provides the capability to send reminders to nonrespondents by clicking a button. Five reminders were sent later in April with the last reminder was sent on April 30th, 2021.

Survey Response Rate

The closest of the alternative survey methods to an email survey is a traditional mail survey because they are both self-administered. Our experience with mail surveys suggest that 20 percent is an adequate response rate because many respondents can refuse to participate, for a variety of legitimate

reasons. A minimum number of 400 returned questionnaires is required to ensure sufficiently accurate results.

A total of 768 responses were received after the initial e-mailing and five reminders. The survey was “closed” to additional responses on May 10th. The survey response rate was 32.2 percent which was higher than the 26.5 percent reported for 2020. It was comfortably above the target we regarded as a minimum (20 percent). The number of returned questionnaires (768) exceeded our goal of 400, although not all returned questionnaires contained data for all questions.

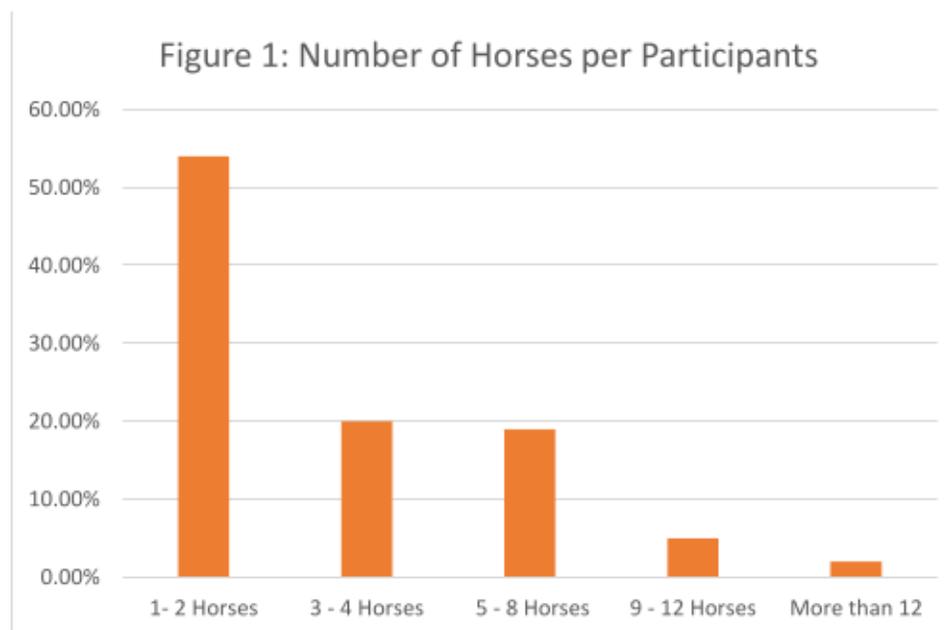
IV. Expenditures on Horses by WEF 2021 Participants

The internet survey discussed above is the source of the data on Horse Expenditures discussed in this section of the report. Horse expenditures were incurred by WEF participants, namely, riders, owners and trainers. Horse expenditures include stabling, feed, manure disposal, training, equipment maintenance & purchase, vehicle fuel & repairs, local horse transportation, supplements & farrier/shoeing services, and other items.

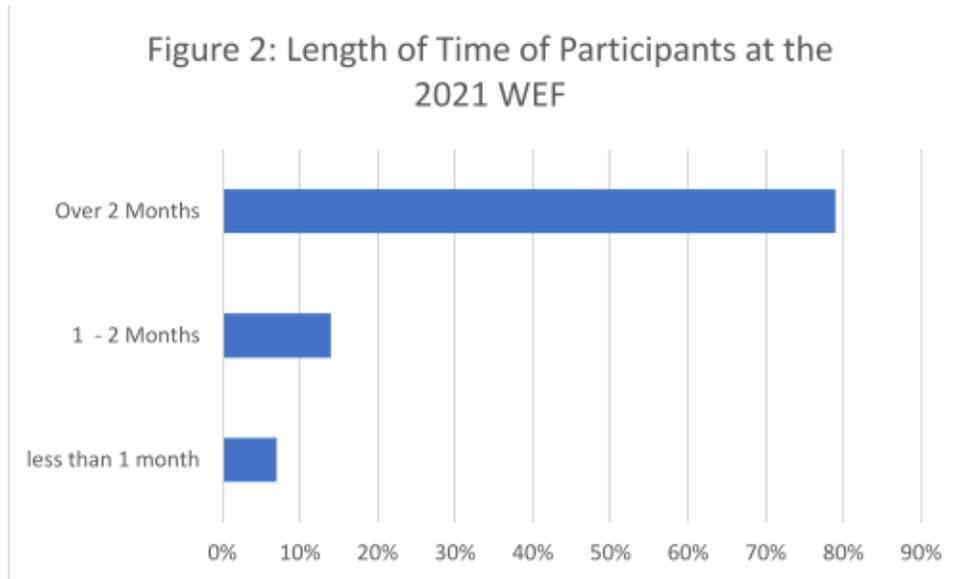
Participant Characteristics

Two characteristics of participants are important in explaining the level of horse expenditures by participants, namely, the number of horses they were involved with at the WEF, and the length of time (months or weeks) they participated in the WEF. Participants with larger numbers of horses had higher expenditures as did participants who spent longer periods of time.

The average number of horses per participant was 2.4 with 56% of the participants involved with 1 or 2 horses. About three-fourths of the participants were involved with fewer than 4 horses.

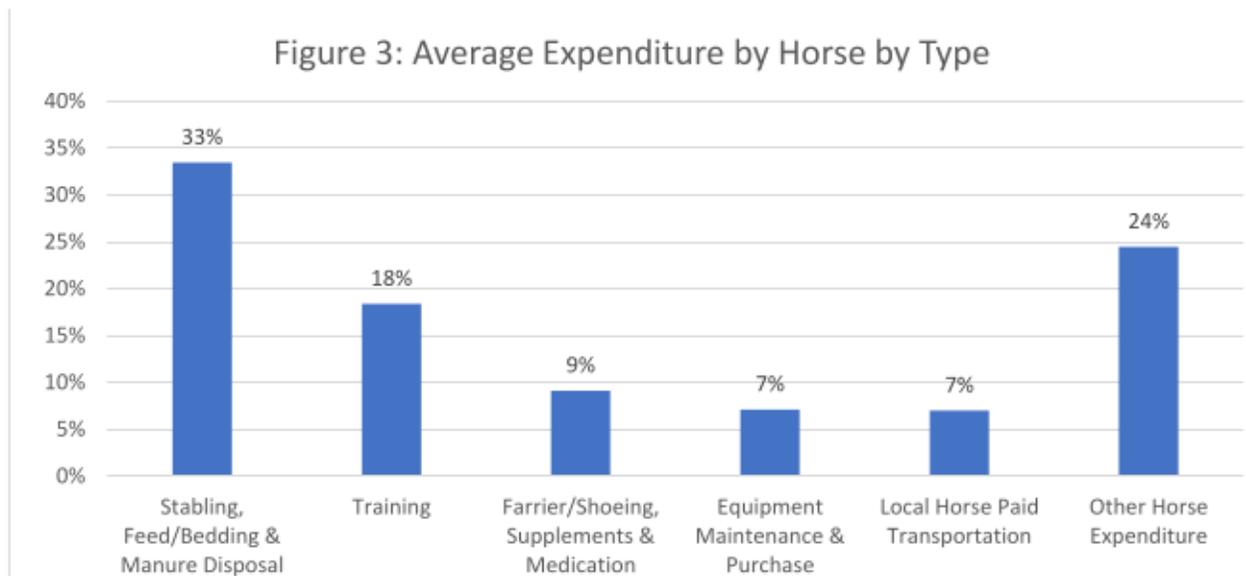


The average length of stay for the horses at the 2021 WEF was 9.7 weeks or 2.43 months. The percent of participants who spent less than one month was 6.83 %, and over 70% of the participants stayed more than 2 months.²



Average Horse Expenditure

The average participant spent \$23,164 per horse at the 2021 WEF. Stabling, feed and manure disposal accounted for 33 percent, training accounted for 18 percent, farrier/shoeing accounted for 9 percent, and equipment maintenance and purchases and local paid horse transportation each accounted for 7 percent. There was also a residual “Other” category which contained a variety of items accounted for 24 percent, some of which was caused by the COVID 19 pandemic³. The average expenditure per horse for the 2021 WEF was slightly lower than the average for the 2020 WEF.



Total Horse Expenditure

The survey provided an estimate of the number of horses involved with WEF 21, namely, 5,724. This was less than the number of horses involved with WEF 2020. COVID restrictions on travel, particularly internationally, provided some explanation for the reduction.

Multiplying the average expenditures for each category of horse expenditure by the total number of horses that attended the 2021 WEF resulted in total expenditure of \$132.6 million. The estimate is down from the estimate for 2020 (\$138.4 million). These expenditures are labeled as “direct expenditures” in Table 1 because they result from the direct actions of participants. Table 1 provides direct expenditures by spending category.

Direct horse expenditure at the 2021 WEF resulted in indirect horse-related expenditure. These are the additional expenditures made by businesses in the industries back up the various supply chains that provide the goods and services purchased by the industries directly affected. There are also expenditures made by the workers who received increased incomes because of the expansion of the supply chains. The spending by workers goes on consumer goods and services such as lodging, food, educational, medical, and transportation services and so on.

Direct & Indirect Horse Expenditure

Indirect expenditures reflect the effect of the direct expenditures “rippling” through the economy. The total of the direct and indirect effect expenditures is the impact of horse expenditures on the production of the Palm Beach County economy (GDP). The spending by horse owners, riders, and trainers at the 2021 WEF increased the GDP of Palm Beach County by \$221.1 million, the sum of direct and indirect spending.

	Direct Expenditures	Indirect Expenditures	Total Expenditures
Stabling, Feed/Bedding & Manure Disposal	\$44.4	\$29.0	\$73.4
Training	\$24.4	\$17.3	\$41.7
Farrier/Shoeing, Supplements & Medication	\$12.1	\$6.4	\$18.5
Equipment Maintenance & Purchase	\$9.4	\$6.1	\$15.6
Local Horse Paid Transportation	\$9.9	\$6.2	\$16.2
Other Horse Expenditure	\$32.4	\$23.4	\$55.8
Total	\$132.6	\$88.5	\$221.1

The multipliers used to calculate the total direct expenditures by type were obtained from a special run of the RIMS II Model of Palm Beach County obtained from the Bureau of Economic Analysis (BEA) of the US Department of Commerce. The BEA produces the official GDP estimates for the US nation, states, and counties as well as RIMS II models for the various regions of the national economy. Each dollar of direct expenditure at the 2021 WEF resulted in an overall multiplier impact of 1.673.

Jobs Created and Labor Earnings

As the Palm Beach GDP expands due to the spending by participants at the 2021 WEF, jobs are created for Palm Beach County workers and their labor earnings are increased. The RIMS II Model produces estimates of the number of jobs created as well as the increase in earnings. The number of Jobs created, and the labor earnings are given in Table 2.

Table 2 Impact of WEF 2021 on Jobs and Labor Earnings (Number of Jobs and Millions of Dollars)				
	Jobs Multipliers	Jobs Created	Earnings Multipliers	Labor Earnings
Stabling, Feed/Bedding & Manure Disposal	24.15	783	0.54	\$23.3
Training	30.92	570	0.61	\$14.9
Farrier/Shoeing, Supplements & Medication	18.38	168	0.40	\$4.8
Equipment Maintenance & Purchase	16.70	119	0.45	\$4.3
Local Horse Paid Transportation	9.89	40	0.35	\$1.9
Vehicle Fuel, Parts & Repair	14.60	49	0.52	\$2.4
Other Horse Expenditure	36.01	587	0.51	\$16.2
Total	23.81	2,315	0.52	\$67.7

The direct horse expenditures of \$132.6 million at the 2021 WEF created 2,315 jobs in all industries. These include industries providing supplies to the 2021 WEF participants and consumer industries serving the needs of workers in the various supply chains which received increases in their labor earnings. The total increase in labor earnings was \$67.7 million. (The average earnings per job was \$29,242).

V. Tourist Expenditures by Out of County 2021 WEF Participants

This section of the report contains estimates of the “tourist” expenditures made by out of county participants who visited WEF 2021. Tourist expenditures include spending on lodging, dining and groceries, entertainment and recreation, shopping and local transportation.⁴ Data on these expenditures was collected in the email survey discussed in previous sections of this report.

Tourist Characteristics

People visiting an area away from home usually travel in parties. A party is a group of individuals traveling together who share expenses. As a result, the unit of observation for a visitor survey is the traveling party. Such parties have two characteristics that strongly influence their expenditures: their party size, namely, the number of persons in their party, and their length of stay, which is the number of days (or nights) that the members stay at a particular location.

2021 WEF participants had an average party size of 2.7 persons and an average length of stay of 66 nights. The party size is similar to other surveys of Palm Beach County tourists, but WEF participants tend to have a longer stay than many other tourists. The length of stay is long because the event that draws WEF participants lasts 12 weeks. (13 weeks in 2021).⁵

Average Tourist Expenditures

The average tourist expenditures per party was \$20,208. Lodging was the largest item accounting for 43.1 percent of the total, followed by dining and groceries which together accounted for 27.4 percent. Shopping accounted for 8.5 percent, entertainment and recreation, and local transportation, and a residual other category each accounted for 7 percent.

Most WEF Participants reported that they stayed in single family homes (60 percent) or apartments/condominiums (26.7 percent). A smaller group stayed in hotels or motels (11.3 percent) and only 2.0 percent stayed in Mobile Homes or RVs. We have observed in surveys of beach tourists in South

Florida that hotels are chosen for lodging by short term visitors, condominiums are chosen by longer term visitors who have small party sizes, and that single family homes are chosen by longer term visitors with larger party sizes.

Average lodging expenditure per person per night amounted to \$77.81.⁶ The average number of bedrooms rented per party was 2.2 (for an average party size of 2.7 persons). Most persons stayed in their own bedroom (in either a single family home or a condominium). Spending per room was relatively low in part because many owned their place of lodging, or they were staying with friends or relatives.

Total Tourist Expenditures

Total visitor expenditures were obtained by multiplying average expenditures by type, by the estimated number of out of county visitor parties (as obtained from the email survey). The result was total expenditures by visitors to WEF 2021 of \$35.6 million, an increase of about 6 percent over the WEF 2020 estimate. This reflected in part, the longer duration of the WEF 21.

Direct and Indirect Expenditures

Economists refer to the total tourist expenditures estimated above as “direct” expenditures because they are made by the tourists to the industries they affect directly. Direct tourist expenditures result in indirect expenditures. These are the additional expenditures made by businesses in the local supply chains that supply the various inputs to the front line industries that provide the goods and services directly purchased by the WEF participants. There are also expenditures made by the workers who receive increased incomes because of the expansion of the supply chains. The spending by workers goes on consumer goods and services such as lodging, food, educational, medical, and transportation services and so on. The direct expenditures by spending category are presented in Table 3.

Table 3
The Expansion of Palm Beach County GDP due to the Tourist Expenditures of WEF 2021 Participants.
(Millions of Dollars)

	Direct Expenditures	Indirect Expenditures	Total Expenditures
Lodging	\$15.6	\$8.9	\$24.5
Dining	\$5.2	\$3.3	\$8.6
Groceries	\$4.6	\$3.2	\$7.7
Entertainment & Recreation	\$2.4	\$1.6	\$4.0
Shopping	\$3.0	\$2.1	\$5.2
Local Transport.	\$2.3	\$4.7	\$13.8
Other Visitor Expenditures	\$2.6	\$1.8	\$4.4
Total	\$35.6	\$22.1	\$57.8

The total of the direct and indirect effect expenditures is the impact of WEF participant tourist expenditures on the production of the Palm Beach County economy (GDP). Participant tourist expenditures increased the GDP of Palm Beach County by \$57.8 million, the sum of direct and indirect spending. Each dollar of direct visitor expenditure resulted in \$1.62 so the overall multiplier was 1.62.

The “multipliers” that convert direct expenditures by type into total expenditures by type were obtained from a special run of the RIMS II Model of Palm Beach County obtained from the Bureau of Economic Analysis (BEA) of the US Department of Commerce. The BEA produces the official GDP estimates for the US nation, the states, and counties as well as RIMS II models for the various regions of the national economy.

Jobs Created and Labor Earnings

As the Palm Beach GDP expands due to the spending by visitors to the 2021 WEF, jobs are created for Palm Beach County workers and their labor earnings are increased. The RIMS II Model also produces estimates of the number of jobs created as well as the increase in earnings. These are shown in Table 4.

<p style="text-align: center;">Table 4 Impact of Direct Visitor Expenditures on Jobs and Labor Earnings Number of Jobs and Millions of Dollars</p>				
	Jobs Multipliers	Jobs Created	Earnings Multipliers	Labor Earnings
Lodging	15.0502	217	0.4431	\$6.9
Dining	25.4649	123	0.4802	\$2.5
Groceries	16.7956	71	0.4716	\$2.1
Entertainment & Recreation	20.7879	45	0.5189	\$1.2
Shopping	16.7956	47	0.4716	\$1.4
Local Transportation	9.9671	21	0.3496	\$0.8
Other Visitor Expenditures	16.7956	40	0.4716	\$1.2
Total	15.7064	565	0.4312	\$16.2

The expenditures of visitors to the 2021 WEF created 565 jobs in all industries impacted by the direct spending of WEF visitors, including supplying industries and consumer industries serving the needs of workers in the various supply chains which received increases in their labor earnings. The total increase in labor earnings was \$16.2 million. The average earnings per job was \$28,673.

Paid Room Nights Occupied by 2021 WEF Non-Resident Participants

Spending by 2021 WEF Visitors had a positive impact on the paid room nights at Palm Beach County lodging places. They generated 149,894 paid room nights. This estimate reflects the absence of attendees at WEF 2021, but also the increased duration of the event.

VI. Total Economic Impact of 2021 WEF

The economic impact of the Winter Equestrian Festival (WEF) is caused by the “direct” spending pumped into the local economy because of WEF. There are two types of direct expenditures generated by the WEF, namely, horse expenditures made by all participants and tourist expenditures made by nonresident participants by non-participating visitors.

The 2021 WEF caused an increase in the GDP of Palm Beach County of \$278.9 million, resulting in the creation of 2,880 jobs throughout the economy and labor earnings of \$83.9 million. About 80 percent of the impact was due to horse expenditures and 20 percent was due to visitor expenditures. Visitor expenditures were lower than might be expected in a more normal year because the coronavirus pandemic led to the early cancellation of the WEF. The impact of the pandemic on horse expenditures was less significant because many horses remained on site during the cancellation period because of travel restrictions and the lack of competing events.

	Direct Expenditure	Total Expenditures (GDP)	Percent of Total
Horse expenditures	\$132.6	\$221.1	79.3
Nonresident tourist expenditures	\$35.6	\$57.8	20.7
Total	\$168.2	\$278.9	100.0

The WEF 21 direct expenditures Jobs created 2,880 jobs in the economy throughout the economy included those created by direct spending, plus those created as supply chains expanded, and consumer industries expanded as workers received additional labor earnings of \$83.9 million (See Table 6). The jobs that were created earned on average, \$29,131 per job.

Table 6 Impact of the WEF on Jobs and Labor Earnings Millions of Dollars and Number of Jobs		
	Labor Earnings	Jobs
	Impact	Impact
Participant Horse Expenditures	\$67.7	2,315
Non-resident Visitor Expenditures	\$16.2	565
Total	\$83.9	2,880

WEF 2021 participants and visitors generated 149,894 paid room nights for the Palm Beach County lodging industry. This was 18 percent lower than in 2020. Part of the reason for the reduction was the absence of attendees at the events of the WEF221 which was closed to the public because of the COVID 19 pandemic.

¹ A mail survey, even when conducted on the internet, has a lower response rate than a telephone survey unless the latter survey reports the number of calls made that were not completed. It is also lower than a personal interview survey unless the number of persons approached by the interviewers who refuse to participate is reported. Our experience suggests that 20 percent is a minimum response rate for a mail survey provided a minimum of 400 completed surveys are returned. The response rate and number of completed responses to the internet survey were sufficient to ensure satisfactory accuracy of the results.

² As noted in endnote 4 below, we capped the length of stay at 14 weeks.

³ The other category included entry fees.

⁴ These items are normally included in tourist surveys.

⁵ WEF usually lasts 12 weeks but in 2020 it was canceled one week early because of COVID 19 and WEF 2021 lasted 13 weeks, one week longer than normal to compensate participants for the early closure in the preceding year. Although some participants stayed less than 13 weeks, there were also some participants who stayed considerably longer. We capped the length of stay at 14 weeks, namely, the duration of the WEF (13 weeks) and an extra week to allow participants to arrive a few days earlier than WEF and/or stay a few days later. Some participants come even earlier to attend other events, or to enjoy their horses before WEF begins. They behave like seasonal residents attracted to the county because of the warm weather and friends whom they have met on previous visits. Like many seasonal residents, some participants have purchased condominiums or single family homes in the county.

⁶ About one in four visitors did not pay for their lodging (26.7 percent).

2021 Final Millage Rates



	2021 Final Millage Rate	2021 Proposed Millage Rate	Proposed vs Final Millage Rate
02 Atlantis	7.5300	7.6100	0.0800
04 Belle Glade	6.5419	6.5419	0.0000
06 Boca Raton (O.E.)	3.5789	3.5789	0.0000
06 Boca Raton (D.S.)	0.0996	0.0996	0.0000
08 Boynton Beach (O.E.)	7.8900	7.8900	0.0000
09 Briny Breezes	10.0000	10.0000	0.0000
10 Cloud Lake (Does not Levy)	0.0000	0.0000	0.0000
12 Delray Beach (O.E.)	6.6611	6.6611	0.0000
12 Delray Beach (D.S.)	0.1792	0.1792	0.0000
14 Glenridge (Does not Levy)	0.0000	0.0000	0.0000
18 Greenacres (O.E.)	6.4000	6.4000	0.0000
20 Gulf Stream	3.6724	3.6724	0.0000
22 Haverhill	4.5000	4.5000	0.0000
24 Highland Beach (O.E.)	3.2294	3.2294	0.0000
24 Highland Beach (D.S.)	0.3930	0.3930	0.0000
26 Hypoluxo	3.2000	3.2000	0.0000
28 Juno Beach	1.9236	1.9236	0.0000
30 Jupiter (O.E.)	2.4633	2.4633	0.0000
30 Jupiter (D.S.)	0.1693	0.1693	0.0000
32 Jupiter Inlet Colony	5.5600	5.6500	0.0900
34 Lake Clark Shores	6.2798	6.2798	0.0000
36 Lake Park	5.3474	5.3474	0.0000
36 Lake Park (D.S.)	0.0000	0.0000	0.0000
38 Lake Worth Beach (O.E.)	5.4945	5.4945	0.0000
38 Lake Worth Beach (D.S.)	1.1100	1.1100	0.0000
40 Lantana	3.5000	3.5000	0.0000
41 Loxahatchee Groves	3.0000	3.0000	0.0000
42 Manalapan	3.1695	3.1695	0.0000
44 Mangonia Park	9.9000	9.9000	0.0000
46 Ocean Ridge (O.E.)	5.5000	5.6500	0.1500
48 Pahokee	6.5419	6.5419	0.0000
50 Palm Beach (O.E.)	2.8966	2.9962	0.0996
52 Palm Beach Gardens (O.E.)	5.5500	5.5500	0.0000
52 Palm Beach Gardens (D.S.)	0.0000	0.0000	0.0000
54 Palm Beach Shores (O.E.)	6.3500	6.3500	0.0000
54 Palm Beach Shores (D.S.)	0.4290	0.4290	0.0000
56 Riviera Beach	8.4520	8.4520	0.0000
58 South Bay	6.3089	6.3089	0.0000
60 Tequesta	6.6290	6.6290	0.0000
62 South Palm Beach	3.5000	3.5367	0.0367
66 Village of Golf	6.5452	6.5452	0.0000
68 North Palm Beach	7.0500	7.1000	0.0500
70 Palm Springs (O.E.)	3.5000	3.5000	0.0000
70 Palm Springs (D.S.)	0.2994	0.2994	0.0000
72 Royal Palm Beach (O.E.)	1.9200	1.9200	0.0000
73 Wellington	2.4700	2.4700	0.0000
74 West Palm Beach (O.E.)	8.3465	8.3465	0.0000
74 West Palm Beach (D.S.)	0.0718	0.0718	0.0000
77 Westlake	5.1250	5.1250	0.0000
84 WPB DDA	1.0000	2.0000	1.0000
88 Delray Beach DDA	1.0000	1.0000	0.0000
75 PB Co. (O.E.)	4.7815	4.7815	0.0000
75 PB Co. (D.S.)	0.0334	0.0334	0.0000
77 SFWMD	0.1061	0.1103	0.0042
77 SFWMD - Okeechobee Basin	0.1146	0.1192	0.0046
77 SFWMD - Everglades Const.	0.0365	0.0380	0.0015
93 F.I.N.D.	0.0320	0.0320	0.0000
76 School Board - State	3.6270	3.6270	0.0000
76 School Board - Local	3.2480	3.2480	0.0000
94 Children's Services	0.6233	0.6233	0.0000
96 Health Care District	0.7261	0.7261	0.0000
xx Port of Palm Beach (Does not Levy)	0.0000	0.0000	0.0000
82 Jupiter Inlet District	0.0921	0.0921	0.0000
75 Fire/Rescue	3.4581	3.4581	0.0000
75 Jupiter Fire/Rescue	1.7880	1.7880	0.0000
81 Boca Beach & Park	1.0500	1.0500	0.0000
75 Library	0.5491	0.5491	0.0000
Library - (D.S.)	0.0333	0.0333	0.0000

Source: 2021 DR420 & 2021 Resolutions

Posted on: July 13, 2022

Wellington Presents Preliminary 2023 Annual Budget

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



Highlights

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

Preliminary Rates Compared to FY 2022

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

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

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

One Time Projects

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

Ongoing Programs

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

Utilities

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

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

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

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

Valentina Palm

Palm Beach Post

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



Publix at Courtyard shopping center to be demolished, renovated

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

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

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

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



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

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

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

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



Kimberly Miller

Palm Beach Post



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

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

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

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

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



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

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

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

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



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

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

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



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

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

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



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

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

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

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

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

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

Lotis in Wellington: Project would bring restaurants, retail, senior living to 64 acres

Kristina Webb

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WELLINGTON —A developer hopes to turn 64 acres just north of Wellington Regional Medical Center into retail, restaurants, offices, multifamily homes and senior living.

JKM Developers paid \$14.25 million for the property in January, and recently submitted applications to Wellington to formally begin the approval process for the project now known as Lotis, said Planning, Zoning and Building Director Bob Basehart.

The property extends west from State Road 7 and is north of the medical office buildings that sit just north of Wellington Regional. It includes a 24-acre lake. The land has mostly been cleared by the operations of the previous owner, who used the site as a sand mine.

According to the applications, JKM wants to build 12,000 square feet of restaurant space, 43,000 square feet of retail space, a 62,000-square-foot medical office building, 255 multifamily units, a 67-unit independent living facility and a 100-bed assisted-living facility.

"Our corporate philosophy is to concentrate on good locations that offer a range of amenities," JKM partner Jim Giolda said. The company looks for sites for senior living "that already have strong amenities built in," he said.

The Boca Raton-based company has had its eye on the land for about 10 years, he said.

The project would help meet a growing need for senior housing in South Florida, Giolda said.

"We're starting to get that gray tide of Baby Boomers," he said.

JKM would need to dedicate part of its land for civic use, per Wellington's rules for mixed-use projects. Giolda said the property would be a great location for a senior, entertainment or arts center on the 2 acres JKM plans to hand over to Wellington.

To make the large-scale project a reality, the new property owners need to get zoning and comprehensive plan amendments for about 10 acres that were added by the previous property owner, but where the uses were never changed to match the rest of the land, Basehart said.

JKM also needs to get approval of its master plan and site plan, Basehart said. It could be several months before the applications begin the public hearing process.

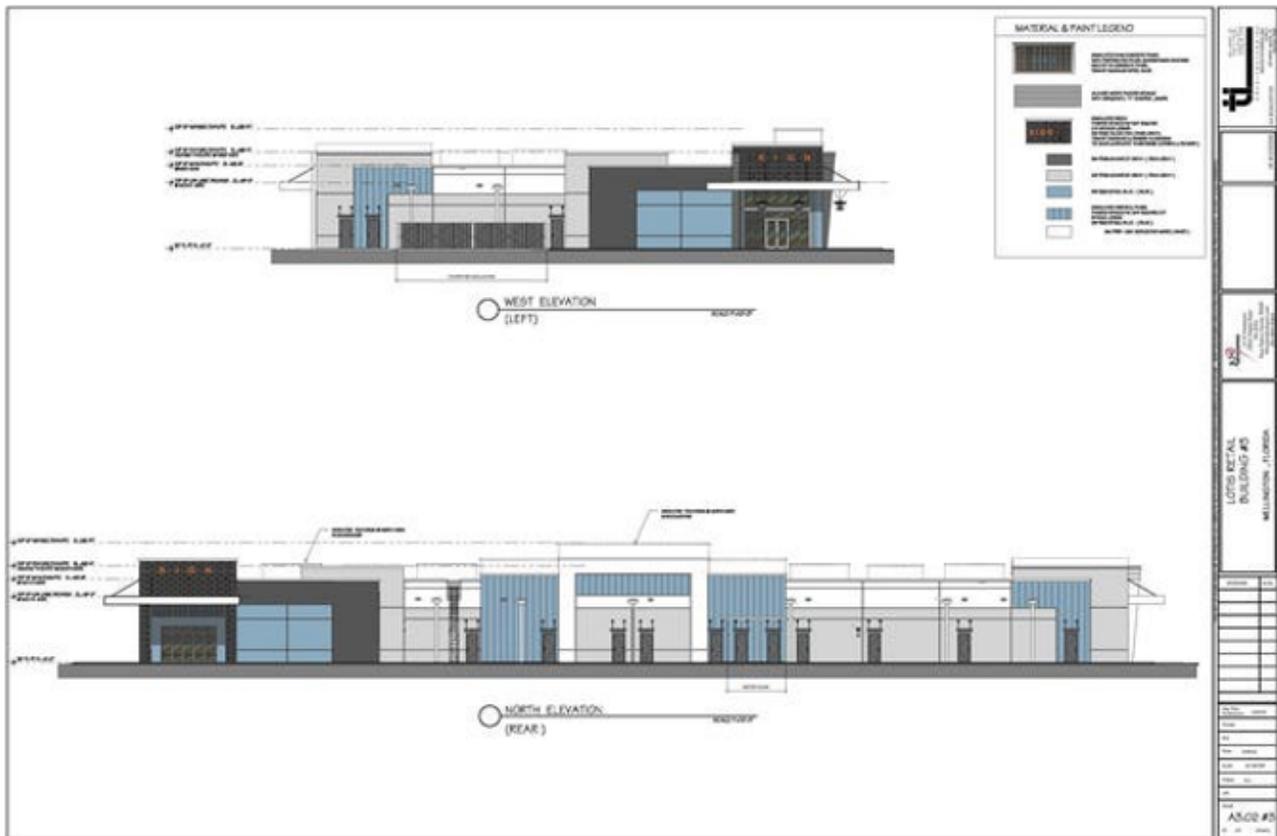
This isn't the first time a multi-million dollar project has been pitched for the site.

In 2015, then-property owner Roger Fina submitted plans to Wellington for Village Lake Center, with 420 apartments, retail, restaurants, an assisted-living facility, and daycare or office space.

Before that, a medical arts hub was proposed there in 2010.

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@kristinawebb



ARCHITECT

PROJECT

LOCATION

DATE

SCALE

ASOR #5

FLORIDA ARCHITECTURAL BOARD

REGISTERED ARCHITECT

STATE OF FLORIDA

NO. 12345

DATE OF EXPIRATION

12/31/2024



LOTIS ARCHITECTURAL
BUILDING #1
RESTAURANT BUILDING
WELLINGTON, FLORIDA



LOTIS ARCHITECTURAL
BUILDING #1
RESTAURANT BUILDING
WELLINGTON, FLORIDA

DATE	NOV 14 2018
BY	ASO
CHECKED BY	ASO
SCALE	AS SHOWN
PROJECT NO.	18-000000000
SHEET NO.	1
TOTAL SHEETS	1
PROJECT NAME	LOTIS ARCHITECTURAL BUILDING #1 RESTAURANT BUILDING
PROJECT ADDRESS	10000 WOODLAND AVENUE, WELLINGTON, FL 33414
ARCHITECT	LOTIS ARCHITECTURAL
ARCHITECT ADDRESS	10000 WOODLAND AVENUE, WELLINGTON, FL 33414
ARCHITECT PHONE	(888) 888-8888
ARCHITECT FAX	(888) 888-8888
ARCHITECT EMAIL	LOTIS@LOTISARCHITECTURAL.COM
ARCHITECT WEBSITE	WWW.LOTISARCHITECTURAL.COM
ARCHITECT LICENSE NO.	12345
ARCHITECT LICENSE STATE	FLORIDA
ARCHITECT LICENSE EXPIRES	12/31/2020
ARCHITECT LICENSE TYPE	REGISTERED ARCHITECT
ARCHITECT LICENSE STATUS	ACTIVE
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ARCHITECT LICENSE SUBCLASSIFICATION	RESIDENTIAL ARCHITECTURE
ARCHITECT LICENSE SPECIALIZATION	RESIDENTIAL ARCHITECTURE
ARCHITECT LICENSE SPECIALIZATION CODE	RES-001
ARCHITECT LICENSE SPECIALIZATION DESCRIPTION	RESIDENTIAL ARCHITECTURE
ARCHITECT LICENSE SPECIALIZATION EFFECTIVE DATE	12/31/2018
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ARCHITECT LICENSE SPECIALIZATION SUBCLASSIFICATION SUBCLASSIFICATION STATUS	ACTIVE

ASO #1



LOTIS ARCHITECTURAL PLANS

WELLINGTON, FLORIDA
APRIL 23, 2019



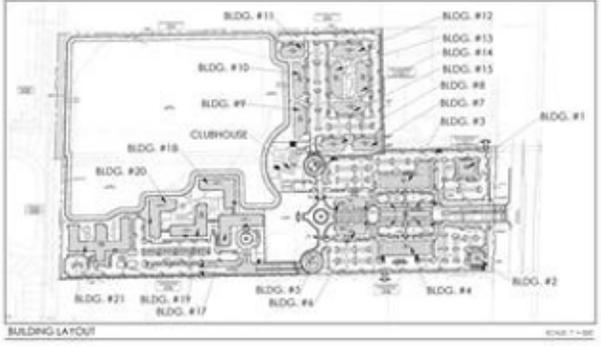
LOTIS ARCHITECTURAL
WELLINGTON, FLORIDA

LOTIS ARCHITECTURAL
WELLINGTON, FLORIDA

LOTIS ARCHITECTURAL
WELLINGTON, FLORIDA

SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	BLDG #1
3	BLDG #2
4	BLDG #3
5	BLDG #4
6	BLDG #5
7	BLDG #6
8	BLDG #7
9	BLDG #8
10	BLDG #9
11	BLDG #10
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101	BLDG #100



ARCHITECT:
LOTIS ARCHITECTURAL
10000 WOODLAND AVENUE
WELLINGTON, FL 33414
888-888-8888

REGISTERED ARCHITECT:
ASO #1
12345
FLORIDA

ARCHITECTURE PLAN
COVER SHEET
SHEET # A.0

Wellington

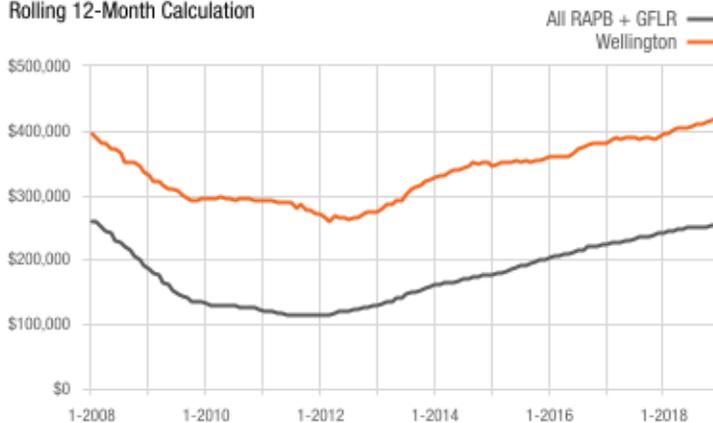
Single Family	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
Key Metrics						
Closed Sales	87	83	- 4.6%	1,042	993	- 4.7%
Median Sales Price*	\$420,000	\$435,000	+ 3.6%	\$390,000	\$418,500	+ 7.3%
Average Sales Price*	\$632,220	\$580,435	- 8.2%	\$560,234	\$662,222	+ 18.2%
Dollar Volume	\$55,003,150	\$48,176,140	- 12.4%	\$600,303,203	\$656,924,478	+ 9.4%
Percent of Original List Price Received*	94.4%	92.8%	- 1.7%	93.4%	92.9%	- 0.5%
Median Time to Contract	59	77	+ 30.5%	72	83	+ 15.3%
Pending Sales	53	55	+ 3.8%	1,019	997	- 2.2%
New Listings	99	111	+ 12.1%	1,701	1,730	+ 1.7%
Inventory of Homes for Sale	549	537	- 2.2%	—	—	—
Months Supply of Inventory	6.5	6.5	0.0%	—	—	—

Townhouse/Condo	December			Year to Date		
	2017	2018	% Change	Thru 12-2017	Thru 12-2018	% Change
Key Metrics						
Closed Sales	34	23	- 32.4%	303	283	- 6.6%
Median Sales Price*	\$269,000	\$269,000	0.0%	\$233,750	\$241,000	+ 3.1%
Average Sales Price*	\$270,050	\$296,217	+ 9.7%	\$268,071	\$266,525	- 0.6%
Dollar Volume	\$9,181,700	\$6,813,000	- 25.8%	\$81,225,398	\$75,426,483	- 7.1%
Percent of Original List Price Received*	93.4%	94.3%	+ 1.0%	93.1%	93.9%	+ 0.9%
Median Time to Contract	53	70	+ 32.1%	77	73	- 5.2%
Pending Sales	20	19	- 5.0%	306	280	- 8.5%
New Listings	22	25	+ 13.6%	445	423	- 4.9%
Inventory of Homes for Sale	118	121	+ 2.5%	—	—	—
Months Supply of Inventory	4.6	5.2	+ 13.0%	—	—	—

* Does not account for seller concessions; % Change may be extreme due to small sample size.

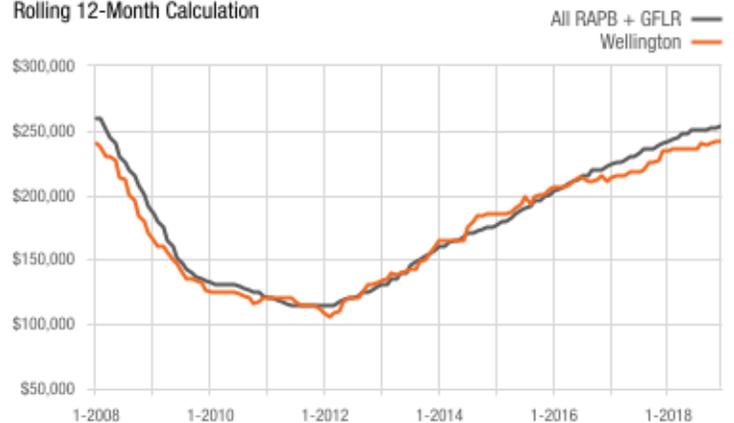
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Condo/Co-Op/Townhome

Rolling 12-Month Calculation



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Wellington

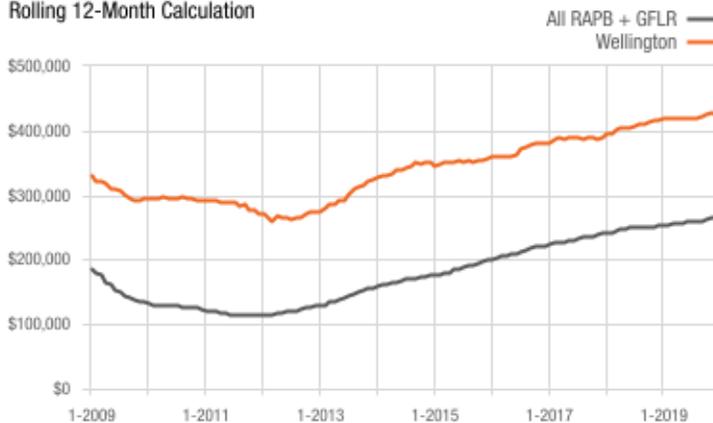
Single Family	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
Key Metrics						
Closed Sales	85	65	- 23.5%	1,004	979	- 2.5%
Median Sales Price*	\$435,000	\$429,000	- 1.4%	\$417,000	\$426,000	+ 2.2%
Average Sales Price*	\$562,780	\$608,232	+ 8.1%	\$657,734	\$678,863	+ 3.2%
Dollar Volume	\$47,836,333	\$39,535,050	- 17.4%	\$660,365,123	\$663,927,936	+ 0.5%
Percent of Original List Price Received*	93.1%	93.3%	+ 0.2%	92.9%	93.1%	+ 0.2%
Median Time to Contract	72	78	+ 8.3%	82	81	- 1.2%
Pending Sales	61	46	- 24.6%	1,009	975	- 3.4%
New Listings	108	78	- 27.8%	1,711	1,502	- 12.2%
Inventory of Homes for Sale	541	414	- 23.5%	—	—	—
Months Supply of Inventory	6.4	5.1	- 20.3%	—	—	—

Townhouse/Condo	December			Year to Date		
	2018	2019	% Change	Thru 12-2018	Thru 12-2019	% Change
Key Metrics						
Closed Sales	23	15	- 34.8%	283	275	- 2.8%
Median Sales Price*	\$269,000	\$267,500	- 0.6%	\$241,000	\$260,000	+ 7.9%
Average Sales Price*	\$296,217	\$307,833	+ 3.9%	\$266,525	\$298,504	+ 12.0%
Dollar Volume	\$6,813,000	\$4,617,495	- 32.2%	\$75,426,483	\$82,088,511	+ 8.8%
Percent of Original List Price Received*	94.3%	95.7%	+ 1.5%	93.9%	93.9%	0.0%
Median Time to Contract	70	57	- 18.6%	73	87	+ 19.2%
Pending Sales	22	15	- 31.8%	282	283	+ 0.4%
New Listings	25	23	- 8.0%	423	394	- 6.9%
Inventory of Homes for Sale	122	85	- 30.3%	—	—	—
Months Supply of Inventory	5.2	3.6	- 30.8%	—	—	—

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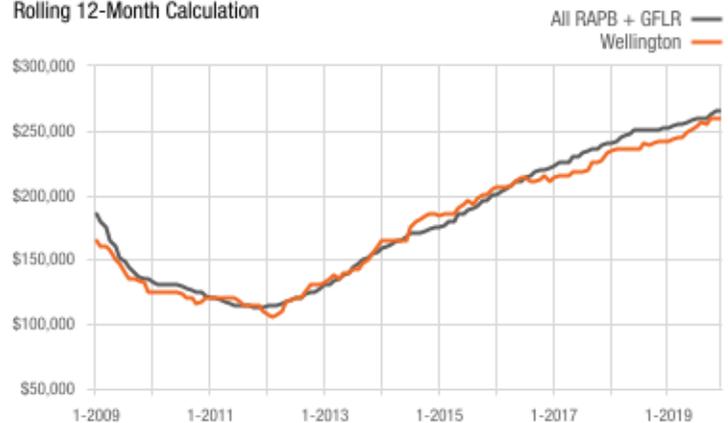
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Wellington

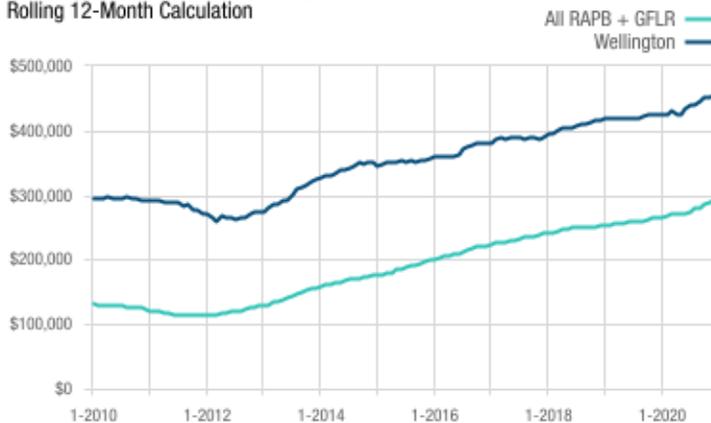
Single Family	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
Key Metrics						
Closed Sales	65	109	+ 67.7%	985	1,070	+ 8.6%
Median Sales Price*	\$429,000	\$520,000	+ 21.2%	\$426,000	\$455,000	+ 6.8%
Average Sales Price*	\$608,232	\$894,305	+ 47.0%	\$677,284	\$711,787	+ 5.1%
Dollar Volume	\$39,535,050	\$97,479,238	+ 146.6%	\$667,124,547	\$761,612,097	+ 14.2%
Percent of Original List Price Received*	93.3%	95.1%	+ 1.9%	93.1%	94.8%	+ 1.8%
Median Time to Contract	78	77	- 1.3%	81	68	- 16.0%
Pending Sales	55	56	+ 1.8%	979	1,079	+ 10.2%
New Listings	78	78	0.0%	1,498	1,385	- 7.5%
Inventory of Homes for Sale	428	268	- 37.4%	—	—	—
Months Supply of Inventory	5.2	3.0	- 42.3%	—	—	—

Townhouse/Condo	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
Key Metrics						
Closed Sales	17	35	+ 105.9%	280	328	+ 17.1%
Median Sales Price*	\$267,500	\$275,000	+ 2.8%	\$260,000	\$280,000	+ 7.7%
Average Sales Price*	\$313,088	\$283,729	- 9.4%	\$297,941	\$324,899	+ 9.0%
Dollar Volume	\$5,322,495	\$9,930,500	+ 86.6%	\$83,423,511	\$106,566,728	+ 27.7%
Percent of Original List Price Received*	95.6%	95.3%	- 0.3%	93.9%	94.9%	+ 1.1%
Median Time to Contract	64	47	- 26.6%	86	63	- 26.7%
Pending Sales	16	23	+ 43.8%	284	335	+ 18.0%
New Listings	23	22	- 4.3%	396	435	+ 9.8%
Inventory of Homes for Sale	92	71	- 22.8%	—	—	—
Months Supply of Inventory	3.9	2.5	- 35.9%	—	—	—

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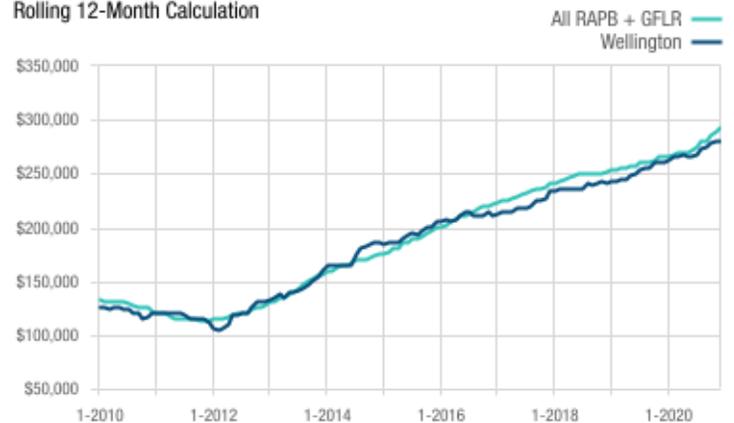
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Wellington

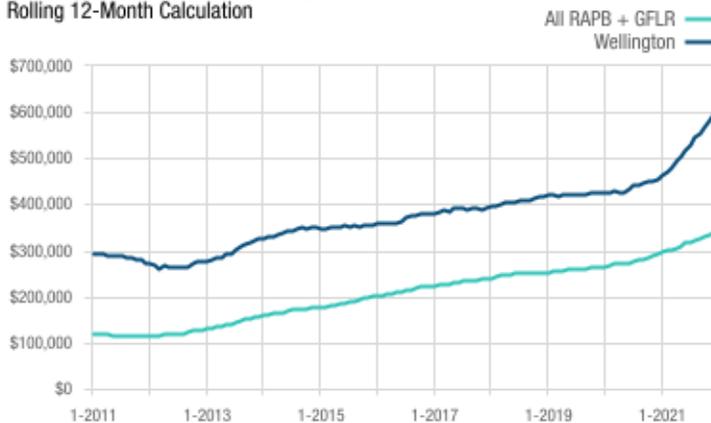
Single Family	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
Closed Sales	115	63	- 45.2%	1,079	1,160	+ 7.5%
Median Sales Price*	\$518,000	\$720,000	+ 39.0%	\$455,000	\$593,750	+ 30.5%
Average Sales Price*	\$875,311	\$1,134,019	+ 29.6%	\$709,950	\$1,068,585	+ 50.5%
Dollar Volume	\$100,660,738	\$71,443,199	- 29.0%	\$766,036,497	\$1,239,558,022	+ 61.8%
Percent of Original List Price Received*	95.2%	97.5%	+ 2.4%	94.8%	97.6%	+ 3.0%
Median Time to Contract	75	43	- 42.7%	68	46	- 32.4%
Pending Sales	67	57	- 14.9%	1,098	1,151	+ 4.8%
New Listings	77	73	- 5.2%	1,383	1,294	- 6.4%
Inventory of Homes for Sale	295	150	- 49.2%	—	—	—
Months Supply of Inventory	3.2	1.6	- 50.0%	—	—	—

Townhouse/Condo	December			Year to Date		
	2020	2021	% Change	Thru 12-2020	Thru 12-2021	% Change
Key Metrics						
Closed Sales	37	18	- 51.4%	330	334	+ 1.2%
Median Sales Price*	\$275,000	\$352,500	+ 28.2%	\$280,000	\$326,250	+ 16.5%
Average Sales Price*	\$281,446	\$480,750	+ 70.8%	\$324,393	\$397,755	+ 22.6%
Dollar Volume	\$10,413,500	\$8,653,500	- 16.9%	\$107,049,728	\$132,850,299	+ 24.1%
Percent of Original List Price Received*	95.0%	100.3%	+ 5.6%	94.8%	97.9%	+ 3.3%
Median Time to Contract	46	28	- 39.1%	63	46	- 27.0%
Pending Sales	28	20	- 28.6%	341	331	- 2.9%
New Listings	22	20	- 9.1%	435	346	- 20.5%
Inventory of Homes for Sale	79	16	- 79.7%	—	—	—
Months Supply of Inventory	2.8	0.6	- 78.6%	—	—	—

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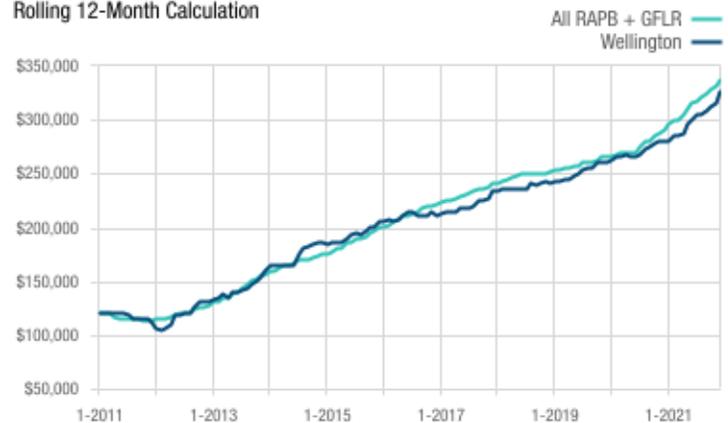
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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Wellington

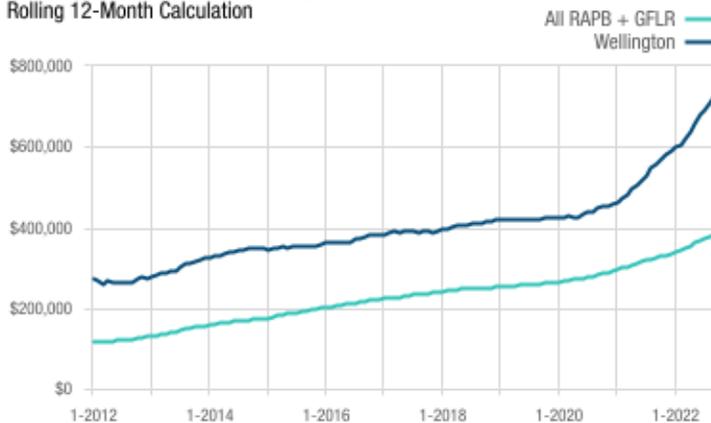
Single Family	September			Year to Date		
	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
Key Metrics						
Closed Sales	85	76	- 10.6%	928	631	- 32.0%
Median Sales Price*	\$614,000	\$702,500	+ 14.4%	\$575,000	\$745,000	+ 29.6%
Average Sales Price*	\$1,115,835	\$1,388,750	+ 24.5%	\$994,912	\$1,264,096	+ 27.1%
Dollar Volume	\$94,845,998	\$105,545,000	+ 11.3%	\$923,278,587	\$797,644,460	- 13.6%
Percent of Original List Price Received*	97.3%	95.0%	- 2.4%	97.6%	97.0%	- 0.6%
Median Time to Contract	37	41	+ 10.8%	47	35	- 25.5%
Pending Sales	92	56	- 39.1%	963	641	- 33.4%
New Listings	97	79	- 18.6%	1,065	917	- 13.9%
Inventory of Homes for Sale	190	201	+ 5.8%	—	—	—
Months Supply of Inventory	1.9	2.9	+ 52.6%	—	—	—

Townhouse/Condo	September			Year to Date		
	2021	2022	% Change	Thru 9-2021	Thru 9-2022	% Change
Key Metrics						
Closed Sales	22	24	+ 9.1%	267	213	- 20.2%
Median Sales Price*	\$360,000	\$377,500	+ 4.9%	\$315,100	\$420,000	+ 33.3%
Average Sales Price*	\$392,241	\$506,813	+ 29.2%	\$382,674	\$526,765	+ 37.7%
Dollar Volume	\$8,629,300	\$12,163,500	+ 41.0%	\$102,173,949	\$112,200,873	+ 9.8%
Percent of Original List Price Received*	99.2%	95.1%	- 4.1%	97.4%	97.8%	+ 0.4%
Median Time to Contract	18	40	+ 122.2%	51	26	- 49.0%
Pending Sales	26	21	- 19.2%	265	210	- 20.8%
New Listings	27	24	- 11.1%	289	267	- 7.6%
Inventory of Homes for Sale	48	27	- 43.8%	—	—	—
Months Supply of Inventory	1.6	1.2	- 25.0%	—	—	—

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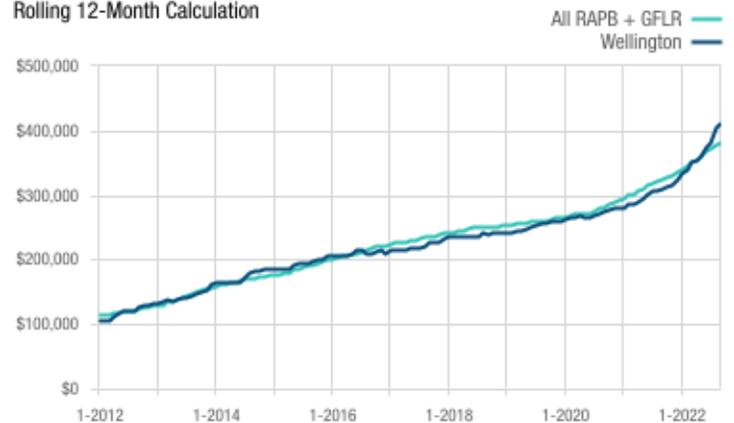
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



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