

Hazen



Water Supply Facilities Work Plan 2026 Update

January 2026

Table of Contents

1. Introduction	1-1
1.1 Statutory History	1-1
1.2 Statutory Requirements	1-2
2. Wellington’s Service Area Overview	2-1
2.1 Water Service Area	2-2
2.2 Areas of Self Supply	2-3
2.3 Summary of Existing Interlocal Water Supply Agreements	2-3
2.4 Sector Plans	2-3
3. Summary of Existing Water Infrastructure	3-1
3.1 Summary of Existing Water Treatment Facilities	3-1
3.1.1 Treatment Losses	3-1
3.2 Water Use Permit and Raw Water Allocation Information	3-2
3.3 Raw Water Supply Wells	3-2
3.4 Deep Injection Wells	3-5
3.5 Finished Water Distribution System	3-5
3.5.1 Level of Service Criteria	3-5
3.5.2 Distribution System Water Storage and Repump Facilities	3-6
3.5.3 Distribution System Interconnects	3-7
3.5.4 Distribution System Losses	3-7
3.6 Future Upgrades and Expansions	3-7
4. Population and Water Demand Projections	4-8
4.1 Population Projections	4-8
4.2 Historical Surficial Aquifer System (SAS) Raw Water Used	4-9
4.3 Historical Finished Water Used	4-9
4.4 Water Demand Forecast	4-10
5. Conservation	5-1
5.1.1 Water Conservation Education Program	5-1
5.1.2 Permanent Irrigation Ordinances	5-1
5.1.3 Florida Friendly Landscape Ordinances	5-1
5.1.4 Water Conservation Rate Structure	5-1

5.1.5	Leak Detection Program	5-1
5.1.6	Ultra-Low Volume Plumbing Fixture Requirements.....	5-2
5.2	Reuse.....	5-2
5.2.1	Local Government Specific Actions, Programs, Regulations, or Opportunities	5-2
6.	Regional Issues	6-1
6.1	Upgrade of RO Plant with Higher Efficiency Membranes to Reduce Raw Water Withdrawal	6-1
6.2	Excess Surface Water Storage.....	6-2
6.3	Changes in the Regulatory Criteria for PFAS	6-2
6.3.1	SFWMD Position on the PFAS Rule.....	6-2
6.3.2	Impact of the PFAS Rule on Wellington and Wellington’s Strategy for Compliance..	6-3
7.	Capital Improvements	7-1
7.1	Work Plan Projects	7-1
7.1.1	Water Supply/Treatment Projects Needed	7-1
7.1.2	Transmission System Projects Needed.....	7-3
7.1.3	Projects Needed to Supply Water Outside of Wellington’s Water Service Area	7-3
7.2	Capital Improvements Element/Schedule.....	7-3
8.	Goals, Objectives and Policies	8-5

List of Tables

Table 2-1: Domestic Self-Supply.....	2-3
Table 3-1: Existing Rated Plant Capacities	3-1
Table 3-2: Annual Surficial Aquifer Withdrawal Limits.....	3-2
Table 3-3: Inventory of Existing Wells	3-3
Table 3-4: Village of Wellington Construction Details	3-5
Table 3-5: Village of Wellington Water Service Area Historical AADF Finished and Raw Water Pumping Data.....	3-6
Table 3-6: Inventory of Existing WTP Storage	3-6
Table 3-7: Distribution System Water Storage and Repump Facilities	3-7
Table 4-1: Village of Wellington Water Service Area – Population Projections	4-8
Table 4-2: Historical Surficial Aquifer System (SAS) Raw Water Used	4-9
Table 4-3: Historical Finished Water Used	4-9
Table 4-4: Water Demand Forecast	4-10
Table 7-1: Membrane Plant Expansion Increase and Construction Schedule	7-2
Table 7-2: Planned Water Supply Projects Schedule	7-3
Table 7-3: Planned Water Treatment Projects Schedule	7-4
Table 7-4: Planned Water Transmission Projects Schedule	7-4

List of Figures

Figure 2-1: Location Map	2-1
Figure 2-2: Village of Wellington – Current and Future Water Service Area.....	2-2
Figure 3-1: Village of Wellington Supply Wellfields.....	3-4
Figure 4-1: Finished Water Demand Forecast 2025 to 2045	4-11
Figure 4-2: Surficial Aquifer System (SAS) Raw Water Demand Forecast 2025 to 2045	4-11
Figure 7-1: Max Day Finished Water Demand vs Rated Capacity	7-2

List of Appendices

Appendix A: Amendments to the Comprehensive Plan to Address Conflicts with the Work Plan Update	
---	--

1. Introduction

The Village of Wellington’s (Wellington) 10-Year Water Supply Facilities Work Plan Update (Work Plan) identifies water supply sources and their availability in addition to the facilities needed to serve existing and new development within the local government’s jurisdiction. Chapter 163, Part II, Florida Statutes (F.S.), requires local governments to prepare and adopt 10-Year Water Supply Facilities Work Plans into their comprehensive plans within 18 months after the South Florida Water Management District (District) approves a regional water supply plan or its update.

The 2023-2024 Lower East Coast Water Supply Plan Update (2023-2024 LECWSP Update) was adopted by the District’s Governing Board on September 23, 2024. Therefore, local governments within the Lower East Coast Region are required to amend their comprehensive plans to include an updated 10-year Water Supply Facilities Work Plan and related planning elements by March 23, 2026.

The State of Florida requires that the Work Plan update addresses the development of traditional and alternative water supplies and management strategies, including conservation and reuse. The data and analyses, including population projections, water demands and service areas must cover at least a 10-year planning period and be consistent with the 2023-2024 LECWSP Update and the updated comprehensive plan amendment.

Wellington’s 2026 Work Plan Update is divided into eight sections:

- 1.0 – Introduction
- 2.0 – Service Area Overview
- 3.0 – Summary of Existing Water Infrastructure
- 4.0 – Population and Water Demand Projections
- 5.0 – Conservation and Reuse Efforts
- 6.0 – Regional Supply Issues
- 7.0 – Capital Improvements Program
- 8.0 – Goals, Objectives and Policies

1.1 Statutory History

The Florida Legislature enacted bills in the 2002, 2004, 2005, 2011, 2012, 2015 and 2016 sessions to address the state’s water supply needs. These bills, in particular Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapters 163 and 373, F.S., by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In addition, these bills established the basis for improving coordination between local land use and water supply planning.

1.2 Statutory Requirements

Wellington has considered the following statutory provisions in updates to this 10-year Water Supply Facilities Work Plan.

1. Coordinate appropriate aspects of its comprehensive plan with the 2023-2024 LECWSP [Section 163.3177(4) (a), F.S.].
2. Ensure the future land use plan is based upon availability of adequate water supplies and public facilities and services [Section 163.3177 (6) (a), F.S.]. Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted for review.
3. Ensure that adequate water supplies and potable water facilities are available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent and consult with the applicable water supplier to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [Section 163.3180 (2), F.S.].
4. Revision of the related comprehensive planning elements within 18 months after the water management district approves an updated regional water supply plan, to:
 - a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the 2023-2024 LECWSP, or alternative project(s) proposed by the local government under Section 373.709(8)(b), F.S. [Section 163.3177(6)(c), F.S.];
 - b. Identify the traditional and alternative water supply projects and the conservation and reuse programs necessary to meet water needs identified in the 2023-2024 LECWSP [Section 163.3177(6)(c)3, F.S.]; and
 - c. Update the Work Plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development [Section 163.3177(6)(c)3, F.S.].
5. Revise the Five-Year Schedule of Capital Improvements to include water supply, reuse, and conservation projects and programs to be implemented during the five-year period [s. 163.3177(3)(a)4, F.S.].
6. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation Element to assess projected water needs and sources for at least a 10-year planning period, considering the 2023-2024 LECWSP, as well as applicable consumptive use permit(s) [s.163.3177 (6) (d), F.S.]. The plan must address the water supply sources necessary to meet and achieve the existing and projected water use demand for the established planning period, considering the applicable regional water supply plan [s.163.3167(9), F.S.].

7. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with the 2023-2024 LECWSP [s.163.3177 (6) (h) 1., F.S.].
8. An Evaluation and Appraisal Report is required every seven years. Local governments are encouraged to comprehensively evaluate, and as necessary, update comprehensive plans to reflect changes in local conditions. The evaluation could address the extent to which the local government needs to update their 10-year Water Supply Facilities Work Plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, and conservation and reuse programs are meeting local water use demands [s.163.3191 (3), F.S.].

2. Wellington’s Service Area Overview

Wellington’s Water Utility service area is located in central Palm Beach County and approximately follows the Village of Wellington municipal boundary. **Figure 2-1** shows the location of Wellington’s municipal boundary within Palm Beach County. It is a mix of residential neighborhoods, large equestrian areas and commercial and light industrial uses. Most of the residential neighborhoods, commercial and light industrial uses are served by Wellington’s potable water system. The equestrian areas largely are served by private potable wells.

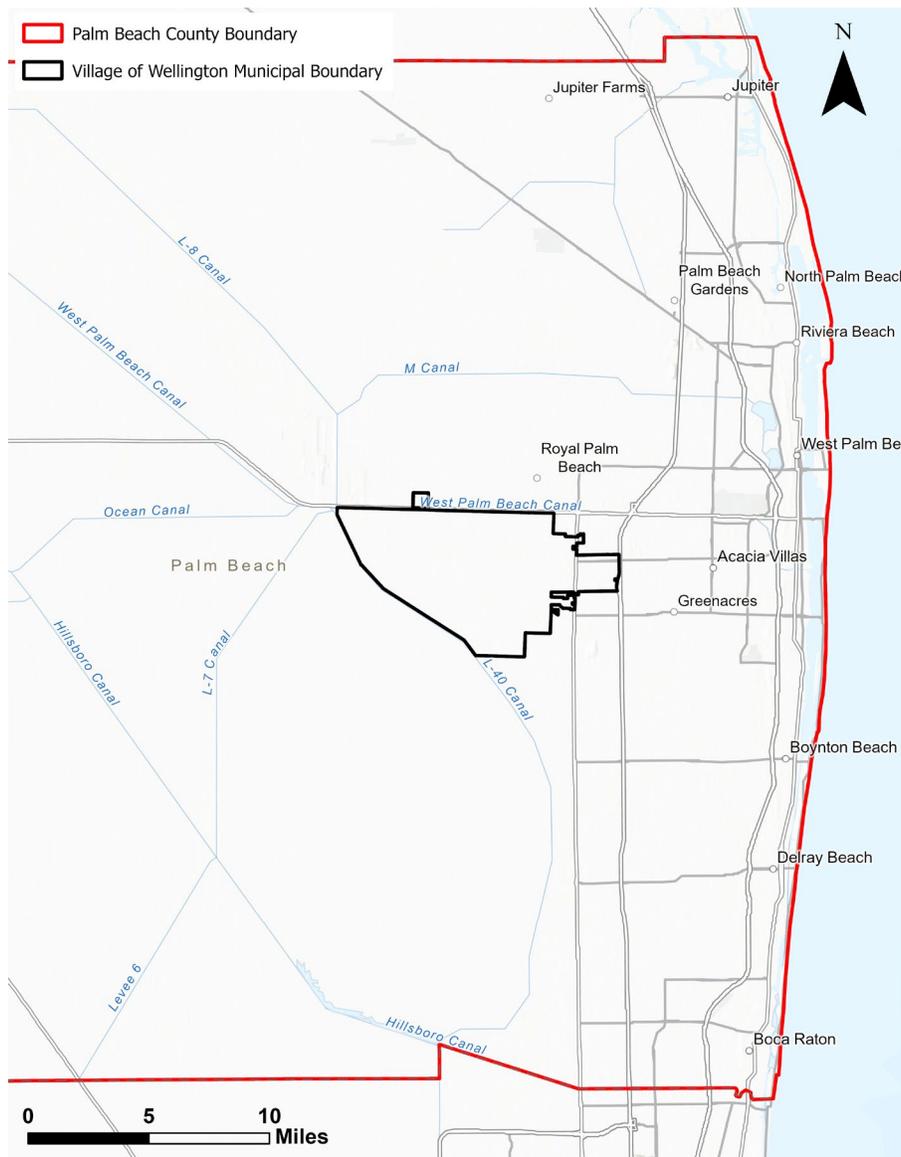


Figure 2-1: Location Map

2.1 Water Service Area

Wellington’s Water Service Area consists of the majority of Wellington along with portions of the Village of Royal Palm Beach and parts of Unincorporated Palm Beach County. **Figure 2-2** shows the areas currently served water by Wellington. Possible planned expansions of areas to be served potable water as well as redevelopment within the existing service areas are also shown in **Figure 2-2**. Currently, Wellington only provides water service to approximately 50% of the water service area as many residents have private wells. As of 2025, Wellington’s water utility services approximately 20,800 service connections (residential and commercial). The predominant users serviced by the central system are residential customers within Wellington’s municipal boundary.

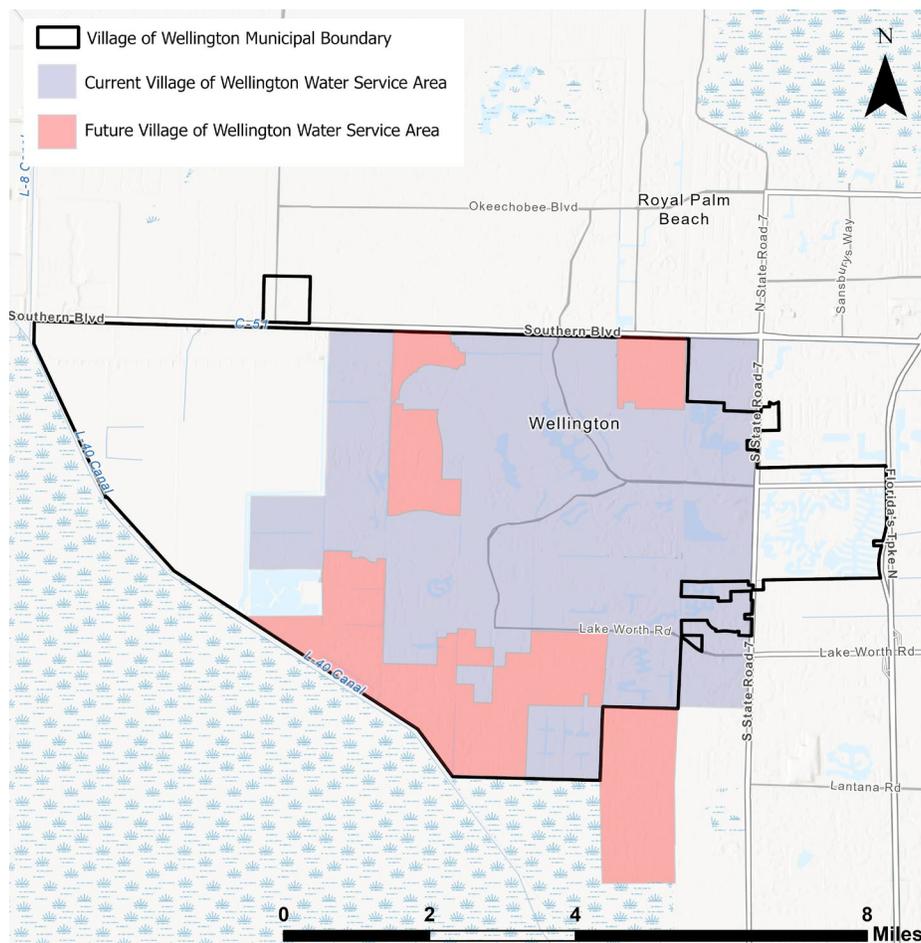


Figure 2-2: Village of Wellington – Current and Future Water Service Area

2.2 Areas of Self Supply

Currently, Wellington only provides water service to approximately 50% of the utility service area by geographic area, but many of the unserved areas are large lot or equestrian areas where many residents have private wells. As utility service is extended to these areas, the amount of residents served by private wells is expected to decrease. **Table 2-1** shows the rough estimated number of residents and water usage on self-supply systems through 2045. Projects for expanding service to future expansion areas would be assessment projects paid for by new benefiting property owners, and are thus not included in the Capital Improvements Plan.

Table 2-1: Domestic Self-Supply

Year	2025	2030	2035	2040	2045
Population ¹ (capita)	5,100	5,600	3,500	3,400	3,400
Domestic Self-Supply (mgd) ²	0.54	0.59	0.37	0.35	0.36

Notes:

¹ Based on Palm Beach County TAZ population estimates for unserved areas through 2045

² Based on 105 gpcd

2.3 Summary of Existing Interlocal Water Supply Agreements

Wellington currently has the following key interlocal agreements in place:

- Emergency water interconnect with Palm Beach County Water Utilities Department (PBCWUD)
- Interlocal agreement with Palm Beach County to provide water within unincorporated areas within Palm Beach County within the Acme Improvement District (AID) boundaries
- Interlocal agreement with Village of Royal Palm Beach to provide water within Village of Royal Palm Beach that is also within the AID boundaries

Wellington has no bulk water customers. Currently, Wellington does not have any plans for any future agreements.

2.4 Sector Plans

This section is not applicable to Wellington.

3. Summary of Existing Water Infrastructure

3.1 Summary of Existing Water Treatment Facilities

Wellington’s existing water treatment plant consists of two separate processes: membrane filtration, and lime softening that treat raw water withdrawn from the Surficial Aquifer System (SAS) wellfields. Each of the processes is permitted by the Florida Department of Environmental Protection (FDEP) (Permit No. 138260, Facility No. 4500014) and have rated treatment capacities as shown in **Table 3-1**.

Table 3-1: Existing Rated Plant Capacities

Facility	FDEP Permitted Treatment Capacity (mgd)
Membrane Plant 1	4.0
Membrane Plant 2	3.6 ¹
Lime Plant	4.7
Total	12.3

Notes:

¹ Although the rated capacity of Membrane Plant 1 is 3.6 mgd, the actual production capacity is 5.4 mgd, following the recent addition of a 1.8 mgd train in preparation for the lime treatment plant phaseout

In 2020 the rated capacity of the WTP was increased to 12.3 mgd with modifications to membrane plant 2. The permeate is delivered to degasifiers to remove the hydrogen sulfide before discharging into storage reservoir numbers 3 and 4.

The lime softening treatment process is capable of producing 4.7 mgd of finished water with a historical average 96% recovery rate. The lime plant receives water through a cascade aerator atop the softening unit for removal of hydrogen sulfide and carbon dioxide. Lime is added to reduce the hardness, color and alkalinity. Polymer is added to enhance the process. The water flows through five rapid sand filters and into a clear well, then is pumped into storage reservoir numbers 3 and 4 before being blended with the membrane product water.

3.1.1 Treatment Losses

The Village of Wellington WTP finished water to raw water treatment loss averaged 12 percent from 2020 to 2024. However, the overall treatment losses will increase with the replacement of the lime softening process with additional high efficiency nanofiltration (NF) membrane treatment trains by 2029. The anticipated future treatment losses at the WTP are 15 percent.

3.2 Water Use Permit and Raw Water Allocation Information

Withdrawal of ground water from the SAS is regulated by the SFWMD, by the issuance of a Water Use Permit (WUP). Currently, Wellington is permitted to withdraw 3,784.0 million gallons per year (MGY) and a maximum of 359.5 million gallons per month (MGM) through its recently approved WUP (Permit No. 50-00464-W). This WUP will expire on November 15, 2039. The permitted raw water allocations are summarized in **Table 3-2**

Table 3-2: Annual Surficial Aquifer Withdrawal Limits

Category	North Wellfield	South Wellfield	East Wellfield	Total
Annual Allocation (MG)	1,617.0	1,789.0	573.0	3,784.0 ¹
Maximum Month Allocation (MG)	--	--	--	359.5

Notes:

¹ The total allowable annual withdrawal rate is less than the sum of the total annual allowable withdrawal rates from each separate wellfield, which allows for operational flexibility.

3.3 Raw Water Supply Wells

Wellington currently obtains its water from SAS production wells located in three wellfields: the North, the South, and the East Wellfields. The North Wellfield has nine (9) active wells, the South Wellfield has seven (7) active wells, and the East Wellfield has two (2) active wells. The total pumping capacity of the three wellfields is 18,240 gallons per minute (gpm) (26.3 mgd). A project was recently constructed to combine the north, south and eastern wellfields into a common plant feed that can all feed the membrane plant 1 and 2 following decommissioning of the lime plant. Currently, Wellington has three (3) wells in the South Wellfield (25, 26, and 27) which are installed but are not connected to the raw water main. These wells are also not outfitted with a well pump.

Groundwater elevations are routinely monitored to identify seasonal trends and predict maintenance requirements. Chloride concentrations and specific conductance have been relatively stable in the raw water from Wellington’s wells and are not expected to increase significantly. The current capacities for the combined existing wells are identified in **Table 3-3**. The location of the wells are shown on the map on **Figure 3-1**.

Table 3-3: Inventory of Existing Wells

Well Number	Well ID Number	Wellfield	Diameter (inch)	Total Depth (feet)	Casing Depth (feet)	Capacity (gpm)	Status
R-1	23692	North	12	120	70	750	Primary
R-2	23689	North	12	115	75	750	Primary
R-3R	283220	North	20	117	57	830	Primary
R-4	23691	North	12	120	75	830	Primary
R-6	23693	North	12	120	70	940	Primary
R-7	23921	North	12	120	55	940	Primary
R-8	23922	North	12	115	55	940	Primary
R-9	23923	North	12	120	55	940	Primary
R-10	23924	North	12	120	55	940	Primary
18	23682	South	12	90	70	1150	Primary
19	23683	South	12	90	70	1150	Primary
20	23684	South	12	90	70	1150	Primary
21	23685	South	12	118	68	1150	Primary
22	23686	South	12	125	75	1150	Primary
23	23687	South	12	120	75	1150	Primary
24	23688	South	12	125	75	1150	Primary
25	23894	South	12	125	80	500	Standby
26	23895	South	12	130	80	500	Standby
27	23896	South	12	125	75	500	Standby
29	118413	East	16	150	90	1500	Primary
30	118414	East	16	150	90	1500	Primary
Total Online Capacity (gpm)						18,910 gpm / 27.2 mgd	
Total Firm Capacity (largest well out of service (gpm)						17,410 gpm / 25.1 mgd	

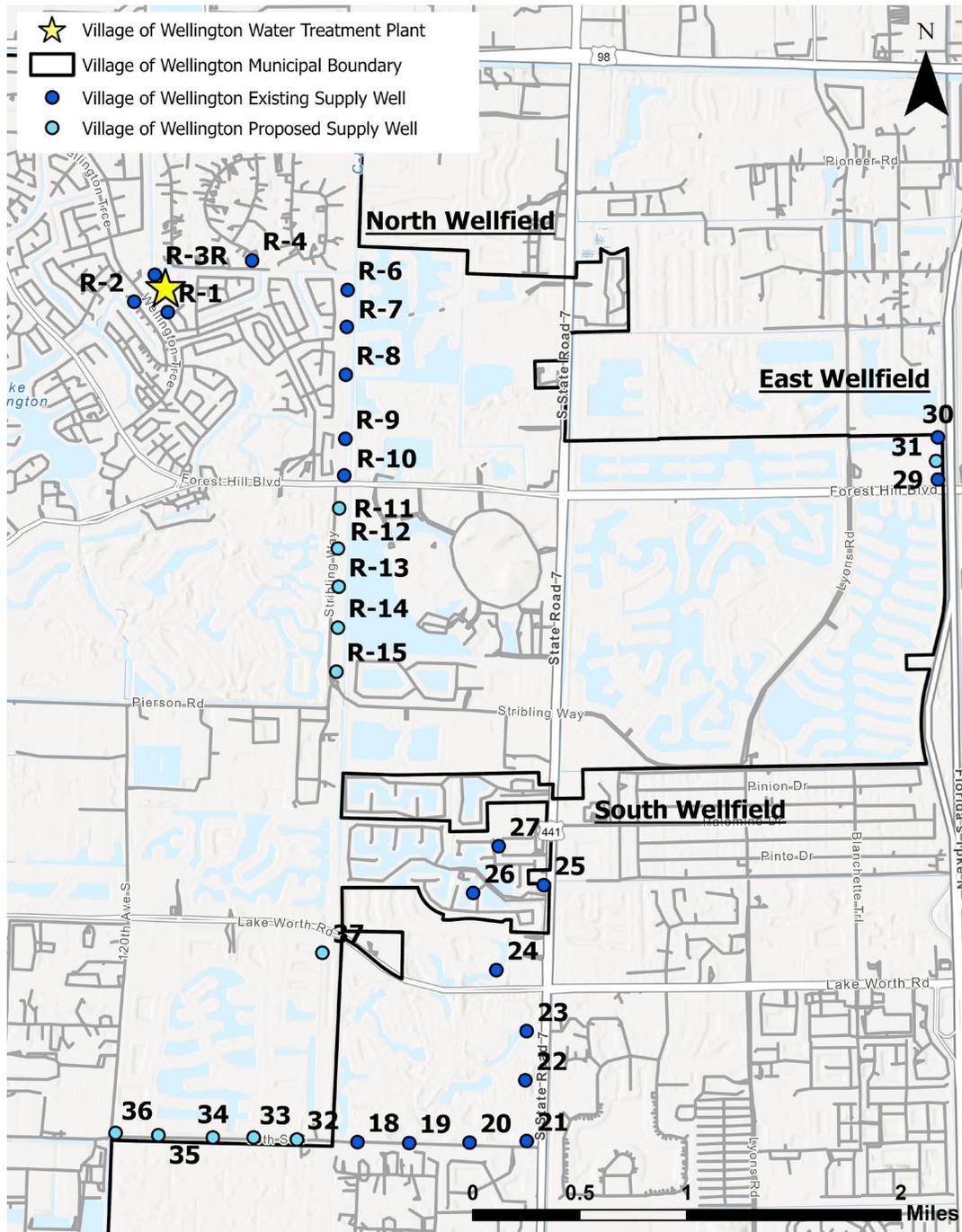


Figure 3-1: Village of Wellington Supply Wellfields

3.4 Deep Injection Wells

Wellington owns and operates one (1) non-hazardous, non-municipal Class I underground injection control (UIC) injection well (IW-1) under UIC Operation Permit Number: 0202658-006UO/1X. The injection well is located at Wellington’s WTP and disposes of NF membrane reject concentrate. The maximum permitted injection velocity is 10 feet per second (fps) which corresponds to a peak flow rate of 5,118 gpm (except during planned testing, maintenance or emergency conditions, in which case the flow rate shall not exceed 12 fps). IW-1 has a maximum permitted injection rate of 5.05 mgd. A summary of the construction details of IW-1 is presented in **Table 3-4**.

Table 3-4: Village of Wellington Construction Details

Well Name	Final Casing (inches OD)	Final Casing Depth (feet bls)	Injection Tubing (inches OD)	Injection Tubing Depth (feet bls)	Injection Interval (feet bls)	Maximum Permitted Injection Rate (gpm)	Maximum Permitted Injection Pressure (psi)
ROIW-1	18	2,890	15.65	2,875	2,890 – 3,450	3,507	102

3.5 Finished Water Distribution System

Wellington’s water distribution system consists of over 300 miles of 2-inch to 24-inch diameter ductile iron, PVC, and HDPE water mains that convey the finished water from the treatment facilities to the individual customers. Wellington has two booster pump stations, listed below:

- Booster Pump Station 1, located at 2901 Ousley Sod Farm Road
- Booster Pump Station 2, located at 11011 Lake Worth Road

3.5.1 Level of Service Criteria

Wellington’s current treated water Level of Service (LOS) standard is 115 Gallons Per Capita per Day (GPCD). This LOS represents the average daily flow (ADF) per capita per use for the five (5) year period from 2020 to 2024, used for the SFWMD CUP process. **Table 3-5** presents historical Annual Average Daily Flow (AADF) pumping data from Wellington’s WTPs and wellfields along with the estimated populations from 2020 to 2024. The historical per capita water demand during this time frame is also presented.

**Table 3-5: Village of Wellington Water Service Area
Historical AADF Finished and Raw Water Pumping Data**

Year	Water Service Area Population ¹	AADF Finished Water Pumped		AADF Raw Water Pumped	
		Pumping Rate (mgd) ²	Per Capita (gallons per person per day)	Pumping Rate (mgd) ²	Per Capita (gallons per person per day)
2020	51,441	6.07	118	6.74	131
2021	52,643	6.43	122	6.89	131
2022	53,845	6.03	113	6.93	129
2023	55,048	5.88	107	7.31	133
2024	56,250	6.53	116	7.20	128
2020 to 2024 Average:		6.19	115	7.01	130

Notes:

¹ Water service area population forecast Palm Beach County Planning and Zoning Dept.

² Data provided by Wellington Utilities Department

3.5.2 Distribution System Water Storage and Repump Facilities

Treated water is stored on site in four (4) above-ground storage reservoirs. The reservoirs are listed in **Table 3-6**.

Table 3-6: Inventory of Existing WTP Storage

Tank	Storage Volume (MG)
Storage Tank No. 1	0.25
Storage Tank No. 2	1.0
Storage Tank No. 3	1.0
Storage Tank No. 4	2.0
Total	4.25

Additionally, Wellington has two (2) ground storage tank/repump facilities in the distribution system. The capacity of storage tanks and pumps is identified in **Table 3-7**.

Table 3-7: Distribution System Water Storage and Repump Facilities

Location	Capacity (gallons)	Pump Capacity
No. 1 Booster Station at Osley Farm Road	2.0 mg	2 pumps @ 3100 gpm each, VFD (4.4 mgd “Firm” Pumping Capacity)
No. 2 Booster Station at Lake Worth Road	2.0 mg	2 pumps @ 2000 gpm, VFD 1 pump @ 1000 gpm, VFD (4.3 mgd “Firm” Pumping Capacity)

3.5.3 Distribution System Interconnects

Wellington maintains an emergency interconnect with Palm Beach County Water Utilities Department, located just south of Isla Verde on the east side of State Road 7 or US 441.

3.5.4 Distribution System Losses

Distribution system losses are presented in **Table 3-8**. The percentage of distribution system loss refers to the percent of finished water pumped. The distribution system losses have averaged four percent over the timeframe from 2020 through 2024.

Table 3-8: Historical Distribution System Losses

Water Use Category	Annual Total Production (mg)				
	Nov 19 to Oct 20	Nov 20 to Oct 21	Nov 21 to Oct 22	Nov 22 to Oct 23	Nov 23 to Oct 24
Raw Water Withdrawn (MG)	2,528	2,463	2,516	2,643	2,590
Finished Water Pumped from WTPs (MG)	2,212	2,325	2,221	2,224	2,261
Billed Authorized Consumption (MG)	2,080	2,103	2,040	2,110	2,075
Unmetered Authorized Consumption (MG)	72	70	82	64	61
Total Authorized Consumption (MG)	2,153	2,173	2,123	2,174	2,135
Distribution System Loss (MG)	59	151	98	50	126
% Distribution System Loss	3%	7%	4%	2%	6%

3.6 Future Upgrades and Expansions

Future upgrades and expansions are detailed in Section 7.0 – Capital Improvements.

4. Population and Water Demand Projections

This section summarizes historical and forecasted population along with historical and forecasted water demand.

4.1 Population Projections

Population forecasts have been prepared using available information published by the Palm Beach County Planning Department and the University of Florida Bureau of Economic and Business Research (BEBR) population estimates and forecasts, as divided into Traffic Analysis Zones (TAZs) within Wellington’s service area. Population projections up to 2045 were used for a 20-year planning horizon. Wellington water service area population was calculated by adding the population from each TAZ or percent area of the TAZ that lies within the service area boundary.

Growth within as well as redevelopment of existing service areas further increases the population forecast. Population growth within the existing service area is based on the Palm Beach County and University of Florida BEBR population estimates. The additional population from future expansion areas is based on current and future population from the Palm Beach County 2025 Annual Allocation Model within TAZ where service will be expanded to. The additional population from future redevelopment is based on the estimated dwelling units to be constructed as part of known residential and commercial redevelopment projects within areas that currently are within Wellington’s water service area and assuming 2.84 people per dwelling unit as determined by the Wellington Planning Department. **Table 4-1** presents the population forecast for Wellington’s water service area from 2025 through 2045.

Table 4-1: Village of Wellington Water Service Area – Population Projections

Year	Existing Customer Population Growth	Future Expansion Area Population Growth	Future Redevelopment Area Population	Total Population
2025	57,452	-	-	57,452
2030	2,700	-	3,266	63,463
2035	2,170	2,255	3,266	71,154
2040	960	330	-	72,444
2045	560	3,475	-	76,479

4.2 Historical Surficial Aquifer System (SAS) Raw Water Used

Table 4-2 presents historical raw water use from the Surficial aquifer from 2020 to 2024. The historical per capita water use and max day peaking factors during this time frame are also presented. The raw water average day per capita averaged (from 2020 to 2024) is 130 gpcd. The raw water max day factor (average of 2020 to 2024) is 1.41.

Table 4-2: Historical Surficial Aquifer System (SAS) Raw Water Used

Year	Water Service Area Population	Surficial Aquifer System (SAS) Raw Water Demand					
		Annual Withdrawal (mgy)	Avg Day Demand (mgd)	Avg Day Per Capita (gpcd)	Max Day Factor	Max Day Demand (mgd)	Max Day Per Capita (gpcd)
2020	51,441	2,459	6.74	131	1.36	9.13	177
2021	52,643	2,514	6.89	131	1.37	9.45	180
2022	53,845	2,529	6.93	129	1.41	9.77	181
2023	55,048	2,668	7.31	133	1.43	10.4	189
2024	56,250	2,626	7.20	128	1.47	10.6	188

4.3 Historical Finished Water Used

Table 4-3 presents the historical finished water demand for Wellington’s water service area from 2020 to 2024. Finished water average day per capita (averaged from 2020 to 2024) is 115 gpcd. Finished water max day factor (average from 2020 to 2024) is 1.39.

Table 4-3: Historical Finished Water Used

Year	Water Service Area Population	Finished Water Demand					
		Annual Finished Water Production (mgy)	Avg Day Demand (mgd)	Avg Day Per Capita (gpcd)	Max Day Factor	Max Day Demand (mgd)	Max Day Per Capita (gpcd)
2020	51,441	2,223	6.07	118	1.48	9.00	175
2021	52,643	2,346	6.43	122	1.32	8.46	161
2022	53,845	2,218	6.03	113	1.43	8.61	160
2023	55,048	2,157	5.88	107	1.39	8.15	148
2024	56,250	2,384	6.53	116	1.35	8.84	157

4.4 Water Demand Forecast

Table 4-4 summarizes the raw and finished water demand forecasts on an annual average day and maximum day basis for Wellington’s water service area for fiscal years 2025 to 2045 in five-year increments. As Wellington plans to decommission the lime treatment plant and convert to full membrane treatment prior to 2030, the water demand forecast starting in 2030 is based on a reduction in water treatment efficiency from 96% for lime treatment to 85% for membrane treatment.

Table 4-4: Water Demand Forecast

Year	Water Service Area Population	Finished Water Demand (mgd)		Surficial Aquifer System (SAS) Raw Water Demand (mgd)	
		Avg Day	Max Day	Avg Day	Max Day
2025	57,452	6.63	9.22	7.49	10.6
2030	63,463	7.33	10.2	8.62	12.0
2035	71,154	8.21	11.4	9.66	13.4
2040	72,444	8.36	11.6	9.84	13.7
2045	76,479	8.83	12.3	10.4	14.4

Figure 4-1 illustrates the finished water demand in five-year increments through 2045, and **Figure 4-2** illustrates the Surficial Aquifer System (SAS) raw water demand in five-year increments through 2045.

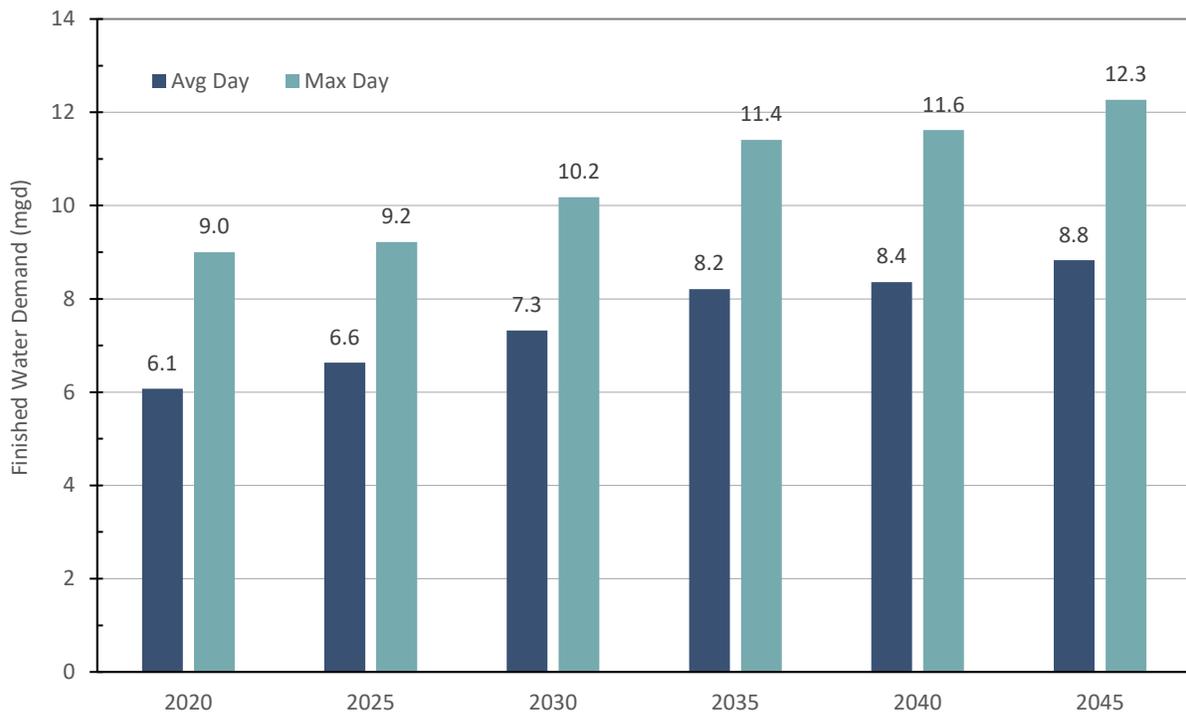


Figure 4-1: Finished Water Demand Forecast 2025 to 2045

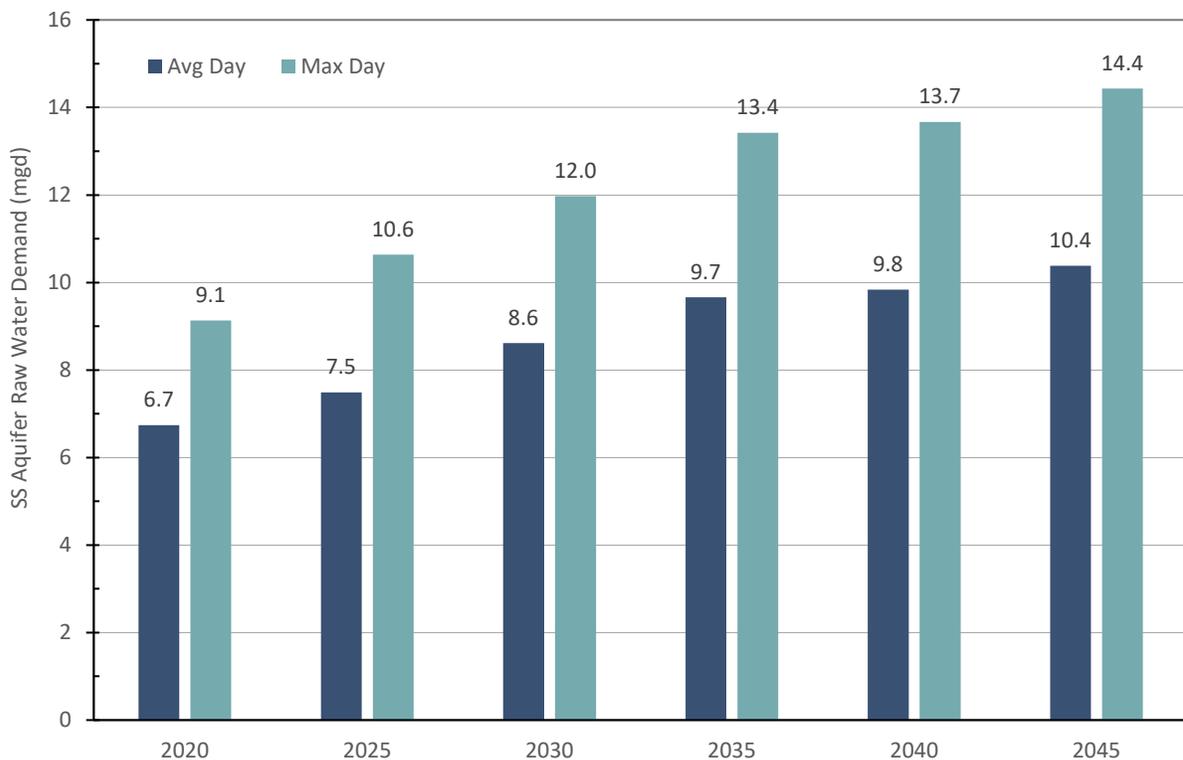


Figure 4-2: Surficial Aquifer System (SAS) Raw Water Demand Forecast 2025 to 2045

5. Conservation

Wellington implements a water conservation plan that addresses the elements of a Standard Water Conservation Plan as defined in the Applicant’s Handbook for Water Use Permit Applications. The following subsections detail Wellington’s water conservation initiatives.

5.1.1 Water Conservation Education Program

’s website includes information on water conservation. Water conservation materials are also displayed at the Utilities Department as well as periodically sent to Wellington’s customers with utility bills.

5.1.2 Permanent Irrigation Ordinances

In Wellington’s Code of Ordinances (Code), Chapter 9 - Environment, Article III Water Conservation, Sec 9-28, several irrigation restrictions are detailed. One such restriction is the prohibition of irrigation between the hours of 10:00 a.m. and 4:00 p.m. each day. Sec 9-28 also specifies that even-numbered addresses and rights-of-way, or other locations without an address, may accomplish necessary landscape irrigation only on Thursdays, and/or Sundays, while odd-numbered addresses may accomplish necessary landscape irrigation only on Wednesdays, and/or Saturdays.

5.1.3 Florida Friendly Landscape Ordinances

Wellington promotes Florida Friendly Landscape (FFL) design and maintenance principles as defined in F.S. § 373.185. This is codified in Chapter 9 of Wellington’s Code. FFL requirements for landscape design, installation, and maintenance standards that result in water conservation and water quality protection or restoration are also addressed in Chapter 8 of Wellington’s Unified Land Development Code.

5.1.4 Water Conservation Rate Structure

Wellington has implemented a progressive conservation rate structure that increases rates as water usage increases, encouraging customers to conserve water and be mindful of their usage.

5.1.5 Leak Detection Program

Wellington has a leak detection program. Water production wells, influent raw water and treated water pumped from the treatment plant, are metered (and calibrated regularly). Key process elements internal to the water plant are also metered (including concentrate disposal down deep injection well). Process water and concentrate water used/lost during production is monitored closely. If outside target range, investigation and correction of source is conducted immediately. Other uses (hydrant flushing, sewer cleaning, etc.) are monitored and recorded daily. Service connections to the potable water system are metered. A representative sample of water meters are tested each year to determine accuracy trends. Unaccounted for water is monitored monthly. If unaccounted for water begins to trend upward or exceeds 10% investigation and correction of source(s) is conducted immediately. Currently, unaccounted for water is below 10% and remains relatively steady.

5.1.6 Ultra-Low Volume Plumbing Fixture Requirements

Wellington is required to follow the Florida Building Code and more specifically, Florida Plumbing Code with reference to plumbing fixtures. Wellington complies with the Florida Plumbing Code which requires toilets of 1.6 gallons per flush, shower heads at 2.5 gallons per minute, and faucets at 2.0 gallons per minute

5.2 Reuse

Florida law supports reuse efforts. Florida’s utilities, local governments, and water management districts have led the nation in the quantity of reclaimed water reused and public acceptance of reuse programs. Section 373.250(1)(a) F.S. provides “the encouragement and promotion of water conservation and reuse of reclaimed water, as defined by FDEP, are state objectives and considered to be in the public interest.” In addition, Section 403.064(1), F.S., states “reuse of reclaimed water is a critical component of meeting the state’s existing and future water supply needs while sustaining natural systems.”

5.2.1 Local Government Specific Actions, Programs, Regulations, or Opportunities

Wellington currently utilizes reuse water as an alternative water supply. The WRF distributes reuse water to eight existing reuse sites consisting mostly of recreational facilities and roadway landscaped areas where reuse is utilized for irrigation. In addition to irrigation, the WRF is permitted to divert up to 0.23 mgd average daily flow of reuse water to the PWS wetland located within Wellington Park. For the 2025 fiscal year, the Wellington WRF distributed 0.51 mgd as reuse water.

Wellington is currently completing vegetation removal maintenance on the Peaceful Waters Wetland which receives reuse water that infiltrates to the local aquifer. The maintenance will maintain the wetlands hydraulic loading capacity without significant ecological impacts.

6. Regional Issues

Investigations and evaluations conducted at the national, regional, and local levels have reinforced the need to plan for the predicted impacts of more frequent and severe drought, increases in tidal and storm-related flooding, and ensuring that future planning efforts are flexible to adapt to changes to ensure a sustainable water supply infrastructure.

Wellington, together with its municipal and regional partners, understands it is imperative that local governments and water utilities begin to formalize the integration of water supply and climate change considerations as part of coordinated planning efforts and work to provide relevant updates to the 10-Year Water Supply Facilities Work Plan and enhance Goals, Objectives and Policies (GOPs) of its comprehensive plan. Wellington is a leader in developing planning tools and identifying achievable and cost-effective goals that meet the needs of its community.

The 2023-24 LECWSP Update identified eight key regional water supply issues. Of these eight issues the following three impact Wellington:

1. Climate change and sea level rise are increasingly likely to negatively affect the availability of freshwater resources.
2. Increased withdrawal from the surficial aquifer system (SAS) are limited by the Biscayne aquifer minimum flow and minimum water level (MFL), LEC Regional Water Availability criteria, potential impacts on the regional system, wetlands, pollution, and existing legal users as well as the potential for saltwater intrusion of upconing of relict seawater in the western portions of the planning area.
3. Recent developments by the United States Environmental Protection Agency on the regulatory criteria for polyfluoroalkyl substances (PFAS) could require changes in the level of treatment required and may result in increased demands.

The following subsections further describe regional issues affecting Wellington within the planning period.

6.1 Upgrade of RO Plant with Higher Efficiency Membranes to Reduce Raw Water Withdrawal

Wellington recently improved the membrane treatment process at the Village of Wellington Water Treatment Plant (Wellington WTP) by replacing the current reverse osmosis (RO) membranes used with higher efficiency nanofiltration (NF) membranes in 2020. The membrane treatment process had been in operation since 1988, and consisted of two separate plants, Membrane Plant 1 and 2, and consisting of six (6) treatment trains. All membrane trains received new higher-efficiency NF membranes. This increased the recovery rate of the membrane process by approximately 10 percent, bringing the membrane treatment efficiency from 75 to 85 percent.

6.2 Excess Surface Water Storage

The Acme Improvement District (AID) is a dependent district of Wellington encompassing 32 square miles that includes Wellington as well as some parts of unincorporated Palm Beach County and incorporated Royal Palm Beach. The AID provides drainage, water management, and infrastructure development within its service area. The AID has a water use permit (Permit No. 50-00548-W) for its canal system that allows for withdrawals from the SFWMD C-51 and L-40 canals for the purpose of diversion and impoundment. The diverted water is used to maintain water levels in the Surficial Aquifer System (SAS), wellfield recharge, and a source for irrigation water. The AID's permitted annual and maximum month withdrawal is 413 million gallons per year (MGY) and 253.8 million gallons per month (MGM), respectively. However, between 2007 and 2017 the AID released an average of 14.8 billion gallons per year of mostly excess precipitation to the C-51 Canal. The AID canal system provides for additional water storage to help meet water demands within Wellington's service area.

Wellington is anticipating an increase in public water supply demand and recently received an increase in permitted water allocation in their approved CUP application (Permit No 50-00464-W). Modeling analysis performed to support the recently issued CUP demonstrates that the additional water allocation will be provided through the excess surface water storage available in the AID through canal recharge (seepage) from the AID canal system. The additional allocation will be supported simply by reducing AID discharge to the C-51 canal, while maintaining historic AID canal stages.

6.3 Changes in the Regulatory Criteria for PFAS

The Per- and Polyfluoroalkyl Substances (PFAS) National Primary Drinking Water Regulation (a.k.a., PFAS Rule) was promulgated in April 2024 (USEPA, 2024). This rule requires removal of PFAS from drinking water to four parts per trillion (ppt) for key compounds (i.e., PFOA and PFOS). Utilities impacted by this rule must reduce PFOA and PFOS by late 2029 to ensure compliance. On May 14, 2025, the EPA announced a plan to modify the PFAS Rule to extend the compliance deadline to 2031.

6.3.1 SFWMD Position on the PFAS Rule

Regulatory criteria for PFAS could require changes in the level of treatment required and may result in increased raw water demands (SFWMD, 2024). The need to comply with the four ppt MCLs of PFOA and PFOS by 2031 will have a significant impact on the LEC Planning Area during the 10-year planning period. Conventional lime softening and filtration treatment processes, employed by the majority of the public water systems in the LEC Planning Area, do not sufficiently remove PFAS compounds. Public water systems switching to the most common alternative treatment process in the LEC Planning Area that can remove PFAS compounds, membrane treatment (NF or RO), may result in increased raw water demands to make up for the reject water that does not pass through the membranes (and is typically disposed of as a concentrate in deep injection wells). In accordance with the Regional Water Availability Rule, additional water demands would have to be met with AWSs, likely through increased withdrawals from the Floridan aquifer.

6.3.2 Impact of the PFAS Rule on Wellington and Wellington's Strategy for Compliance

Wellington has sampled each of its surficial aquifer supply wells over 10 times since November 2021 for PFAS compounds. The results of every sampling have shown that the wells all produce water that exceed the MCLs. Wellington will be decommissioning their lime softening treatment facilities and expanding their membrane treatment capacity to treat all their raw water.

7. Capital Improvements

This section provides a brief description of Wellington's Capital Improvements Program for Water Supply.

7.1 Work Plan Projects

This section identifies projects required to augment and/or diversify water supply to meet demand in Wellington's water service area. The projects listed in the following section are funded by the Utilities enterprise fund.

7.1.1 Water Supply/Treatment Projects Needed

Based upon the raw water demand forecast, further development of traditional water supply and reuse projects are required to meet the demand within Wellington's water service area over the period from 2025 to 2030. Wellington has the following projects planned to rehabilitate and expand water supply over the 10-year planning period:

- Construction of six (6) additional SAS wells 32 through 37
- Extension of raw water main to new SAS wells 32 through 37
- Rehabilitation of high priority wells under the wellfield rehabilitation program
- Replacement of aging fiberglass reinforced plastic (FRP) raw water mains

Wellington has already begun implementation of a Membrane Master Plan. The goals of the membrane Master Plan are to increase capacity of the water treatment plant to match 2045 demands, decommission the lime softening treatment process, and convert to 100% membrane treatment. Conversion to 100% membrane treatment will improve drinking water quality, while complying with PFAS regulatory requirements. The Membrane Master Plan includes the following projects to be completed over the 10-year planning period:

- Addition of High-Pressure Pump 9 - Provide additional membrane feed capacity with largest unit out of service (proposed for Council approval in first quarter of 2026)
- Membrane Plant 2 Expansion – Increase each of three (3) NF trains from 1.8 mgd to 2.4 mgd (under construction at the time of this writing)
- Post-treatment / Process Upgrades - Construct common permeate header for blending between of membrane plant 1 and 2 (under design at the time of this writing). This project must be complete in order to expand/build train 1
- Construct train 1 rated for 2.0 mgd of permeate production
- Demolish lime treatment plant

Table 7-1 details the remaining phases of the membrane plant expansion plan along with proposed capacity increases, and planned construction completion dates:

Table 7-1: Membrane Plant Expansion Increase and Construction Schedule

Description	Capacity Increase (mgd)	Total Capacity (mgd)	Rated Capacity (mgd)	Firm Capacity (mgd)	Completion Date
Membrane Plant 2 Expansion – Expand Trains 6, 7, 8	1.8	16.7	12.3	12.0	2026
Membrane Plant 1 Expansion – Expand Trains 2, 3, 4, 5, 6	0.0	16.7	12.3	12.0	2027
Post-treatment / Process Upgrades	0.0	16.7	12.3	12.0	2027
Membrane Plant 1 – Train 1	2.0	18.7	13.2	14.0	2028
Lime Plant Decommission	-4.7	14.0	13.2	11.6	2029 or later
Membrane Plant 3	3.2	15.8	13.2	13.4	2035 or later

Figure 7-1 illustrates that planned water treatment plant rated capacity is adequate to meet demand through the year 2045.

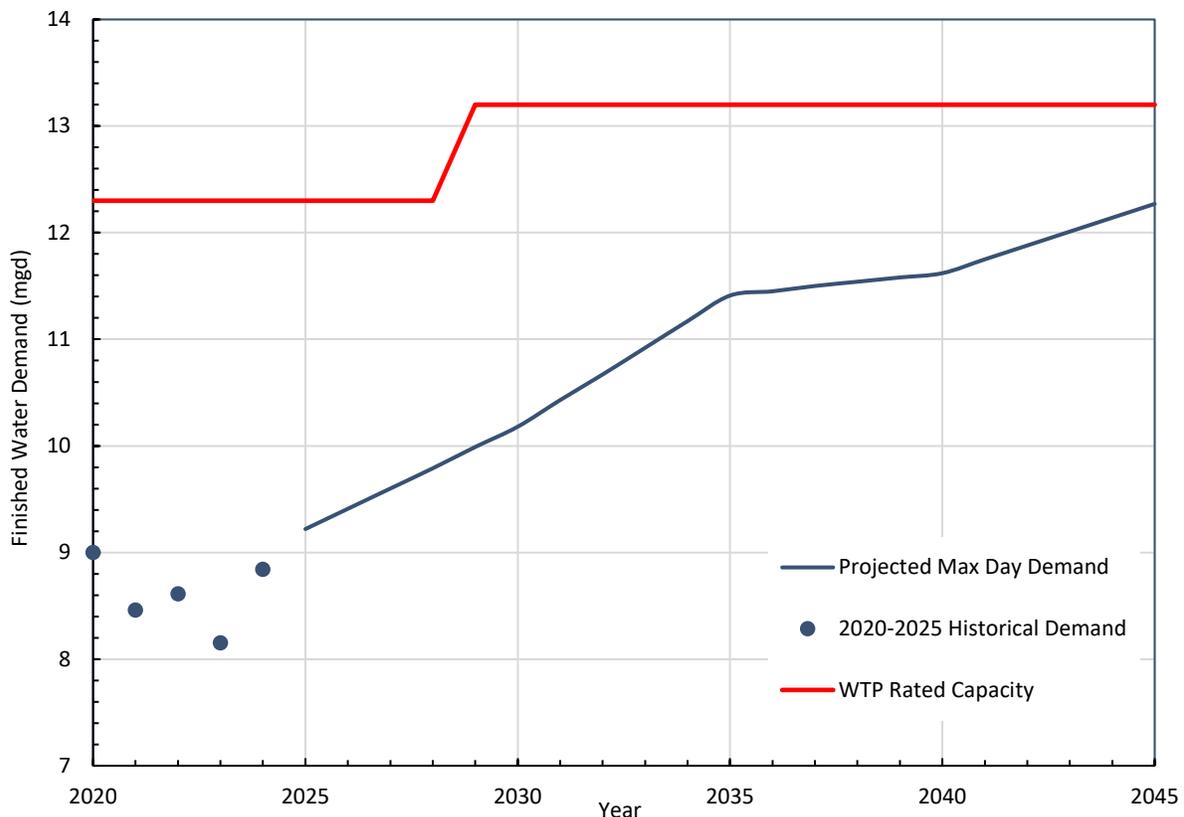


Figure 7-1: Max Day Finished Water Demand vs Rated Capacity

7.1.2 Transmission System Projects Needed

No major water transmission network projects are planned for the next 10 years, as the bulk of the increase in customer base is expected in existing areas and redevelopment areas. However, Wellington has planned to serve increased population in existing service areas and redevelopment areas. Projects for expanding service to future expansion areas would be assessment projects paid for by new benefiting property owners and are thus not included in the Capital Improvements plan.

has the following projects planned to rehabilitate water transmission over the 10-year planning period:

- Booster Station Phase II Improvements – Mechanical and Electrical
- Booster Station Phase III Improvements – Pump Replacement
- Wellington-Wide Advanced Meter Infrastructure (AMI) Program
- Neighborhood Reinvestment Program

7.1.3 Projects Needed to Supply Water Outside of Wellington’s Water Service Area

Wellington has no plans to supply water outside of its existing water service area over the next 10 years. Hence, this section is not applicable to Wellington. Projects for expanding service to future expansion areas would be assessment projects paid for by new benefiting property owners and are thus not included in the Capital Improvements plan.

7.2 Capital Improvements Element/Schedule

Table 7-2 details the planned projects for wellfields expansion or rehabilitation, and their planned completion year. The projects are funded in accordance with the budget in the table.

Table 7-2: Planned Water Supply Projects Schedule

Water Supply Project	Capacity (mgd)	Budget (\$)	Planned Construction Start Year	Planned Completion Year
Wellfield Rehabilitation - ongoing	0	\$5,400,000	2026 to 2035 (Continuing)	2026 to 2035 (Continuing)
SAS Well 32	1.66	\$1,100,000	2026	2026
Raw Watermain for Wells 32-37	0	\$6,200,000	2028 to 2033 (Continuing)	2028 to 2033 (Continuing)
SAS Well 33	1.66	\$1,100,000	2028	2028
SAS Well 34	1.66	\$1,100,000	2030	2030
SAS Well 35	1.66	\$1,100,000	2032	2032
FRP Raw Watermain Replacement	0	\$750,000	2032	2032
SAS Well 36	1.66	\$1,100,000	2034	2034
SAS Well 37	1.66	\$1,100,000	2036	2036

Table 7-3 details the planned projects of the Membrane Master Plan and their planned completion year. The projects are funded in accordance with the budget in the table.

Table 7-3: Planned Water Treatment Projects Schedule

Water Treatment Project	Capacity Increase (mgd)	Budget (\$)	Planned Construction Start Year	Planned Completion Year
Addition of High-Pressure Pump #9 - Provide additional membrane feed capacity with largest unit out of service	0.0	\$2,500,000	2025	2026
Trains 6-8 Membrane Plant 2 Expansion – Increase each of three (3) NF trains from 1.8 mgd to 2.4 mgd	1.8	\$3,000,000	2025	2026
Post-treatment / Process Upgrades - Construct common permeate header for blending between of membrane plant 1 and 2	0.0	\$5,500,000	2026	2027
Train 1 Construction - increase permeate production (membrane plant 1)	2.0	\$5,500,000	2027	2028
Membrane Plant 2 Sand Pre-filter	0.0	\$250,000	2026	2026

Table 7-4 details the planned transmission system projects and their planned completion year. The projects are funded in accordance with the budget in the table.

Table 7-4: Planned Water Transmission Projects Schedule

Transmission Project	Budget (\$)	Planned Construction Start Year	Planned Completion Year
Booster Station Phase II Improvement - Mechanical and Electrical	\$3,200,000	2026	2027
Village-Wide Meter Replacement Program - AMI	\$10,600,000	2026	2027
Booster Station Phase III - Pump Replacement	\$2,175,000	2028	2029
Neighborhood Reinvestment Program	\$6,000,000	2030 to 2035	2030 to 2035

8. Goals, Objectives and Policies

The Village of Wellington Comprehensive Plan addresses the needs and aspirations of the community. The Comprehensive Plan also plays a significant role within Florida's growth management system. The Comprehensive Plan is required to be consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes), and to be consistent with the Regional and County Comprehensive Plans. In short, the Comprehensive Plan provides a critical link between the Village of Wellington Jupiter, State of Florida, Regional, and Palm Beach County plans. The Comprehensive Plan focuses on those issues facing the Village of Wellington over a twenty-year time horizon. The Comprehensive Plan establishes long-term direction of goals as well as short-term objectives and policies to guide implementation efforts.

To maintain consistency within Wellington's Comprehensive Plan, data, analysis, goals, objectives, and policies were reviewed to determine if they need to be updated or revised based on information and updates in this Work Plan Update. Conflicts were identified and will be rectified by the Village of Wellington by amending their Comprehensive Plan Elements. **Appendix A** to this Work Plan provides a list of amendments to the Comprehensive Plan that will address the conflicts with this work plan.

Appendix A: Amendments to the Comprehensive Plan to Address Conflicts with the Work Plan Update



Hazen and Sawyer
 2101 NW Corporate Blvd, Suite 301
 Boca Raton, FL • 561.997.8070

December 9, 2025

Anjuli Panse, P.E.
 Utility Director
 Village of Wellington
 1100 Wellington Trace
 Wellington, FL 33414

Re: Comprehensive Plan Amendments per the Water Supply Facilities Work Plan 2025 Update

Dear Ms. Panse:

Hazen reviewed the Village of Wellington’s (Village) Comprehensive Plan Goals, Objectives and Policies related to water supply as written in the Water Supply Facilities Work Plan 2025 update to determine if any conflicts exist. Please see below for the following suggested revisions to the Comprehensive Plan:

CHAPTER 9 – CAPITAL IMPROVEMENTS ELEMENT GOALS, OBJECTIVES AND POLICIES

1. Policy CI 1.5.1 Potable Water LOS

- a) Original: “Maintain the level of service standard for potable water within the Work Plan and consistent with applicable federal, state, and Palm Beach County regulations at no less than 105 gallons per capita per day.”
- b) Revised: “Maintain the level of service standard for potable water within the Work Plan and consistent with applicable federal, state, and Palm Beach County regulations at no less than 115 gallons per capita per day.”

Source: Wellington WSP 2025 Update Draft (rev01) Subsection 3.5.1, pg. 3-5

2. Table CI 1 – Wellington Capital Improvement Plan 5 Years: 2024/2025 through 2029/2030 Level of Service Projects

- a) Added:

Project	Location	Description	Funding Year	Funding Source	Funding Status	Budget
Membrane Master Plan	Wellington Village Water Treatment	Corrosion study and pilot testing	FY 2025		Committed	\$6,000
Membrane Master Plan	Wellington Village Water Treatment	Pipe upgrades	FY 2025-2026		Scheduled	\$3,203,584

Job no

Project	Location	Description	Funding Year	Funding Source	Funding Status	Budget
Membrane Master Plan	Wellington Village Water Treatment	Membrane Plant 2 Expansion train 6, 7, 8	FY2025-2026		Scheduled	\$3,093,445
Membrane Master Plan	Wellington Village Water Treatment	Post-treatment/process upgrades	FY 2027		Scheduled	\$5,800,000
Membrane Master Plan	Wellington Village Water Treatment	Membrane Plant 1 – Train 1	FY 2028		Planned	\$5,500,000
Membrane Master Plan	Wellington Village Water Treatment	Lime plant decommission	FY3031-3032		Planned	\$2,700,000

Source: Wellington WSP 2025 Update Draft (rev01) Subsection 7.1.1, Table 7-1, pg. 7-2

CHAPTER 5 – PUBLIC FACILITIES

1. Original:

Objective PF 1.1 Water Supply and Waste Water Disposal

Implement the Water Supply Facilities 10-Year Work Plan (Work Plan), adopted by reference (*Village of Wellington, 10-Year Water Supply Facilities Work Plan, 2020 Update, prepared by Village of Wellington Utilities Department in association with Hazen, adopted by Ordinance No. 2020-07*).

2. Revised:

Objective PF 1.1 Water Supply and Waste Water Disposal

Implement the Water Supply Facilities 10-Year Work Plan (Work Plan), adopted by reference (*Village of Wellington, 10-Year Water Supply Facilities Work Plan, **2025** Update, prepared by Village of Wellington Utilities Department in association with Hazen, adopted by Ordinance No. 2020-07*).

The Village will be responsible for incorporating the suggested revisions into applicable elements of the Comprehensive Plan.

Sincerely,

Angela Giuliano

Angela Giuliano, PG
Senior Principal Scientist

cc:

Bradley Wolak/Village
Eric Stanley/Hazen

bwolak@wellingtonfl.gov
estanley@hazenandsawyer.com

Public Facilities



What is the Public Facilities Element?

The Public Facilities Element addresses infrastructure facilities and services for Wellington. What is “infrastructure”; simply, it is the basic physical and organizational structures and facilities (e.g. buildings, roads, drainage systems, and water and wastewater systems), that Wellington provides to its residents.

The Public Facilities Element addresses the management of Wellington’s public facilities and infrastructure services. The Element provides a framework for the management and maintenance of the existing facilities required to meet demand; and provides the standards through which future demands and service requirements will be met.

PUBLIC FACILITIES GOALS

PF 1	POTABLE WATER SUPPLY/DISTRIBUTION & WASTE WATER COLLECTION/TREATMENT SYSTEM Plan and provide for the supply and distribution of potable water and the collection and treatment of wastewater.
PF 2	SURFACE WATER MANAGEMENT Operate and maintain the Wellington’s primary and secondary surface-water management systems to minimize flooding, maximize water conservation, and mitigate water quality impacts in accordance with applicable Federal and State criteria.
PF 3	SOLID WASTE COLLECTION & DISPOSAL Utilize solid waste disposal programs and facilities to provide a cost-effective collection and disposal system in conjunction with the Solid Waste Authority.
PF 4	TRANSPORTATION & MOBILITY Provide multimodal transportation facilities that provide mobility choices to users of all ages and physical abilities and that maintains and enhances the character of Wellington, its neighborhoods, and corridors.
PF 5	PUBLIC BUILDINGS & FACILITIES Implement a coordinated and comprehensive program for the provision of offices and facilities for Wellington business and operations.

[This section is intentionally left blank.]



**GOAL PF 1
POTABLE WATER SUPPLY/DISTRIBUTION & WASTE WATER
COLLECTION/TREATMENT**

Plan and provide for the treatment and distribution of potable water and the collection and treatment of wastewater to meet current and future service demands.

**Objective PF 1.1
Water Supply and Waste Water Disposal**

Implement the Water Supply Facilities 10-Year Work Plan (Work Plan), adopted by reference (*Village of Wellington, 10-Year Water Supply Facilities Work Plan, ~~2025-2029~~ Update, prepared by Village of Wellington Utilities Department in association with Hazen, adopted by Ordinance No. ~~2020-07~~*).

Commented [AG1]: To be updated by Village

**Policy PF 1.1.1
Capacity Fees**

All new development shall be required to pay capacity fees to reserve potable water supply and wastewater treatment capacity for future use.

**Policy PF 1.1.2
Reclaimed Water for Irrigation**

Expand and promote the use of reclaimed water for irrigation purposes in accordance with the adopted Water Supply Facilities 10-Year Work Plan.

**Policy PF 1.1.3
Adequate Water Supply Planning**

Ensure that adequate water supplies and facilities are planned and programmed to meet projected growth demands that are consistent with the adopted Water Supply Facilities 10-Year Work Plan.

**Policy PF 1.1.4
Adequate Water Supplies (New Development)**

Ensure adequate water supplies and required infrastructure are available to serve new development no later than the date of the issuance of the first certificate of occupancy. New development and re-development will be responsible for their proportionate share of the cost of existing infrastructure and shall bear the cost of new infrastructure required for its development.

**Policy PF 1.1.5
Water & Sewer Service Extension outside Utility Service Area**

Wellington shall not be responsible for the costs of extending water and sewer service to areas outside of its Utility Service Area. The extension of water and sewer service to areas outside of the Utility Service Area may be done if there is sufficient existing available plant

Public Facilities Element
Goals, Objectives, and Policies



capacity and all costs associated with the extension are borne by property owner(s) requesting the extension. Additionally, the work shall be consistent with the adopted Water Supply Facilities 10-Year Work Plan.

Policy PF 1.1.6
Wellfield Protection

Protect existing wellfields through continued monitoring and enforcement of the wellfield protections within the Land Development Regulations.

Policy PF 1.1.7
Septic to Sewer Conversion

The conversion of septic tanks to centralized sewer services in Wellington will enhance public health and is beneficial to the reduction of phosphorus in adjacent surface waters. Unless otherwise directed by Wellington's Council, septic conversion is paid through assessments by the benefitting properties. Wellington will seek grants and similar funding opportunities in an effort to offset infrastructure and private plumbing costs and connection fees.

Objective PF 1.2
Water Conservation Programs

Adhere to and implement water conservations programs, measures, strategies as detailed in the adopted Water Supply Facilities 10-Year Work Plan.

Policy PF 1.2.1
Water Conservation Ideas

Regularly explore new methods and strategies for increasing water conservation.

Policy PF 1.2.2
Water Conservation Promotion

Continue to promote educational programs, for residential, commercial, and other uses, that will discourage waste and conserve potable water.

[This section is intentionally left blank]



**GOAL PF 2
SURFACE WATER MANAGEMENT**

Maintain surface-water management systems to limit property damages and inconveniences to the public by flooding, promote water conservation, and manage surface water quality.

**Objective PF 2.1
Surface Water Management**

Implement the Acme Improvement District's Water Control Plan to maintain its surface water management systems and work cooperatively with the Lake Worth Drainage District and Pine Tree Water Control District to manage stormwater discharge quantity and quality, promote water conservation, and limit flood plain encroachment.

**Policy PF 2.1.1
Stormwater Management**

Enforce code provisions regulating the volume, rate and quality of stormwater runoff entering the public system through the application and enforcement of Wellington, state and federal discharge standards. Enforce land development regulations implementing Stormwater Best Management Practices, Land Cover Restrictions, Minimum Maintenance and Monitoring Requirements, Level of Service Standards, and other protection measures.

**Policy PF 2.1.2
Flood Plain Management**

Enforce, strengthen, and monitor flood plain standards. New development and re-development shall ensure no net change in storage volume or elevation for the 100-year return frequency, 5-day duration storm. Commercial parking lots and local roads shall be free from flooding from the 3-year return frequency, 1-hour duration storm. Stormwater discharge shall be limited to no more than 1.07" for the peak day of the 10-year return frequency, 5-day duration storm.

**Policy PF 2.1.3
Water Quality Compliance**

Monitor and ensure compliance with "Best Management Practices" and the agreements with SFWMD and US EPA to address water quality and quantity issues in the community, to ensure the proper disposal of animal waste, the proper type and use of fertilizer, and site design principles, to reduce phosphorus loading and improve the water quality in surface waters within the Acme Improvement District.

[This section is intentionally left blank]



**GOAL PF 3
SOLID WASTE SYSTEMS**

Utilize solid waste disposal programs and facilities to provide a cost-effective collection and disposal system in conjunction with the Solid Waste Authority (SWA).

**Objective PF 3.1
SWA Coordination**

Coordinate with the Solid Waste Authority (SWA) of Palm Beach County to ensure capacity is available to accommodate new development or redevelopment.

**Policy PF 3.1.1
SWA Monitoring**

Monitor the policies, plans, and facilities of the Solid Waste Authority regarding solid waste capacity for Wellington.

**Policy PF 3.1.2
Organic Material Compost Program**

Explore the feasibility and cost-benefit analysis of a municipal composting program to collect and compost food and yard waste, including institutional food and yard waste, using the resulting compost matter for community gardens, public parks, and median maintenance and/or sold to interested parties that diverts compostable waste, food, and other organic waste from landfills.

**Policy PF 3.1.3
Food Waste Reduction**

Implement a food waste reduction program for residential, restaurant, and institutional food waste separation and recycling program to reduce the amount of organic material sent to landfill and minimize the emissions generated by decomposing organic material.

[This section is intentionally left blank.]



**GOAL PF 4
TRANSPORTATION & MOBILITY**

Augment the existing transportation network to create a multi-modal transportation and circulation system. Provide connectivity between neighborhoods and public spaces including schools, parks, shopping, and entertainment centers. Develop a broader range of transportation and mobility options that considers the mobility requirements of users of all ages and physical abilities and that maintains and enhances the character of Wellington, its neighborhoods, and corridors.

**Objective PF 4.1
Multi-Modal Transportation Network**

Augment Wellington's existing street system to allow for multiple transportation options, provide a safer access to public spaces, and develop streetscape alternatives that shelter non-motorized users that are not disruptive to the operation and maintenance of hardscapes.

Policy PF 4.1.1

Sidewalks, Bike Lanes, & Multi-use Pathways

Continue to enhance the sidewalks, bike lanes, and multi-use pathways to provide a safe, convenient, and connected network for recreation and mobility purposes.

Policy PF 4.1.2

Access to Schools, Parks, & Other Uses

Prioritize sidewalk, multi-use pathway, and bicycle route improvements that provide access to schools, parks, shopping and entertainment.

[This section is intentionally left blank.]

Public Facilities Element
Goals, Objectives, and Policies



GOAL PF 5
PUBLIC BUILDINGS & FACILITIES

Implement a coordinated and comprehensive program for the provision of offices and facilities for Wellington business and operations.

Objective PF 5.1
Implementation of a Facilities Maintenance Program

Implement a comprehensive program to maintain and upgrade existing public facilities to a state of the art level of service and attractive appearance.

Policy PF 5.1.1
Maximize Facility Viability

Continue the established programs for the maintenance and repair of buildings and facilities in a timely manner to maximize their viability.

Objective PF 5.2
Resiliency of Wellington Facilities

Continue to improve the resiliency of Wellington facilities.

Policy PF 5.2.1
Facility Resiliency

Consider alternatives that increase resiliency when making improvements and repairs to all facilities.

Policy PF 5.2.2
Facilities (Capital Improvements)

Prior to adding to the Capital Improvements Element, review projects for resiliency, including impacts from climate change, such as energy use and heat conditions. Wellington shall focus on level of service standards, as one of the points of analysis, to assure that infrastructure useful life and service expectations can be met when faced with climate change impacts.

Policy PF 5.2.3
Renewable Energy

Require any new major public facilities or retrofits (upgrade) to include renewable energy sources, where feasible, and highlight renewable energy projects to the community.

Policy PF 5.2.4
Technology Upgrades

Continue to evaluate and fund technological upgrades and that improve efficiency and the customer service experience.

Public Facilities Element
Goals, Objectives, and Policies



Policy PF 5.2.5

High Speed Internet (Broadband)

Assess the need, determine necessary improvements, and identify funding sources to support access to the highest internet speeds available to maintain Wellington's competitiveness for residents and businesses.

Policy PF 5.2.6

Technology (Public Information)

Continue to use technology which supports effective and timely information to the public and service provision.

Capital Improvements



What is the Capital Improvements Element?

A well planned and properly financed Capital Improvement program is essential to maintaining a sustainable community, meeting community quality of life expectations, preserving property values and maintain a physically safe environment for our residents. Wellington provides law enforcement, potable water, waste water, parks and recreation, solid waste disposal, roadway maintenance, and water management services either directly or through other government agencies. Fire rescue, library, and public transit services are provided by Palm Beach County. The Comprehensive Plan, the Capital Improvements Element, and the Capital Improvements Plan address the services and facilities that the Village provides directly, particularly those which are required to be provided concurrently with the impacts of development.

The Capital Improvements Element and Capital Improvements Plan begin with a long range analysis of probable investment needs. The longest term facility lifecycles are identified and plans addressing the probable investment requirements over the next 10 and 20 year periods are developed. Specific construction and funding needs are then developed for the immediate five year period. It is this intermediate Five-Year Plan that is adopted annually by Council. The Capital Improvements Plan identifies and funds public facilities and services needed in the upcoming fiscal year and within the next five years to address level of service impacts. Together, the Village's Capital Improvements Plan and Capital Budget provide the planning and funding for all capital improvements in Wellington.

CAPITAL IMPROVEMENT ELEMENT GOALS

	CAPITAL IMPROVEMENT PLANNING, PROGRAMMING, AND IMPLEMENTATION
GOAL CI 1	Plan, program, fund, and construct public facilities, infrastructure and related capital improvements that serve the existing community and anticipate the services and facilities required by future demand and provide effective and timely construction and funding.

Capital Improvements Element Goals, Objectives, and Policies



GOAL CI 1 CAPITAL IMPROVEMENT PLANNING, PROGRAMMING, AND IMPLEMENTATION

Plan, program, fund, and construct public facilities, infrastructure and related capital improvements that serve the existing community and anticipate the services and facilities required by future demand and provide effective and timely construction and funding.

Objective CI 1.1 Public Facilities and Infrastructure Monitoring

Inventory assess and monitor public facilities and infrastructure. Develop and implement capital planning required to correct deficiencies, replace obsolete or end of service life facilities, and accommodate planned future reinvestment and growth.

Policy CI 1.1.1 Facility and Infrastructure Inventory and Condition

Maintain an inventory of all Wellington and Acme Improvement District-owned facilities and infrastructure including the type, capacity, location and condition of each. As a minimum infrastructure assessment plans shall be maintained and updated for:

- Roads
- Storm Water Management Facilities
- Water Treatment
- Water Supply and Distribution System
- Waste Water Treatment
- Waste Water Collection System
- Public Buildings
- Parks and Recreation Facilities

Policy CI 1.1.2 Facility/Infrastructure Inspections

Wellington shall regularly schedule inspections of all facilities and infrastructure to monitor and record conditions.

Objective CI 1.2 Procedures for Capital Improvements Planning

Establish policies and procedures for the prioritization of capital projects and the preparation of an annual capital improvement budget and 5-year capital improvement plan. Development of the 5-year plan shall consider probable funding and include an analysis of 10 and 20 year capital projections.

Policy CI 1.2.1 Capital Improvement Plan

The list of capital projects in **Table CIE 1 - Wellington Capital Improvement Plan 5 years: 2024/2025 through 2029/2030 Level of Service Projects** is hereby adopted and all projects identified shall be carried out in accordance with that schedule and within

Capital Improvements Element Goals, Objectives, and Policies



one-year thereof unless the Capital Improvement Plan is modified during the annual comprehensive plan amendment process.

Policy CI 1.2.2

Capital Improvement Program

Each year Wellington shall prepare and adopt a five-year capital improvements program and a one-year capital budget, to generally include all projects, which expenditures of at least \$25,000 and have a useful life span of at least three years.

Policy CI 1.2.3

Capital Improvement Prioritization

In setting priorities for capital improvement projects, the Wellington Council shall consider the following criteria:

- 1) Is the project required to fulfill Wellington's obligation to provide public services to the community or achieve or maintain an adopted level of service, or eliminate an existing capacity deficit?
- 2) Does the project benefits accrue to the whole community or to a specific neighborhood or area?
- 3) Does the project enhance the efficiency or quality of service delivery?
- 4) Is the project necessary to eliminate public hazards or to protect or enhance the public's health, safety and/or welfare?
- 5) Is the project necessary to comply with a Federal, State or local mandate?
- 6) Does the project conform to principles of sound municipal capital expenditure within the scope of the Council's legislative authority?
- 7) Such other criteria as the Wellington Council may choose.

Policy CI 1.2.4

Special Assessments

When deemed appropriate, Wellington may consider making public improvements or providing public services that benefit real property or provide amelioration of the condition of real property, including the installation, construction, upgrade, repairs, and replacement of improvements, works, and facilities where the special benefit conferred is borne by the owners of the benefitted property through a special assessment levied in accordance with Florida law.

Policy CI 1.2.5

School District of Palm Beach County

Capital Improvements Element Goals, Objectives, and Policies



School Concurrency is no longer a requirement when adhering to growth management regulations. However, Wellington will continue intergovernmental coordination efforts as set forth in the Interlocal Coordinating Plan between Palm Beach County School District and all municipalities within the county. This includes coordination planning efforts to address capacity, future growth, and development patterns to meet the needed Level of Service for schools. Additionally, Wellington adopts, by reference, the School District of Palm Beach County's 10-Year Capital Improvements Schedule as adopted by the School District's Fiscal Year 2023/2024 Budget.

Objective CI 1.3 Concurrent Improvements for New Development or Redevelopment

Where new development or re-development requires the expansion of existing infrastructure or construction of new infrastructure, Wellington shall require that the developer bear all the cost of construction of those required improvements. Where modifications to existing facilities are required by a development, the developer shall be responsible for the proportional share of the facility or infrastructure improvement. Where new facilities or infrastructure are required to serve the proposed development or redevelopment, the developer may either pay a proportional share of the facilities cost and wait for the construction of the facility prior to the inception of development or pay the entire cost of the new facilities or infrastructure and enter into an agreement for reimbursement as defined in Policy 1.3.2.

Policy CI 1.3.1 Concurrency Management System

Maintain a concurrency management system whereby no development permit shall be issued unless:

- 1) the public facilities necessitated by a development (to meet level of service standards specified in the Mobility, Parks & Recreation, and Public Facilities & Services Elements) are in place; or
- 2) the development permit is conditioned on an assurance that the necessary facilities will be in place concurrent with the impact of development; and
- 3) that no part of the cost required to construct new development or increase density or intensity in redevelopment projects be borne by the public.

Policy CI 1.3.2 Proportionate Share

Development approval for any new construction or redevelopment project which creates a need for new or expanded public facilities or infrastructure shall not be granted unless the project pays the costs of those improvements. To the extent that the improvements provide capacity above and beyond the specific project requirements, the Village at its discretion may enter into a reimbursement agreement providing for repayment by new development utilizing that excess capacity. Any such agreement will have a maximum term of 10 years. No reimbursements will be made beyond that 10 year term. Alternately, when projects are happening concurrently, each development shall pay its proportionate share of the costs of the required.

Capital Improvements Element Goals, Objectives, and Policies



Policy CI 1.3.3

Impact Fees

Continue to collect impact fees for all new construction to ensure that development bears a proportionate cost of impact-fee related facility development.

Objective CI 1.4

Coordination with Land Use

Maintain programs and procedures within the Land Development Regulations to ensure all development orders and building permits are coordinated with the capital improvement budget and program and ensure facilities are provided concurrent with the impacts of development.

Policy CI 1.4.1

Development Impacts

Any new construction, redevelopment, or renovation projects which creates the need for new or expanded public facilities shall be required to pay its proportional share of the costs of the required new or expanded facilities based upon the impacts of the project. Any infrastructure required solely for the proposed development shall be funded entirely by the proposed development, such as the extension of water or sanitary sewer lines.

Policy CI 1.4.2

Coordinate Land Use Decisions

Coordinate land use decisions and available or projected fiscal resources in the capital improvements budget/program by evaluating the following:

- 1) existing and approved, but not built development;
- 2) Land Use Map;
- 3) capital improvement budget/program; and
- 4) Level of Service standards.

Policy CI 1.4.3

Manage the Land Development Process

Manage the land development process so that public facilities and services demands created by issued development orders or pending development orders do not exceed the ability of Wellington to fund or provide required public facilities and services.

Objective CI 1.5

Level of Service

Maintain programs and procedures in the Land Development Regulations to ensure the land use changes are coordinated with the capital improvement budget and program to maintain adopted levels of service for potable water, sanitary, sewer, stormwater management, solid waste, and roads.

Capital Improvements Element Goals, Objectives, and Policies



Policy CI 1.5.1 Potable Water LOS

Maintain the level of service standard for potable water within the Work Plan and consistent with applicable federal, state, and Palm Beach County regulations at no less than ~~105-115~~ gallons per capita per day.

Policy CI 1.5.2 Sanitary Sewer LOS

Maintain the level of service standard for sanitary sewer within the Work Plan and consistent with applicable federal, state and Palm Beach County regulations at no less than 85 gallons per capita per day.

Policy CI 1.5.3 Stormwater Management LOS

Require all development and redevelopment to adequately accommodate runoff to meet all federal, state and local requirements for water quality/quantity and discharge control criteria. Also, ensure stormwater is treated in accordance with Chapter 62, Florida Administrative Code, to meet receiving water standards and retain one-inch of runoff on-site prior to the inception of discharge into the public storm water management system. The surface water management system shall prevent discharge onto adjacent property and limit post-development to not more than 1.07 inches per day or to pre-development runoff volumes and rates, whichever is lower.

Policy CI 1.5.4 Solid Waste Disposal System LOS

Maintain a minimum level of service of five years of capacity for solid waste disposal based upon a solid waste generation rate of 7.1 pounds per person per day.

Policy CI 1.5.5 Roads LOS

Wellington shall regulate the timing of development for the purpose of maintaining at least the following peak hour level of service standards on streets and roads within its municipal boundaries:

Road	LOS
State Road 7/US 441	D
Forest Hill Boulevard	D
All local, collector, and arterial roads (not within Equestrian Preserve Area)	D
All local, collector and arterial roads in the Equestrian Preserve Area	E

**Capital Improvements Element
Goals, Objectives, and Policies**



**Table CI 1 - Wellington Capital Improvement Plan 5 years:
2024/2025 through 2029/2030 Level of Service Projects**

Project	Location	Description	Funding Year	Funding Source	Funding Status	Budget
ACME Flood Mitigation Program	Culvert Upsizing & Swale Improvements throughout the Village Pump Station #2 Pump Station #10	Improved conveyance and roadway drainage	FY 2023 – 2029	Drainage Assessments	Committed	\$9,100,000
Athletic Facility Improvement Program	Village Community Parks	Annual funding to improve athletic fields, facilities, and equipment at community parks	FY 2023 – 2029	General Revenues	Scheduled	\$2,940,000
Aquatics Center Expansion	Village Park	Relocate and construct a new athletics Facility	FY 2023 - 2025	Sales Surtax, Grants, and General Revenues	Committed	\$32,500,000
Communications & Technology Investment Program	Throughout the Village	Park camera systems, WIFI additions, door security systems, and telephone system improvements	FY 2023 – 2029	General Revenues	Committed & Scheduled	\$2,800,000
Equestrian Trails System	Brown Trail, Orchid Trail, and throughout Equestrian Preserve	Trail footing improvements, equestrian trail crossings, signage and expand trail connections	FY 2023 – 2029	General Revenues	Committed & Scheduled	\$3,900,000
Public Works Facilities Improvements	Public Works Complex and Greenbriar Park	Expand park maintenance storage area; construct additional storage facilities	FY 2023 - 2025	General Revenues	Committed	\$4,700,000
Neighborhood Parks Program	Throughout Wellington	Upgrade playground equipment, add amenities, and improve landscaping	FY 2023 - 2029	General Revenues & Grants	Committed	\$2,600,000
Public Safety Annex	TBD	Needs assessment, planning, and design for construction of co-located Sheriff substation and Building Department	FY 2023 – 2029	General Fund & Building Permits	Planned	\$6,500,000

**Capital Improvements Element
Goals, Objectives, and Policies**



Project	Location	Description	Funding Year	Funding Source	Funding Status	Budget
Wellington Environmental Preserve Expansion – Section 24	Wellington Environmental Preserve	Add trails and amenities to expanded natural area.	FY 2023 – 2026	General Revenue & Grants	Expended & Committed	\$5,000,000
Multi-Purpose Paths and Bike Lanes	Big Blue Trace, Greenview Shores, Greenbriar Blvd bike lanes and Bike Lane striping throughout the Village. Pathways on C2 and C8 Canals	Bicycle lane striping and/or expand multi-purpose pathways	FY 2023 – 2029	Gas Taxes, Grants, and Road Impact Fees	Committed	\$4,500,000
Lake Worth Road & 120th Avenue Intersection Improvements	Lake Worth Road and 120th Avenue intersection	Construct a roundabout to improve traffic flow at Lake Worth Road and 120th Avenue intersection	FY 2024 - 2026	Gas Taxes, General Revenues, and Grants	Scheduled	\$4,000,000
Streetscaping Program	Big Blue Trace	Add landscaped medians and roadway areas	FY 2023-2029	General Revenues	Scheduled	\$3,000,000
Tennis Center Expansion	Lyons Road	Add hard courts, clay courts, and Paddle courts	FY 2024 - 2029	General Revenues & Grants	Scheduled	\$1,500,000
Town Center	Forest Hill Boulevard	Phase III improvements to barrier-free playground and demolition of former professional center and aquatics center	FY 2023 - 2029	General Revenues & Grants	Scheduled	\$2,000,000
Traffic Calming Programs - Vision Zero	Wellington Trace	Construct traffic calming improvements at village intersections	FY 2026 - 2029	Gas Taxes & Grants	Scheduled	\$900,000
Traffic Engineering Program	Greenview Shores & Wellington Trace	Turn lane additions and parking expansion	FY 2023 - 2029	Gas Taxes	Committed	\$2,500,000
Traffic Signal Addition	Lake Worth Road & Isles View	Add traffic signal at middle school	FY 2024 - 2025	Gas Taxes & school board contribution	Committed	\$550,000
<u>Membrane Master Plan</u>	<u>Wellington Village Water Treatment</u>	<u>Corrosion study and pilot testing</u>	<u>FY 2025</u>		<u>Committed</u>	\$6,000

Formatted Table

**Capital Improvements Element
Goals, Objectives, and Policies**



Project	Location	Description	Funding Year	Funding Source	Funding Status	Budget
<u>Membrane Master Plan</u>	<u>Wellington Village Water Treatment</u>	<u>Pipe upgrades</u>	<u>FY 2025-2026</u>		<u>Scheduled</u>	<u>\$3,203,584</u>
<u>Membrane Master Plan</u>	<u>Wellington Village Water Treatment</u>	<u>Membrane Plant 2 Expansion train 6, 7, 8</u>	<u>FY2025-2026</u>		<u>Scheduled</u>	<u>\$3,093,445</u>
<u>Membrane Master Plan</u>	<u>Wellington Village Water Treatment</u>	<u>Post-treatment/process upgrades</u>	<u>FY 2027</u>		<u>Scheduled</u>	<u>\$5,800,000</u>
<u>Membrane Master Plan</u>	<u>Wellington Village Water Treatment</u>	<u>Membrane Plant 1 – Train 1</u>	<u>FY 2028</u>		<u>Planned</u>	<u>\$5,500,000</u>
<u>Membrane Master Plan</u>	<u>Wellington Village Water Treatment</u>	<u>Lime plant decommission</u>	<u>FY3031-3032</u>		<u>Planned</u>	<u>\$2,700,000</u>

Committed – The project is currently funded or in the 5-year Capital Improvement Plan (CIP) to be funded in the next fiscal year

Scheduled – The project is in the 5-year CIP with funding in a future year and has a reliable cost estimate

Planned – The project is listed on the 5-year CIP, with a rough cost estimate. Project start timeline is not certain.