

Axis 2 (Wellington Green 10-Acre Park) STAFF

Petition Numbers/Types:

- 2024-0001-CPA/
Comprehensive Plan Amendment (CPA)
- 2024-0001-REZ/Rezoning (REZ)
- 2024-0001-MP/Master Plan (MP)

Ordinance Number: 2025-02 (CPA)/2025-03 (REZ)

Resolution Number: R2025-04

Owner: Village of Wellington

Applicant: WG 10Park, LLC
512 Lake Avenue
Lake Worth Beach, FL 33460

Agent: Lentzy Jean-Louis/Joni Brinkman
Urban Design Studio
610 Clematis Street. Suite CU02
West Palm Beach, FL 33401
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(561) 366-1100

PCN: 73-41-44-13-01-016-0000

Future Land Use Designation:
Community Facilities - Existing
Residential H (5.0 – 22.0 du/ac) - Proposed

Zoning Designation:
Community Facilities - Existing
Planned Unit Development (PUD) - Proposed

Acreage: 10 Acres (+/-)

- Request:**
- Comprehensive Plan Amendment (CPA) to change the Comprehensive Plan Future Land Use Map designation from Community Facilities to Residential H.
 - Rezoning (REZ) to change the Zoning Map designation from Community Facilities to Planned Unit Development.
 - Master Plan (MP) for the Axis 2 Planned Unit Development (PUD) to develop a 220-unit multi-family residential project, and adopt the Axis 2 Project Standard Manual.

Location/Map:

The subject site (Wellington Green 10-Acre Park) is located approximately 0.15-mile south of the Forest Hill Boulevard and Wellington Green Drive intersection, on the west side of Wellington Green Drive (2175 Wellington Green Drive).



| Adjacent Property | FLUM | Zoning |
|-------------------|--|---|
| North | Mixed Use | Multiple Use Planned Development (MUPD) |
| South | Mixed Use/ Major Water Bodies | Planned Unit Development (PUD) |
| East | Mixed Use | MUPD |
| West | Major Water Bodies/Open Space Recreation | PUD |

Boards, Committees, and Council:

| | Notice Date | Meeting Date | Vote |
|---------|-------------|---|---------|
| PZAB | 12/31/2024 | 1/15/2025 | Pending |
| Council | 1/13/2025 | 1/28/2025 (CPA/REZ 1 st) 2/11/2025 (CPA/REZ 2 nd /MP) | Pending |

Public Notice and Comments:

| Sent | Returned | For | Opposed |
|------|----------|-----|---------|
| 18 | TBD | TBD | TBD |

Project Manager:

Damian Newell, Senior Planner
dnewell@wellingtonfl.gov
(561) 753-2577

Site History and Current Request:

On August 26, 1996, Palm Beach County (PBC) approved the overall 466.3-acre parcel, known as Wellington Green (FKA Wellington Commons DRI) consisting of one (1) PUD and seven (7) MUPD. The six (6) perimeter MUPD (A-F) and the centrally located mall MUPD (G) were approved for a variety of commercial, retail, hotel, office, and personal service uses. The 224.85-acre PUD consists of three (3) residential pods (Pods A, B & C) and a variety of features including water management areas, wetland preserves, and a small endangered fern preserve. Pod A is approximately 46.1 acres and approved for 630 units, known as NuVista/Wellington Bay (F.K.A. Devonshire) Congregate Living Facilities. Pod B is 26.0 acres and approved for 400 units, known as The Estates at Wellington Green apartment complex. Pod C is 17.6 acres with 273 units, known as Axis (F.K.A. Camden Court) apartment complex. The subject site (Wellington Green 10-acre Park) was deeded to Wellington for public use as part of the land dedication requirement for the Wellington Green project. The 10-acre park was removed (Resolution No. R2005-124) from the Wellington Green project in 2005, resulting in the overall Wellington Green project totaling approximately 456 acres. The 10-acre site is currently being used as an active park, which includes soccer games.

Wellington and the applicant (WG 10Park, LLC) have entered a settlement agreement, which includes the sale of the subject site to the applicant and Wellington acquiring several (all but one) of the wetland/preserve areas currently within the Wellington Green project. The applicant is requesting approvals to change the land use of the subject site from Community Facilities to Residential H, to change the zoning from Community Facilities to Planned Unit Development (PUD), and approval of a master plan to develop 220 multi-family residential units for the proposed Axis 2 project. A future site plan request will be submitted for review/certification by the Development Review Manager (DM) after Wellington's Council approval of the land use (CPA), zoning (REZ), and master plan (MP) applications.

Analysis:

As indicated above, the applicant is requesting 1.) a Comprehensive Plan Amendment (CPA) to change Wellington's Comprehensive Plan Future Land Use Map designation for the subject site (Wellington Green 10-acre Park) from Community Facilities to Residential H (5.0 – 22.0 du/ac), 2.) Rezoning to change Wellington's Official Zoning Map designation for the site from Community Facilities to Planned Unit Development (PUD), and 3.) Master Plan (MP) to allow development of the 10-acre site with 220 multi-family residential units. The CPA, REZ, and MP applications were reviewed for consistency with both Wellington's Comprehensive Plan and Land Development Regulations (LDR).

1. Comprehensive Plan Amendment (CPA)

The applicant is requesting a Residential H Future Land Use Map (FLUM) designation for the 10-acre site. The FLUM designation of Residential H allows a standard density of 5.0 dwelling units per acre (5.0 du/ac) with up to a maximum of 22.0 dwelling units per acre (22.0 du/ac) for projects/parcels

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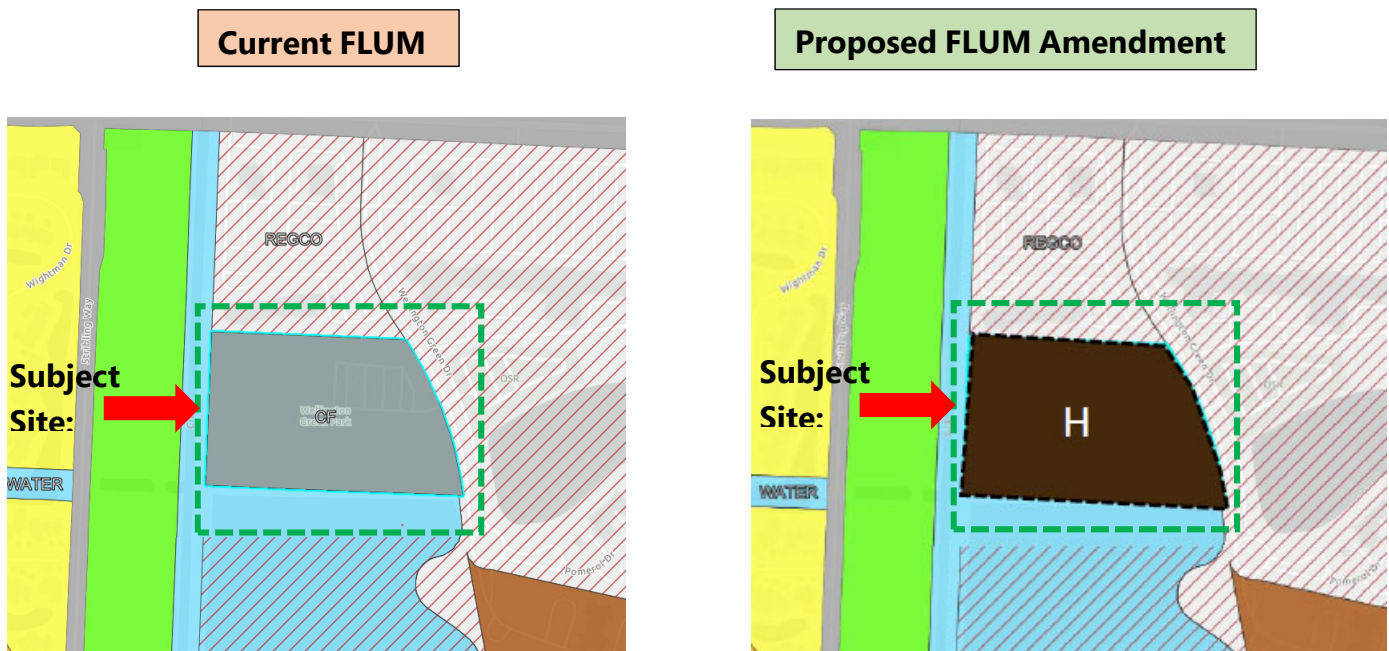
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with a Planned Development (PD) zoning designation as approved by Wellington’s Council based on the proposed project development program and amenities.

The applicant is requesting the maximum density of 22.0 du/ac for the subject site, which will allow for the development of 220 multi-family residential units on the 10-acre parcel. The request to amend the FLUM designation will add/increase density and will require the affirmative vote (super-majority vote) of four (4) of the members of Wellington’s Council per Policy LU&CD 3.1.4, Wellington’s Comprehensive Plan. Below is a section of the current (Exhibit A) and proposed Wellington FLUM (See Ordinance 2025-02 Exhibit B) with an illustration of the proposed designation for the subject site.



The applicant/developer is proposing to develop this site consistent with the surrounding multi-family residential developments of The Estates at Wellington Green apartment complex (Pod B: 26-ac/400 du /15.38 du/ac) and existing Axis (Pod C: 17.6-ac/273 du/15.51 du/ac) apartment complex within the Wellington Green project and should be aesthetically compatible with the existing Axis project to the southeast. If approved, the subject site will be designated as Residential H on Wellington’s Comprehensive Plan FLUM, which will make it the third parcel/project in Wellington with a Residential H FLUM designation. The other parcels/projects with a Residential H FLUM designation are Waterstone at Wellington (off South Shore Blvd.) and Arissa Place (off Greenview Shores Blvd.).

This CPA request complies with Wellington’s Comprehensive Plan, including but not limited to the following specific goals/objectives/policies:

Goal LU&CD 1: Enhance the quality and character of Wellington’s neighborhoods, Commercial

districts, travel corridors, and equestrian community to continue to maintain a Great Hometown! and,

Housing and Neighborhoods H&N 1: *Protect, preserve, and enhance the character, quality and value of existing neighborhoods.*

Policy LU&CD 1.1.1 Compatible with Existing Conditions: *New development shall be compatible with existing natural and built conditions. Future growth patterns shall take into consideration topography, soil, vegetation, water quality and quantity, and other natural resources of the land. Future growth patterns shall also respect and protect the character and quality of the surrounding built environment.*

The subject site is in an area developed with commercial/retail uses, hotels, and single/multi-family residential lots/homes. As Wellington is nearing build-out, this new residential development will ensure growth in an already developed urban service area with adequate capacity, will discourage sprawl, and is consistent with the above goals/policies of the Comprehensive Plan. The proposed development of this vacant site will be compatible with the natural and built conditions, while not impacting the established character and quality of the surrounding area.

Objective LU&CD 1.1: *Establish compatible land use arrangements using land use categories appropriate for the neighborhoods, districts, commercial corridors, and equestrian areas.*

Policy LU&CD 2.1.2: *Maintain a high standard for aesthetic quality of the community design and appearance and regulate the architectural standards of the Land Development Regulations.*

Policy H&N 2.1.2 Design Principles: *Promote new housing development and redevelopment that utilizes compact building design principles, promotes pedestrian activity, and supports multi-modal transportation options by ensuring land use and zoning categories permit such development.*

Objective H&N 2.2 Development – Residential: *Promote new development on properties within Wellington that are residential or include residential components that predominantly contain dwelling unit types, sizes, and values consistent with Wellington’s goal of providing a full range of housing.*

Policy H&N 2.2.4 New Housing Compatibility: *Assure that all new housing is compatible with adjacent development by utilizing sufficient buffers and feathering densities, intensities, and dwelling types.*

The requested Residential H FLUM designation is an established land use, which is the highest density designation available in Wellington but is still compatible with the other residential uses within the adjacent Wellington Green project and surrounding areas. The subject site is in an area that is

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developed with two (2) hotels and commercial uses (retail and restaurant) and is currently buffered from the single-family residential lots/homes to the north (Wellington’s Edge) and west (Palm Beach Polo) by water bodies, roads and established landscape buffer with mature vegetation.

The below table is a breakdown of some residential development density within Wellington, which includes mixed-use projects that use the total project land area for the density calculations, not just the residential pod within the project.

| Project | Land Use | Acreage | Units | Density |
|------------------|---------------|---------------------------|-------|---------------------------------------|
| Lotis I | Mixed Use | 64.61 (Res. Pod 18.11) | 372 | 5.81 du/ac (Res. Pod 20.54 du/ac*) |
| Lotis II | Mixed Use | 54.01 (Res. Pod 6.02) | 172 | 3.29 du/ac (Res. Pod 28.57 du/ac*) |
| Isla Verde | Mixed Use | 53.57 (Res. Pod 20.5) | 360 | 5.97 du/ac (Res. Pod 17.56 du/ac*) |
| Guilford Villas | Residential E | 26.68 | 149 | 5.58 du/ac |
| Wellington Lakes | Residential E | 35.59 | 237 | 6.66 du/ac |
| Lakepoint | Residential D | 28.64 | 320 | 11.18 du/ac |
| Sturbridge | Residential F | 5.01 | 60 | 11.97 du/ac |
| French Quarter | Residential F | 19.2 | 200 | 10.42 du/ac |
| Solara | Residential G | 17.33 | 135 | 7.79 du/ac |
| Polo Lakes | Residential G | 28.54 | 366 | 12.83 du/ac |

*This density is just for the residential pod within the overall mixed-use project.

2. Rezoning (REZ)

The Rezoning (REZ) request is to amend Wellington’s Official Zoning Map designation for the subject 10-acre site/parcel from Community Facilities to Planned Unit Development (PUD). This request is consistent with Wellington’s Land Development Regulations (LDR), and the proposed Comprehensive Plan Residential H FLUM designation.

The PUD designation is intended to allow a project that’s primarily residential and may contain pods of civic, recreation, and limited non-residential mixed-uses. This project at 10 acres is not required to have a mix of uses/pods, and will be limited to residential only. The applicant will need to ensure the project meets the PUD design criteria with the project’s master and site plans, as well as provide a benefit and overall compatibility with the community. If approved, the subject site will be the same designation as the other residential projects/pods within the Wellington Green project, including The Estates at Wellington Green and the existing Axis developments. As stated previously, the subject site is undeveloped and is currently being used by Wellington for soccer.

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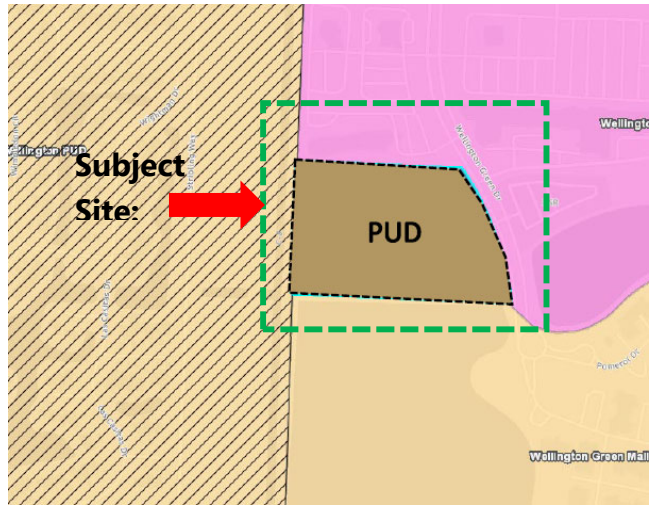
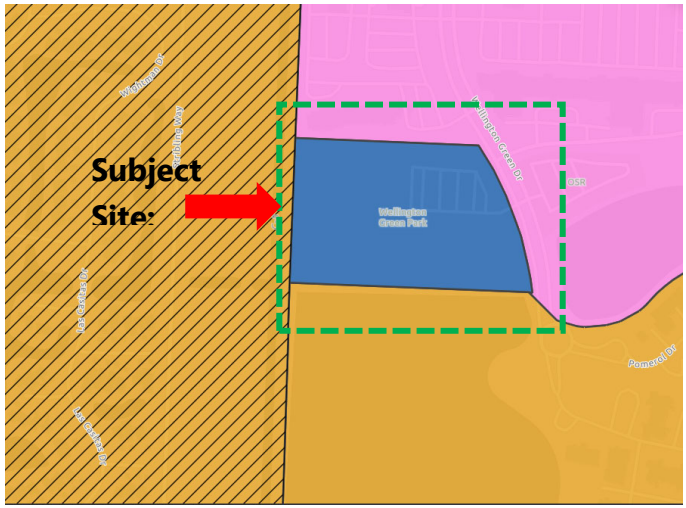
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Below is a section of the current Wellington Official Zoning Map (Exhibit B) with an illustration of proposed PUD designation (See Ordinance 2025-03 Exhibit B) for the subject site to be developed as a future 10-acre residential project as illustrated on the Conceptual Axis 2 Site Plan (Exhibit C).

Current Zoning Map

Proposed Zoning Map



Wellington's Official Zoning Map will be amended to include the adoption date, ordinance number, and PUD zoning designation for the site.

3. Master Plan (MP)

The applicant is also requesting approval of the supportive Axis 2 Master Plan (Exhibit D) to allow the 220 multi-family residential rental units, with a clubhouse and recreation areas on the subject 10-acre site.

The master plan indicates all applicable building heights, setbacks, open space, and parking requirements will be consistent with Wellington's Land Development Regulations (LDR). The principal access is at the existing location on Wellington Green Drive at the project's east property line. There is a secondary emergency-only access north of the principal access. A 10-foot wide landscape buffer is provided along the west, a 15-foot wide landscape buffer along the north property line, and a 20-foot wide right-of-way (ROW) buffer on the east along the project's frontage, as required per the LDR.

The applicant/developer is proposing to connect to the existing Wellington Green project pedestrian circulation system which was designed over 20 years ago with the intent to have all pedestrian traffic connect to the mall and MUPDs with limited connections to Forest Hill Boulevard and State Road 7/US 441. This design did not provide direct pedestrian access in most locations and this proposed project will need to have direct access to Forest Hill Boulevard without going through other

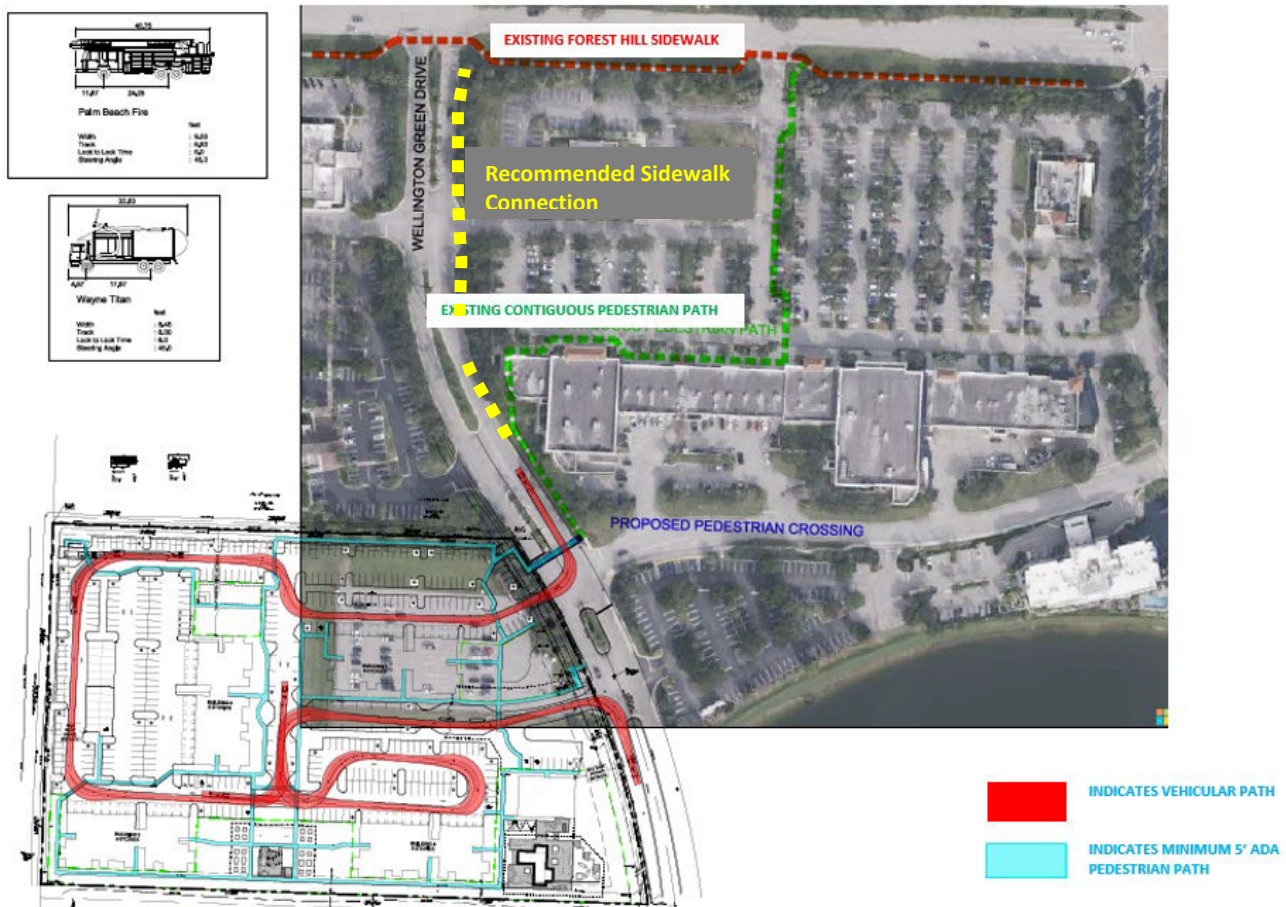
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projects/MUPD. Staff is recommending conditions for the applicant to look at the feasibility and provide a direct sidewalk connection along Wellington Green Drive going north from this site to the existing sidewalk/crosswalk along Forest Hill Boulevard, in compliance with the level of service standards of the Mobility Element of Wellington’s Comprehensive Plan. This will require the applicant to coordinate with the property owners with frontage on Wellington Green Drive and the Wellington Green Master Property Association to provide land area as needed for the construction of the sidewalk. Below is the circulation plan showing the existing/proposed on and off-site circulation with the recommended sidewalk connection (in yellow).



Approval of the applicant’s request will allow the proposed development of 220 multi-family residential units by a master Developer and will require Architectural Review Board (ARB) approval. Sections 6.5.2.C and 6.5.4.E of the LDR require planned developments to submit a Project Standards Manual (PSM), with the project’s MP, which will be a governing document in addition to other approved development orders for the project/property. At a minimum, the project’s PSM should include the project’s description, theme, architectural style, character, development regulations, any requested flexible regulations/standards, landscape standards, signage regulations, recreation/civic dedication or in-lieu payment, graphics to illustrate the overall project design concept and intent of development, etc. See Resolution No. R2025-4 Exhibit C for the Applicant’s proposed PSM, with an overall illustration of how the applicant/developer intends to develop this residential project and

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specific standards to govern the project during initial development and throughout the life of the project as approved.

A developer may request approval of a master plan/PSM with specific development standards for an overall development/project that may not meet the LDR requirements for bulk regulations if Wellington Council determines the project will still meet the intent of the code. The applicant's request to allow alternative site-specific development standards, that may be below the established minimum development regulations, for the overall development is consistent with the intent of a planned development, and will not impact other developments/residential neighborhoods. Over the years Wellington has approved specific standards for PUD developments that may not meet the requirement as required in the LDR, as this is the intent of the flexible regulations that a PUD allows for. The applicant is requesting alternative standards for the recreational equipment setback, landscape buffers, foundation planting, and to provide clarifications for some of the standards.

Below are the standards required by the LDR, and standards being requested by the applicant (alternative standards are shown in the yellow highlight) for the Axis 2 project, as provided in the PSM (See Resolution No. R2025-4 Exhibit C).

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| Project Development Standards ⁽¹⁾ | | |
|--|--|---|
| Overall PUD | | |
| | ULDC (Required) | Requested |
| Minimum Lot Size | 10 acres | 10 acres |
| Minimum Lot Width | (2) | 583.18' |
| Minimum Lot Depth | (2) | 900.75' |
| Maximum Building Height | 72' | 72' |
| Maximum Building Coverage | 45% | 45% |
| Density | 10 DU/Ac | 10 DU/AC |
| Setbacks | | |
| North(Side) | 25' | 25' |
| South (Side) | 25' | 25' |
| East (Front) | 50' | 50' |
| West (Rear) | 25' | 25' |
| Setback Encroachments | | |
| Balconies & Patios | 25' | 17 ⁽³⁾ |
| Recreational Equipment | 50' Front Setback Minimum | 25' Front Setback Minimum ⁽³⁾ |
| Parking Regulations | | |
| Multifamily Parking Rate | 2.25 Spaces Per Unit | 2.25 Spaces Per Unit |
| Landscape Buffers | | |
| Type B/W (North) | 15' | 15' |
| Type C (East R/W) | 20' | 20' |
| Type C (West R/W) | 20' | 10' ⁽³⁾ |
| Type C (South) | 20' | 0' ⁽³⁾ |
| Foundation Planting | | |
| Foundation Planting | 5' for each building story or a maximum of 25' | 5' ⁽³⁾ |
| Foundation Planting Material | Shrubs - 2'-3' in Height | Shrubs - 2' in Mature Height ⁽³⁾ |
| | Groundcover 6" - 2' in height | Groundcover 6" - 2' in Mature Height ⁽³⁾ |
| Parking Lot Landscape Requirements | | |
| Interior Landscape Island Width | 10' | 10' |
| Terminal Landscape Island Width | 12' | 12' inclusive of pedestrian walkway ⁽³⁾ |
| Divider Median Width | 8' | 8' inclusive of pedestrian walkway ⁽³⁾ |
| Signage | | |
| Monument Signage | Max Sign Area: 32 SF | Max Sign Area: 32 SF per side ⁽³⁾ |
| (1) Any development standards not specifically outlined and/or requested/approved within the PSM shall be per the LDR, as determined by Wellington for the specific standard and/or use/structure. (2) Approved By Development Order (3) Deviation from standard Village of Wellington Development Regulations | | |

Projects proposed with a residential component are required to provide public recreation and civic land dedication (LDR Sec. 6.5.2.E), and private recreation areas/facilities (LDR Sec. 8.5.2.G). The developer is required to provide the public land to Wellington for the development of public parks and recreation and civic facilities and provide on-site private recreation areas/facilities as part of the development of a planned development.

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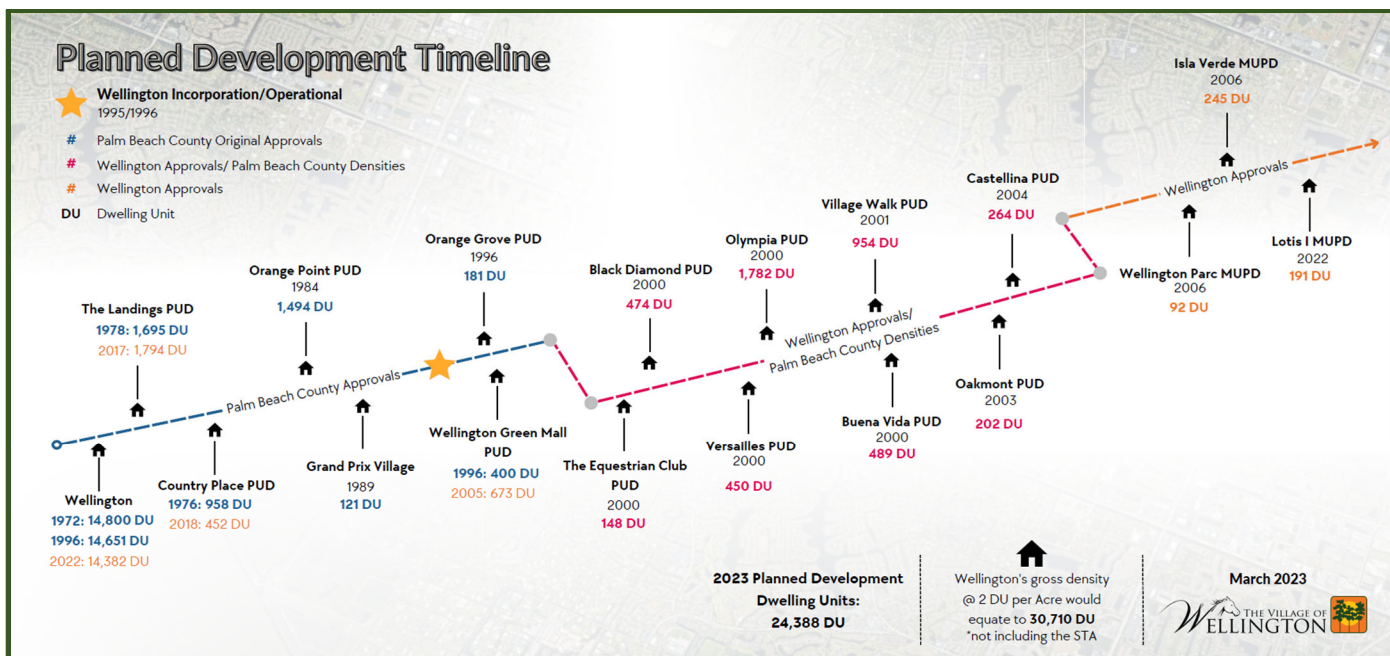


Axis 2 is required to provide 3.37 acres for public recreation, 0.673 acres for civic land dedication, and 1.7 acres for private recreation. The applicant/developer is not providing/dedicating land that will be owned by Wellington for public recreation and civic requirements but will be making an in-lieu payment. The in-lieu payment will be paid by the applicant/developer for the public recreation and civic land area (total of 4.043 acres) dedication not being provided, based on a value that is \$50,000.00 per acre or the certified appraised fair market value per acre, whichever is greater, as approved by Wellington when the in-lieu payment is required (when impact fees are required for the residential). The applicant/developer will be providing 2.11 acres of private recreation areas/facilities with amenities within the proposed project per the proposed PSM and site plan.

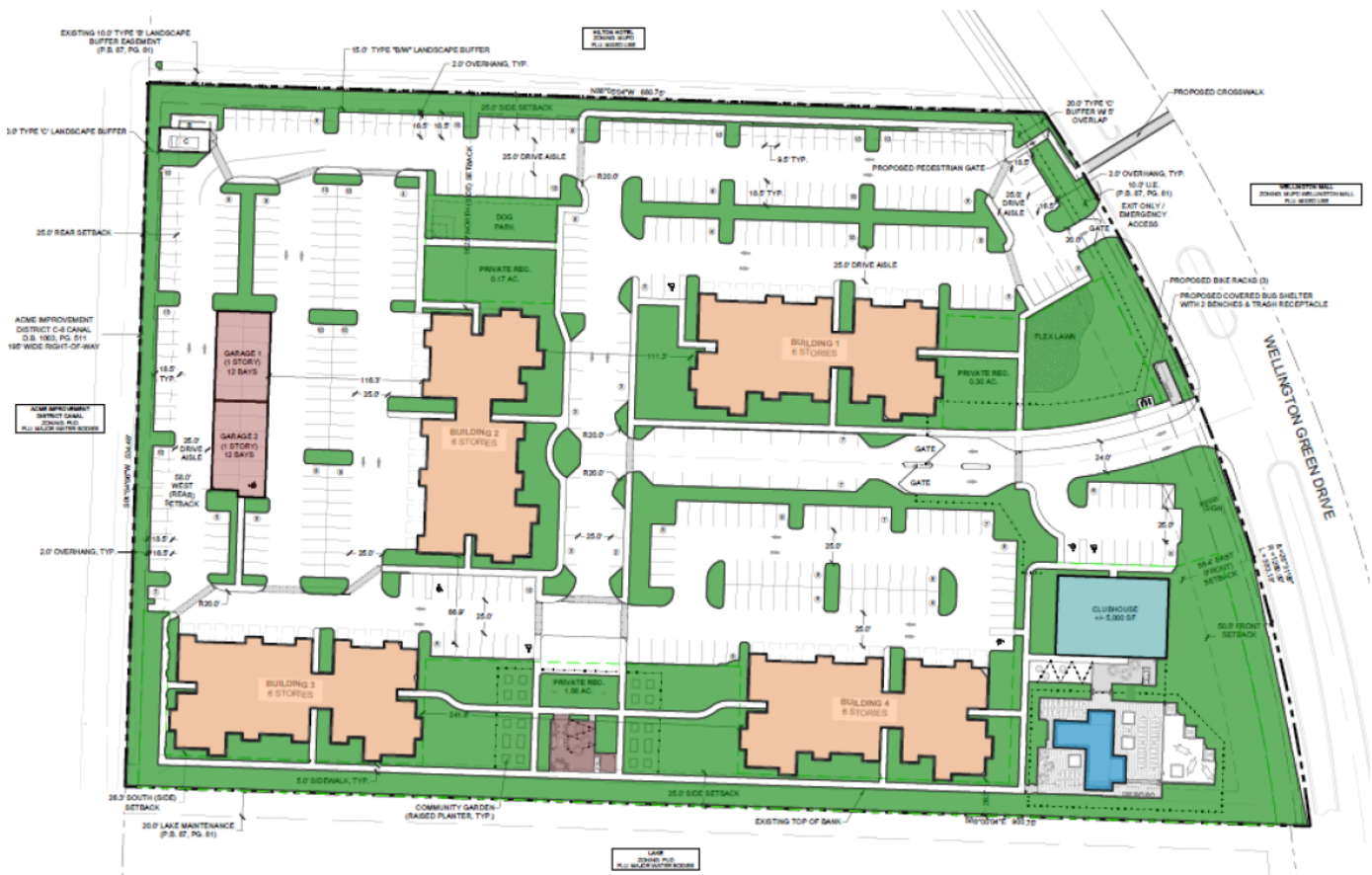
The proposed MP request was reviewed for compliance with the following:

Consistency with Comprehensive Plan: This request for the proposed 220 multi-family residential units, will ensure growth is in an already developed urban service area with adequate capacity, will discourage sprawl, and is consistent with the goals/policies of the Comprehensive Plan, and will be consistent with the Comprehensive Plan FLUM Residential H designation as explained with this analysis. The proposed Axis 2 Master Plan and PSM (See Resolution No. R2025-4 Exhibit B and Exhibit C) illustrates the maximum development, land use, unit type, building height, tract/parcel location, setbacks, etc.

The applicant did submit a residential market analysis/study provided as Exhibit E, that demonstrates the current and future demands for residential units. All available housing data indicates a demand for additional residential is needed in Wellington, and the applicant’s proposed housing type is needed now and will be needed in the future. The demand for residential units has continued to increase since the incorporation of Wellington, as illustrated on Wellington’s Planned Development Timeline (below) of approved residential units.



Conformity with Zoning Standards: This request was reviewed for compliance with all relevant and appropriate portions of the LDR. The submitted Axis 2 Conceptual Site Plan as illustrated below, and in Exhibit C, was reviewed for conformity with the zoning standards. The formal site plan, when submitted, will be reviewed for consistency with building height, setbacks, parking, landscaping, etc., and will not be approved until the CPA, REZ, and MP requests are approved by Council.



Minimize Adverse Effects to Adjacent Properties: This project will be developed consistent with surrounding developments and should be aesthetically compatible with other projects within the adjacent Wellington Green project. The proposed six (6)-story (72 ft. maximum height) multi-family residential buildings will be reviewed for compatibility with the LDR architectural design points and will require ARB approval.

Minimizes Environmental Impacts: No adverse impacts to the natural environment are expected to occur as a result of the proposed development of this vacant site, pavement, and vegetation (except a few trees/palms).

Adequacy of Public Services: The project is proposed within an existing Urban Service Area, with water and sewer connections available in the surrounding area. On/off-site improvements/upgrades

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may be necessary to existing lift stations, water distribution systems, sanitary systems, and force main systems to support the project.

The School District of Palm Beach County has indicated this project should contribute \$69,725.00 to address the school capacity deficiency at the high school level, based on the proposed residential units. A covered school bus shelter is required at the entrance to the site.

Both PBC Traffic Division and Wellington’s Traffic Consultant have reviewed the request for the development of 220 multi-family residential units. Exhibit F is Wellington’s Traffic Consultant letter on the applicant’s request with conditions of approval and the project’s traffic study.

Public Facilities Policy PF 1.1.4: *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.*

The applicant/developer submitted a Water and Wastewater Demand Analysis (Exhibit G) that summarizes the expected demand for utilities for the proposed development. The Utilities department has reviewed the Demand Analysis, and the developer will be responsible for the construction and funding of any improvements/upgrades necessary to existing lift stations, water distribution systems, sanitary systems, and force main systems impacts to existing systems by the proposed project development plan.

Public Facilities Goal PF2: *Maintain surface-water management systems to limit property damages and inconveniences to the public by flooding, promote water conservation, and manage surface water quality.*

A Conceptual Paving, Drainage, Water, and Wastewater Plan was submitted with the site plan submittal which has been preliminary reviewed by the Engineering and Utilities Departments. Final plans will be required to be submitted and reviewed as part of the Land Development and Utility Permits before the commencement of construction.

Logical, timely, and orderly development pattern: As stated, the subject site is being used by Wellington for soccer, and approval of the applicant’s request will provide for the development of multi-family residential units, which is an appropriate development for the area.

The Applicant’s justification statement for the CPA is provided as Exhibit H, REZ is provided as Exhibit I, and the MP is provided as Exhibit J, with details on the request. The CPA (Petition 2024-0001-CPA), REZ (Petition 2024-0001-REZ), and MP (Petition 2024-0001-MP) applications are available for review at the Planning and Zoning Division office.

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Findings of Fact/Action:

Based on the findings, and consistency with Wellington’s Comprehensive Plan and Land Development Regulations, the Planning and Zoning Division provides that all required application documentation has been reviewed by the Development Review Manager and Wellington Departments to determine compliance with the Comprehensive Plan and Land Development Regulations, subject to conditions, as presented.

Findings of Fact have been provided in the Staff Report with recommended conditions in the resolution. These findings are subject to other competent substantial evidence presented at the quasi-judicial public hearing.

The Wellington Planning, Zoning and Adjustment Board may recommend approval, approval with conditions (as presented or modified), or denial based upon the Findings of Fact and evidence presented.

The Wellington Council may approve, approve with conditions (as presented or modified), or deny based upon the Findings of Fact and evidence presented.

List of Exhibits:

- Exhibit A Current Wellington Future Land Use Map
- Exhibit B Current Wellington Official Zoning Map
- Exhibit C Axis 2 Conceptual Site Plan
- Exhibit D Axis 2 Master Plan
- Exhibit E Residential Market Study
- Exhibit F Wellington’s Traffic Consultant Letters and Traffic Study
- Exhibit G Water and Wastewater Demand Analysis
- Exhibit H CPA Justification Statement
- Exhibit I REZ Justification Statement
- Exhibit J MP Justification Statement