

April 3, 2025

Staff Report
Exhibit A
Justification Statement

Village of Wellington
Planning & Zoning
12300 Forest Hill Blvd
Wellington, FL 33414

Re: Lotis Wellington II
Justification Statement
Master Plan Amendment

Property Location

The property is located approximately half a mile north of the Forest Hill Blvd & State Road intersection, on the west side of SR 7. It is within the Village of Wellington jurisdiction and identified by multiple property control numbers and consists of a total of 52.259 acres.

Property History

In 1973, the Palm Beach County Board of County Commissioners approved a rezoning petition for Parcel 3 from Agricultural (AG) to Public Ownership (PO) Zoning District via Resolution No. 19-73-727.

In 1984, Parcel 3 was subject to a special exception use approval to allow a Commercial Kennel via Resolution No. 1984-1849. A few years later, the approval was then revoked via Resolution No. 1987-1179. To the best of our knowledge, no prior approvals exist for Parcel 1.



Figure 1: Subject Site

On September 21st, 2022, the Council approved a voluntary annexation of the property depicted above via Ordinance No. 2022-26. Then, on December 13th, 2022, the Council approved the rezoning from Palm Beach County Public Ownership (PO) and palm Beach County Agricultural Residential (AR) to Village of Wellington's Multiple Use Planned Development (MUPD) Zoning District via Ordinance No. 2022-28 and a Future Land Use Amendment from Palm Beach County Low Residential, 2 units per acre (LR-2) to the Village of Wellington Mixed Use (MU) FLU designation via Ordinance No. 2022-27.

On January 16, 2024, Village staff approved a site plan for the Mixed Use development composed of residential, daycare, indoor/outdoor entertainment and commercial uses.

Application Request

The Petitioner has submitted this application to request a Master Plan Amendment and Development Order Amendment in order to abandon the Conditional Use approval for the project which allowed an indoor/outdoor entertainment use. The amendment also includes two new uses to replace the indoor/outdoor entertainment use:

- 8,000 sf Restaurant / Retail
- 8,500 sf Restaurant

The proposed uses will be located within the existing Pod A of the approved Master Plan. Notably, there are no proposed changes to the Pod boundaries of the approved Master Plan.

Surrounding Uses

Below are descriptions of the zoning and land uses of the adjacent properties.

North: Multiple parcels within the Village of Wellington. The properties have a Residential 1.01 du/ac - 3.0 du/ac and Office Commercial FLU designations and are located within the Planned Unit Development (PUD) and Multiple Use Planned Development Zoning Districts. These properties currently support a residential community and medical/professional offices.

South: Multiple parcels located in the Village of Wellington. These properties, known as "Lotis at Wellington", have a Mixed Use (MU) FLU designation and are within the Multiple Use Planned Development (MUPD) Zoning District.

East: State Road 7 right-of-way (ROW).

West: Multiple parcels located in the Village of Wellington that have a Residential 1.01 du/ac-3.0 du/ac FLU designation and are located within the Planned Unit Development (PUD) Zoning District. The properties comprise the Black Diamond residential development.

Master Plan Standards

Pursuant to Article 5, Chapter 3, Section 5.3.5. & Section 5.36., the applicant shall indicate that the proposed Master Plan Amendment is consistent with Wellington's Comprehensive Plan and complies with Wellington's Land Development Regulations & required criteria per the Development Review Manual.

The proposed amendment includes modifications to the following:

MP.1

1. POD A FAR and building coverage calculations have been updated to reflect the revised uses.
2. Entertainment use has been removed and replaced with restaurant / retail use.
3. The proposed plan replaces the indoor/outdoor entertainment spaces with a restaurant/retail use. The square footage has been updated to 16,500 SF, as reflected in the site plan. Additionally, the daycare capacity has been revised to accommodate 230 children, an increase from the previous 210.

MRP.1

1. Detail E has been updated to identify restaurant use per POD A modifications.

Consistency with the purposes, goals, objectives and policies of the Comprehensive Plan

The proposed amendment ensures the development is still consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.

Land Use Element

The proposed amendment is consistent with Policy 1.3.25 which outlines the intent of the Mixed-Use district. The proposed plan changes will remove the previously approved indoor / outdoor entertainment use and replace it with restaurant and restaurant / retail buildings. The amendment still allows for a range of uses that will facilitate orderly development of the land. The previously approved master plan provided for infill development in an urban area and brought more balance between uses. The proposed modification is result of the previous potential operator, restructuring locations of the use and therefore no longer moving forward with the Wellington location. The amendment will replace the previous use with two uses that will compliment the surrounding area.

As stated above, the project is a Mixed Use development, identified in the Village's Comprehensive Plan, Land Use Element as a *project that may utilize the complete range of uses permitted by the Mixed Use future land use map designation, including the use of 100% of project area for determining maximum residential density.* The design provides an assortment of uses on the proposed MUPD property.

The plan complies with Policy 1.3.25.(5), *the minimum land area for a mixed-use project shall be 5 acres*. The proposed development has a land area of 52.259 acres.

There are no changes to the residential component of the site and therefore the density. The plan still complies with Policy 1.3.25.(9), *The maximum residential density within a mixed-use development shall be consistent with Table 1.3.25.3*. The plan shall not exceed the maximum gross density of 12 du/ac. The plan adheres to the density requirements for the following uses on a development 30-60 acres in size;

Maximum:

- Multi-Family (MF) – 12 units / ac, 12 x 52.259 ac = 627 units
The subject site allows a maximum of 1,944 residents (3.10 persons per household x 627 units).

Proposed:

- Townhomes (TH) = 72 units
- Single-Family (SF) = 100 units

The plan complies with Policy 1.3.25.(12), *The maximum floor area ratio shall be 0.50*. The plan adheres to this requirement.

Conservation Element

The proposed amendment will be consistent with the objectives, goals and policies of the Conservation Element of the Comprehensive Plan. The plan has provided almost 4 acres of Cypress Preserve dedicated as Conservation area.

Recreation & Open Space Element

The proposed amendment shall be consistent with the objectives, goals and policies of the Recreation and Open Space Element of the Comprehensive Plan as specified in Objectives 1.1 and 1.2. The project includes internal open space within the residential uses and will meet open space standards for the variation of proposed uses. Per Policy 1.2.7, open space areas shall be developed in a way to maximize preservation of existing native vegetation and natural features of the site.

Public School Facilities Element

The proposed amendment is consistent with the goals, objectives and policies of the Public School Facilities Element of the Comprehensive Plan. As specified in Objective 1.1, the proposed amendment shall ensure the adopted Level of Service standards are maintained and the facilities can support the potential student growth. The applicant received a School Capacity Availability Determination Letter from the Palm Beach County School District during the initial approval of the master plan.

Compliant with Article 6 of Wellington's Land Development Regulations

The proposed amendment will not have an effect on the developments consistency with the purpose of the Multiple Use Planned Development Zoning District, *(1) to promote the design of unified, multiple use developments for land which has a rural residential 10, commercial industrial, or commercial recreation designation on the Land Use Atlas; and (2) to provide for the efficient use of land by the integration of multiple uses within a single development.* The plan unified four parcels and integrated a diversity of land uses within a single development. In addition to creating interconnectedness with neighboring large scale commercial and residential uses.

The development is consistent with the intent of the Multiple Use Planned Development Zoning District, *to provide for the development of multiple nonresidential uses with enlightened and imaginative approaches to community planning, including but not limited to:*

- A. *Flexibility. Allowing flexibility of certain property development regulations.* The plan provides an assortment of uses, while complying with the property regulations outlined in the Village of Wellington ULDC and Comprehensive Plan.
- B. *Property development regulations. Applying certain property development regulations to the entire MUPD rather than individual lots, such as but not limited to:*
 - 1. *Access* – Access is provided from SR7, the main entry. Pedestrian circulation is provided throughout the site through sidewalks, crosswalks and public walkways. Cross access has been provided to Lotis I on the South boundary and along the North-East boundary.
 - 2. *Parking* – See Off-Street Parking Section below.
 - 3. *Lot size and dimensions* – The plan complies with the minimum lot size of 5 acres outlined in the Comprehensive Plan.
 - 4. *Lot frontage* – The plan provides approximately 620' of frontage along SR 7.
 - 5. *Landscaping* – Landscaping requirements and additional enhancements have been provided, see Article 7 Section below.
- C. *Architectural compatibility. Designing for architectural compatibility between land uses for buildings and signage.* The development creates a cohesive design concept between uses and create connections between adjacent properties. The Modern architectural style will be unique and an aesthetically appealing development along SR 7.

Compliant with Article 7 of Wellington's Land Development Regulations

The development is consistent with the following Site Development Standards.

Off-Street Parking

The proposed parking for the commercial and residential uses shall be pursuant to Table 7.2-1, Minimum Off-Street Parking Standards and is specifically outlined on the corresponding site plan which now depicts the proposed restaurant and retail uses.

Landscaping and Buffering

The development adheres to the purpose and intent of Wellington's Landscape Standards outlined in Section 7.3.6. All required landscape buffers, foundation plantings and planting criteria will be accommodated for. Per Section 7.3.6.T. Special Landscape regulations for properties fronting SR 7, a berm landscape buffer shall be provided along with the permissible tree and shrub species. The plan complies with the required R-O-W buffer of 25', outlined in Table 7.3-7. In addition, a 10' perimeter buffer has been provided around the entire MUPD property.

Driveways and Access

The proposed amendment will have no effect on the approved access points and driveways that are depicted on the approved plans. Each use is be provided access from SR 7, which serves as the main entry to the property. Access to the commercial uses are provided by driveways to the north and south off the spine road. Pedestrian circulation has been provided within the development, along the main road and within the variety of uses. Pedestrian access has been provided to the senior center/civic area and public walkway around the lake. Cross access points have been provided along the south property boundary, to Lotis Wellington Phase I.

Parks and Recreation

The proposed amendment has no effect on the previous approved recreation areas for the overall development, which is still consistent with the intent of Section 8.5.2 of the Village's Land Development Regulations by providing public and private recreational land. Further outlined below, the minimum private recreation area requirement is one hundred ten (110) square feet per capita, the project has provided 1.72 acres of private recreation in the residential areas on the proposed plan.

Private Recreation Requirements			
<i>Unit Type</i>	<i>Residents</i>	<i>Area Required (110 sf / capita)</i>	<i>Area Provided</i>
Town Homes	217 (3.02 x 72 units)	0.55 acres	
Single-Family	302 (3.02 x 100 units)	0.76 acre	
TOTAL	519	1.31 acres	1.58 acres

Public Recreation Requirements		
<i>Unit Type</i>	<i>Residents</i>	<i>Area Required (5 acres/1,000 persons)</i>
Town Homes	217 (3.02x 72 units)	1.09 acres
Single-Family	302 (3.02 x 100 units)	1.51 acres
Total	519	2.60 acres

Public Recreation Provided			
<i>Use Type</i>	<i>Area Provided</i>	<i>% Credit</i>	<i>Total AC Credit</i>
Pod D – Conservation w/Public Rec	4.24 acres	23%	0.9752 acre
Pod E-1, E-2, E-3, E-4 – Public Rec Areas	1.5 acres	23%	0.345 acres
Pod E-5 – Public Greenway	0.54 acres	23%	0.1242 acres
Pod E-6 – Public Rec Area	0.19 acres	23%	0.0437 acres
Private Recreation (C-1/C-2)	1.58 acres	23%	0.3634 acres
Total	8.05 acres		1.85 acres

The proposed request is consistent with the applicable neighborhood plans

The subject site is not located within the boundaries of any neighborhood plans.

The proposed request shall result in a logical and orderly development pattern

The proposed amendment will still allow for a logical and orderly development pattern. The property is located within an established urban area that contains a variety of mixed uses and neighbors the growing large-scale medical uses in Wellington, along SR 7. The newly proposed uses of restaurant and retail in Pod A creates consistency along SR 7, which contain commercial and residential uses.

The proposed request complies with all County health and fire standards

The plan complies with all County health and fire standards.

The proposed request complies with Village building standards and all other applicable provisions

The development will comply with the Village of Wellington building standards and all other applicable provisions requirement through the development review process.