

# AXIS II

## JUSTIFICATION STATEMENT

**Request:** Future Land Use Map Amendment

**Original Submittal:** May 15, 2024

**Resubmittal:** August 7, 2024

**Resubmittal:** October 31, 2024



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Urban Design  
Land Planning  
Landscape Architecture

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### OVERVIEW OF REQUEST & PROPERTY INTRODUCTION

On behalf of the Applicant, WG 10PARK LLC, Urban Design Studio (UDS) requests a Future Land Use Map Amendment approval from Community Facilities (CF) to Residential H (H) in the Village of Wellington for the Axis II project. Concurrent applications to approve a Rezoning of the site from Community Facilities (CF) to Planned Unit Development (PUD), and a Master Plan application are being submitted. The subject property is comprised of a 10-acre parcel previously included in the Wellington Green Development of Regional Impact (DRI) as a public park parcel. Resolution R2005-124 approved the removal of the 10-acre park from the DRI boundary and the Wellington Green MUPD as a whole. The site is located at 2175 Wellington Green Dr, more specifically, west of Wellington Green Dr, approximately .15 miles south of Forest Hill Blvd, referenced by parcel control number (PCN) 73-41-44-13-01-016-0000.

The purpose of this application is to allow for the development of 220 multi-family residential units with a Site Plan application to follow at a later date. A conceptual Site Plan has been included in the submittal package.

### SURROUNDING USES

- **North:** To the north of the subject site is a 3.37-acre property within the Wellington Green MUPD Hampton Inn & Suites Wellington Hotel. This property is located at 2155 Wellington Green Dr with a Mixed-Use FLU designation and an MUPD zoning district designation.
- **South:** To the south is an 110.29-acre lake parcel. The parcel consists of a Major Water Bodies FLU designation and a PUD zoning district designation.
- **East:** To the east of the subject site is the Wellington Green Drive Dr. R/W.
- **West:** To the west of the subject site is a 19.86-acre parcel consisting of a drainage canal owned by the Acme Improvement District. The site consists of a Major Water Bodies FLU designation and an PUD zoning district designation

### BACKGROUND

The current configuration of the subject site located consists of a paved parking lot at the northeastern portion of the site, with the remaining site area utilized as an open field for recreational purposes. The site was previously included in the Wellington Green DRI, however, Resolution R2005-124 approved the removal of the 10-acre park from the DRI boundary and the Wellington Green MUPD as a whole. The site currently consists of a Major Water Bodies FLU designation and an PUD zoning district designation.

### DENSITY

The applicant is proposing a Future Land Use Map Amendment from a Community Facilities (CF) FLU designation to a Residential High Density (H) FLU designation. The “H” FLU designation allows up to 22 dwelling units per acre for the subject property. As such, the maximum unit yield for the 10-acre site pursuant to the Future Land Use Map Amendment to the “H” FLU designation is 220 units.

## **PROPOSED DESIGN**

The proposed site plan comprises of four (4) multifamily apartment buildings, a 5,000 SF clubhouse building & two (2) parking garages with 12 bays each. Building 1 is located on the northside of the site’s initial entry drive and is 6 stories in height. Building 2 is located central to the site and is 6 stories in height. Building 3 is located at the southwestern corner of the site and is 6 stories in height, Building 4 is 6 stories in height, located in between the clubhouse building and Building 3. In total, the site consists of 220 proposed residential dwelling units. A 5,000 SF clubhouse and pool is also proposed along the southeastern portion of the site.

### Pedestrian Access

The project consists of a well-connected and continuous pedestrian circulation system throughout the site with the provision of paved crosswalks, a sidewalk throughout a portion of the northern landscape buffer, and sidewalk area along the lake to the south. The provided circulation network is also designed to connect a proposed pedestrian crosswalk with LED enhanced flashing stop signs, and “stop ahead” signage over Wellington Green Drive which will provide safe and convenient access to Forest Hill Blvd, through the established Wellington Green pedestrian network. The proposed crosswalk extends from the site, to the retail uses immediately to the east. across Wellington Green drive, connecting into the larger Wellington Green Master Plan pedestrian network, and ultimately providing pedestrian access to Forest Hill Blvd to the north.

### Parking

Code sufficient parking is provided throughout the site via two proposed parking structures and surface parking designed to provide vehicular access to each use. Per code, 495 spaces are required based on residential uses proposed. In total, 521 parking spaces are proposed. The site is also designed to provide one (1) EV charging station, proximate to each proposed building, for a total of four (4) EV charging stations, with the opportunity to expand and add more in the future. This requirement is reflected in the Project Standards Manual for the site, with a detail of a potential station provided in the Conceptual Site Regulating Plan.

### Buffering

The subject site is bordered by Lake Lisbet to the south, the Wellington Green Drive R/W to the east, the Hampton Inn and Suites to the north, and the Acme Improvement District Canal to the west of the of the site. A 15’ wide type B/W landscape buffer is provided along the northern site boundary consistent with Sec. 7.8.5. landscape buffer requirements. A 20’ Type C R/W buffer is provided along the eastern perimeter of the site along Wellington Green Drive. A 10’ landscape buffer is provided along the western portion of the site. The proposed 10’ allowance is further detailed in the project standards manual consistent with the Axis II Master Plan where a 20’ Type C R/W buffer would otherwise be required. The proposed 10’ buffer is appropriate when considering the existing 10’ Type B buffer on the site, which is consistent with the platted landscape buffer easement as seen in Plat Book 87 Page 83. As part of the proposed application, four (4) existing trees within the western 10’ buffer are also proposed to be preserved in their existing condition, while 21 existing trees within the eastern 20’ buffer are proposed to remain. In addition to the existing buffer conditions, the site is also bordered to the west by

an Acme Improvement District Canal, and further west by FPL power lines and the Stribling Rd R/W. There is no active use or occupancy of any residents along the western boundary of the site, as such there is no use that will require additional buffering or screening. No buffer is proposed along the southern perimeter boundary. Language within the proposed project standards manual will include the allowance of a landscape buffer to be exempt when abutting a lake or major water body. The removal of an otherwise required southern buffer will allow the lakefront to serve as an amenity with a pedestrian walk along the edge for the residents to utilize.

### Landscape

Landscape Plans detailing buffer material for the site have been prepared by DixHite and are included in this submittal. Full landscape plans with internal plant material within the site will be provided upon Site Plan submittal.

### Recreation & Open Space

Pursuant to Section 6.5.2 for Planned Development Districts, proposed development program must consist of five acres of property for park and recreational facilities and one acre of civic facilities, each 1,000 of the population proposed for the project. Section 6.5.5 prescribes that private recreation areas shall be provided at a minimum of 110 SF of area/person.

The proposed development program amounts to an estimated population of 673 persons based on the 10-acre parcel size, target unit yield of 220 units, and the provided persons per dwelling unit count generated by the U.S. Census and confirmed by staff at the May 2nd pre-application meeting of 3.06 persons per dwelling unit.

The private recreation requirement based on the Village formula provided amounts to 1.7 acres – which will be provided on the site with the provision of clubhouse area, pedestrian pathways, community garden, flex lawn, lakefront pathways, grilling areas, outdoor furnishing and seating areas, and dog parks. The site is also designed to provide 4.27 acres of open space, consisting of a “green-belt” of open space and landscaping along each side of the north-south driveway internal to the site, as well as expanded open space between Building 3 and Building 4, inclusive of the proposed community garden. A considerable 66.5’ front setback is provided along the Wellington Green drive frontage, east of the proposed clubhouse. This area will also provide open space and accent landscaping for the Site.

The Civic requirement of .673 acres, and the public recreation requirement of 3.37 acres will be paid in cash in lieu of land dedication.

## **FUTURE LAND USE MAP AMENDMENT STANDARDS**

- A. *Changed Projections – Changed projections (e.g., regarding public service needs) in the Comprehensive Plan, including but not limited to amendments that would ensure provision of public facilities;*

**Response:** Not applicable.

- B. *Changed Assumptions – Changed assumptions (e.g., regarding demographic trends or land availability) in the Comprehensive Plan, including but not limited to the fact that growth in the area, in terms of the development of vacant land, new development, and the availability of public services has altered the character such that the proposed amendment is now reasonable and consistent with the land use characteristics;*

**Response:** Changed assumptions for the site exist, considering the Village's sale of the property on February 13<sup>th</sup> to be developed as multifamily residential. Village councilmembers identified the site as a prime site for redevelopment. The opening of Olympia and Greenbriar park within the Village also support changed assumptions since both of those parks can accommodate open play, similar to the provisions of the subject site as a public park. The requested Future Land Use Change Amendment to Residential High Density (H) will also be reasonable and consistent with current land use characteristics as current demographic trends depict a severe housing supply shortage impacting the general affordability of housing in the County as a whole. Continued population growth has been occurring in the western communities in recent years. Established housing supply and new residential growth has not kept up with the demand of established and new residents seeking housing, particularly for workforce housing. The proposed Future Land Use Change to H is consistent with these demographic trends as the land use change will allow residential density on the site with an allowable maximum density of 22 DU/Acre with a concurrent rezoning to Planned Unit Development.

*C. Data Errors and or Updates – Data errors, including errors in mapping and natural features in the Comprehensive Plan;*

**Response:** Not applicable.

*D. New Issues – New issues that have arisen since the adoption of the Comprehensive Plan; and*

**Response:** The COVID-19 pandemic impacted demographic trends and the housing market in the City, as discussed above. With the consideration of the current housing supply shortage, a new issue, the proposed Future Land Use Map Amendment will allow the site to add to the housing supply in the Village. It is also worth noting that the proposed development is consistent with recent approvals and construction of multifamily housing developments in proximity to the Wellington Green Mall and within a mile of the State Road 7 corridor.

*E. Additional Detail or Comprehensiveness – Recognition of a need for additional detail or comprehensiveness in the Comprehensive Plan.*

**Response:** Not applicable.

## **II. GENERAL INFORMATION**

1. Indicate the location of the property in relationship to the nearest north-south and east-west roadways, e.g., south side of Wellington Trace approximately one-half (1/2) mile west of Forest Hill Boulevard.

**Response:** The site is located at 2175 Wellington Green Dr, more specifically, west of Wellington Green Dr, approximately .15 miles south of Forest Hill Blvd, referenced by parcel control number (PCN) 73-41-44-13-01-016-0000.

2. Indicate whether the property has frontage on any roadway or on any waterway and, if so, the number of linear feet of frontage, as well as the depth of the property, e.g., Approximately 1,340 feet of frontage along West Forest Hill Boulevard and 5,280 feet of depth.

**Response:** Approximately 900' of southern frontage along Lake Lisbet, approximately 583' of eastern frontage on Wellington Green Drive.

3. Identify the location (written description and mapped) and size of any other property contiguous to the subject property which is in the same ownership, whether in whole or in part.

**Response:** No other contiguous parcel has the same ownership as the subject property.

4. Indicate the month, day and year the property was acquired and from whom the property was acquired.

**Response:** The subject property, also referred to as "The Park Tract" in Plat Book 87 Page 81-90 was dedicated in perpetuity to the Village of Wellington in fee simple for park and recreation purposes with the approval of the Plat on January 25<sup>th</sup>, 2000.

5. Describe the manner of acquisition (purchase, exchange, gift, inheritance, etc.), the cost of acquisition and provide evidence of same (e.g., purchase and sale agreement) and ownership (deed).

**Response:** The subject property, also referred to as "The Park Tract" in Plat Book 87 Page 81-90 was dedicated in perpetuity to the Village of Wellington in fee simple for park and recreation purposes with the approval of the Plat on January 25<sup>th</sup>, 2000. No deed exists for the subject property.

6. Identify whether the subject property was a part of a larger property acquired from a previous owner. If so, identify the extent of any property contiguous to the subject property that was in the same ownership as the subject property.

**Response:** No property contiguous to the subject property is of the same ownership as the subject property.

7. Indicate whether the property was previously subject to a homestead exemption, whether the property was subject to any agricultural exemptions, abatements.

**Response:** No homestead exemption, agricultural exemptions, or abatements have been identified for the subject property.

8. Identify whether the property was previously subject to a Future Land Use Map (FLUM) amendment. If so, please provide the date which the FLUM amendment application was filed; the size of the parcel; the requested change in land use designation; the recommendations of the Planning and Zoning Division, the Council; and the ultimate disposition of the FLUM amendment application (whether adopted as requested, adopted as modified, rejected, or withdrawn).

**Response:** The property was not previously subject to a Future Land Use Map (FLUM) amendment.

9. Has Wellington ever denied a development order for the property? If so, indicate the development order requested, the date the development order was denied, and provide a copy of the resolution denying same, if available.

**Response:** There is no record of Wellington denying a development order for the subject property.

10. Has the property received development approvals from an entity other than Wellington? If the property received development approval from another local, state, or federal agency, please identify agency, type of development order granted, and indicate if the approval is still valid.

**Response:** The most recent development order for the subject property is Resolution R2005-124 which approved the removal of the 10-acre park from the DRI boundary and the Wellington Green MUPD as a whole. No other development approval has been identified.

### **III. LDR REQUIREMENTS**

1. Article 5 of the Land Development Regulations also provides that a FLUM amendment must be based on a demonstrated need to amend the Future Land Use Map. The demonstrated need must be supported by relevant and appropriate data and analysis, and support documents or summaries of such documents on which the need for the proposed FLUM amendment is based must be included.

a. If the applicant is proposing an increase in residential density, the applicant should state why other density enhancement programs, such as the *Voluntary Density Bonus Program* and the *Transfer of Development Rights Program*, are not feasible for use on the subject property. The applicant MUST demonstrate why the current FLUM designation is no longer appropriate for this site.

**Response:** The current FLUM designation does not support residential density.

b. If the request is for a commercial FLUM designation, the applicant MUST demonstrate why additional commercial acreage is needed in this area, why *this site* is most appropriate to meet this need, and why the current FLUM designation for this site is no longer appropriate.

**Response:** Not Applicable.

2. Identify the square feet of non-residential development that could be accommodated on the subject property with the proposed amendment.

a. At maximum floor area ratio: This is determined by multiplying the size of the property in hundredths of an acre by the number of square feet in an acre (43,560) and by the maximum floor area ratio permitted by the Comprehensive Plan and the Land Development Regulations.

**Response:** The proposed FLUM amendment is for a Residential H designation. There is no floor area ratio requirement set forth in the Comprehensive Plan and the Land Development Regulations for the FLUM designation. As such, this section is not applicable.

- b. At typical floor area ratio: This is determined by multiplying the size of the property in hundredths of an acre by the number of square feet in an acre (43,560) and by the typical floor area ratio permitted by the Comprehensive Plan and the Land Development regulations.

**Response:** The proposed FLUM amendment is for a Residential H designation. There is no floor area ratio requirement set forth in the Comprehensive Plan and the Land Development Regulations for the FLUM designation. As such, this section is not applicable.

3. Identify, map, and justify the trade or market area for the subject property: The following rules may be used to identify a trade/market area. If a different approach is used, you must provide a justification for the approach taken.
  - a. If a commercial small scale FLUM amendment is being requested, and if the property is more than or equal to one acre and less than or equal to three acres, using the Census Tract Map in the Appendix, draw a boundary around the property which has a radius of one and one-half miles. If the property is more than three acres and less than or equal to ten acres, draw a boundary around the property that has a radius of three miles.
  - b. If an industrial small scale FLUM amendment is being requested, and if the property is more than or equal to one acre and less than or equal to two acres, using the Census Tract Map in the Appendix, draw a boundary around the property which has a radius of one and one-half miles. If the property is more than two acres, draw a boundary around the property that has a radius of three miles.

**Response:** The requested FLUM amendment is neither commercial nor industrial. As such, the above does not apply.

4. For the trade or market area identified above, inventory and map the built commercial, commercial office, or industrial uses, as appropriate: This inventory should include the name of the establishment, the type of establishment by category, the square foot of built space, and the square feet of any vacancies. The map should identify where the different establishments are located in relation to the subject property.

**Response:** The requested FLUM amendment is neither commercial nor industrial. As such, the above does not apply.

5. A market study is required for commercial applications and many applicants find one helpful in establishing the need for additional commercial in the area. *The Market Study area shall be determined at the mandatory pre-application meeting with Planning and Zoning staff and must include the following:*
  - a. An estimate of demand using an assessment that considers per capita dollars spent in Wellington, dollars spent per square foot of commercial space, and square foot per capita;
  - b. An estimate of supply of commercial square footage which considers the request added to the current supply, and future supply;
  - c. A comparison of estimated supply to estimated demand;
  - d. All sources of data used in the study.

**Response:** The requested FLUM amendment is residential not commercial. As such, the above does not apply.

#### **IV. LAND USE DATA**

1. Identify any previously approved petition and resolution numbers for the subject property, if applicable. Also, please attach a copy of the previous resolution(s).

**Response:** The most recent development order for the subject property is Resolution R2005-124 which approved the removal of the 10-acre park from the DRI boundary and the Wellington Green MUPD as a whole.

2. Indicate whether the property is currently subject to a concurrency exemption or concurrency reservation. If subject to concurrency, please attach a copy of the appropriate certificate.

**Response:** The property is not subject to a concurrency exemption or concurrency reservation.

3. Indicate whether the property has been platted, subject to a master plan, or subdivided and indicate the record book and page number, if applicable.

**Response:** The property has been platted as depicted in Plat Book 87 Page 83.

4. Indicate whether the subject property is currently subject to a developers' agreement or a utility reservation.

**Response:** The subject property is currently owned by Wellington and used as a public park.

5. Indicate in which flood zone the property is located.

**Response:** The property is not located within any identifiable FEMA flood zone.

6. Indicate whether the subject property is located in a wellfield protection zone

**Response:** The subject property is located in wellfield protection zone 4.

7. Identify whether the property is located in a redevelopment area, neighborhood planning area, or special overlay.

**Response:** The subject property is not located in any redevelopment area, neighborhood planning area, or special overlay.

8. Explain how the proposed change in the FLUM designation of the property is compatible with the surrounding uses.

**Response:** the proposed change is the FLUM designation is consistent and compatible with recent approvals and construction of multifamily housing developments in proximity to the Wellington Green Mall and within a mile of the State Road 7 corridor. The surrounding are has an established multi-family housing character which the proposed multi-family development will add to.

9. Describe how the proposed change in the FLUM designation of the property would be compatible with the surrounding future land uses as shown on the FLUM .



**Response:** The proposed change is the FLUM designation is consistent and compatible with recent approvals and construction of multifamily housing developments in proximity to the Wellington Green Mall and within a mile of the State Road 7 corridor. The surrounding area has an established multi-family housing character which the proposed multi-family development will add to.

10. To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is consistent with or furthers. For each Objective/Policy referenced, the application must explain in detail how the individual Objective/Policy will be furthered by the proposed amendment.

**Response:** The proposed FLUM amendment further Objective 1.1 of the Land Use & Community Design Element, which prescribes that the Village establish compatible land use arrangements using land use categories appropriate for the neighborhoods, districts, commercial corridors, and equestrian areas, and also further Objective 2.4 of the Land Use & Community Design Element which prescribes that the Village Foster rehabilitation and reinvestment of the adjacent neighborhoods and commercial centers along Forest Hill Boulevard. The proposed FLUM amendment to Residential H, and the overall project development is consistent with the growing multi-family character surrounding the Wellington Green Mall area, and also maintains consistency with the concurrent PUD rezoning request which is consistent with the Residential H FLU designation, thus showing consistency with Objective 1.1. The proposed project also further the goals of Objective 2.4 by providing new multifamily development along Forest Hill Boulevard and the Wellington Green Mall neighborhood.

## **V. TRANSPORTATION**

- See *Traffic Analysis prepared by Mackenzie Engineering & Planning Inc.*

## **VI. MASS TRANSIT**

1. Identify the mass transit provider.

**Response:** Palm Tran is the mass transit provided for the subject property.

2. Identify the location (street address) of the nearest bus shelter or stop, in tenths of a mile from the subject property, and the route number of the nearest bus that would service the property.

**Response:** The nearest bus stop is WELLINGTON GREEN DR at PNR which is .05 miles away from the subject property.

3. Identify whether the subject property has connections to the Tri-County Commuter Rail.

**Response:** The subject property has no connections to the Tri-County Commuter Rail.

4. All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan.

**Response:** Acknowledged.

## **VII. HOUSING/POPULATION**

1. If a methodology other than that described below is used to determine population, identify the methodology and the data source(s) used to determine the affected population. Data is required to be taken from professionally accepted existing sources. Methodologies must be clearly described or referenced and must meet professionally accepted standards for such methodologies.

- a. Current FLUM Designation: The population is calculated by multiplying the size of the property, in tenths of an acre, by the maximum permitted density under the current Future Land Use Map (FLUM) designation by the average number of persons per dwelling unit based upon the most recent population estimates generated by the U.S. Census.

**Response:** The current FLUM designation does not consist of any residential density, therefore the above is not applicable.

- b. Proposed FLUM Designation: The population is calculated by multiplying the size of the property, in tenths of an acre, by the average number of persons per dwelling unit based upon the most recent population estimates generated by the U.S. Census.

**Response:** The proposed FLUM designation amounts to an estimated population of 673 persons based on the 10-acre parcel size, target density of 22 du/ac, and the provided persons per dwelling unit count generated by the U.S. Census and confirmed by staff at the May 2<sup>nd</sup> pre-application meeting of 3.06 persons per dwelling unit.

2. Number of dwelling units. Identify the number of dwelling units that could be constructed on the subject property based upon its:

- a. Current FLUM designation: The number of dwelling units that could be constructed equals the maximum permitted density under the property's current FLUM designation multiplied by the size of the property.

**Response:** The current FLUM designation does not consist of any residential density, therefore no dwelling units can be constructed.

- b. Proposed FLUM designation: The number of dwelling units that could be constructed equals the maximum permitted density under the property's proposed FLUM designation multiplied by the size of the property.

**Response:** The proposed FLUM designation amounts to an estimated unit yield of 220 units based on the 10-acre parcel size, an target density of 22 du/ac.

3. Census Tract data: Identify the Census Tract where the subject property is located.

**Response:** The site is located in Census Tract 77.52

4. The effect of the proposed amendment on population: This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.

**Response:** The effect of the proposed amendment on population is a potential increase of 673 persons.

5. Change in number of dwelling units: Subtract the number of dwelling units at the Current FLUM designation from the number of dwelling units at the Proposed FLUM designation.

**Response:** The effect of the proposed amendment on swelling units is a potential increase of 220 dwelling units.

6. All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support a *residential related* proposed amendment, reference specific Objectives and/or polices the proposed amendment is *consistent with* or *further*s. (It is recommended that the applicant review the Element for such items.) For each Objective/Policy referenced, the application must explain in detail how the *individual* Objective/Policy will be furthered by the proposed amendment.

**Response:** The proposed FLUM amendment is consistent with the policies set forth in the Housing & Neighborhoods element of the Comprehensive Plan. Specifically, the proposed amendment furthers Objective 1.1- which prescribes that the Village continue to protect the character and quality of neighborhoods through the enforcement of setbacks, height, density, and intensity regulations, and adopted residential appearance standards, and Objective 2.1 – which prescribes that the Village Support reinvestment in neighborhoods that have experienced decline in quality, character, and value as a result of antiquated building types and design, as well as lack of proper maintenance and/or aesthetics through development incentives. The proposed development will be consistent with regulations for PUDs in regard to height, setbacks, intensity, and density and is therefore consistent with Objective 1.1 of the housing and neighborhoods element. The proposed development will also contribute to the redevelopment of the Wellington Green Mall area and will strengthen the value of the neighborhood which has suffered from the decline of brick-and-mortar retail and traditional mall commerce, with the provision of much needed multi-family housing stock, as evidenced by the recent development of similar multi-family projects in the area. As such, the proposed is consistent with Objective 2.1.

### **VIII- INFRASTRUCTURE – DRAINAGE:**

1. Identify the entity responsible for providing drainage for the subject property. Drainage providers include drainage districts, improvement districts, water control districts, and water management districts.

**Response:** Drainage will be installed and maintained on premises by landowner. Downstream (south) of the property is maintained by Wellington Green Master Property Owners Association, Inc.

2. Indicate in which drainage basin the subject property is located. The six main drainage basins are: 1) C-18 basin; 2) C-17 basin; 3) C-51 basin; 4) C-16 basin; 5) C-15 basin; and 6) Hillsboro Canal basin.

**Response:** C-51

3. Identify the drainage facility that would service the subject property. Facilities include swales, ditches, canals and storm sewers.

**Response:** Lake Lisbet is the receiving lake within the Wellington Green master stormwater system. Village of Wellington Canal C-8 is the receiving water from this master system.

4. Identify the level of service standard established for the subject property.

**Response:** The level of service will remain constant and consistent with the Wellington Green master stormwater system wherein the roads and parking lots will be above a 10 year 1 day level of service at elevation 17.00NGVD. Buildings will be above a 100-year level of service of 18.30NGVD as defined by the stormwater management system.

5. Identify what measures will be taken to assure that the volume, rate, timing and pollutant load of runoff based on the proposed FLUM designation of the property is similar to that which occurred based on the property's current FLUM designation. Structural techniques emphasize detention and retention of stormwater to reduce runoff rates and provide settling and filtration of pollutants. Non-structural techniques emphasize preservation or simulation of natural drainage features to promote infiltration, filtering and slowing of runoff.

**Response:** Lake Lisbet is of sufficient size to not be impacted by runoff rates generated by a higher impervious surface. On-site treatment via exfiltration trench may be used to eliminate any runoff impacts. No impacts to the Village of Wellington C-8 canal will result from the project.

6. All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan.

**Response:** Noted.

#### **IX - INFRASTRUCTURE – POTABLE WATER:**

1. Identify the entity that would provide potable water service to the subject property.

**Response:** Village of Wellington

2. Identify how far, in feet, the subject property is located from a potable water line. Indicate the street where the nearest line is located.

**Response:** An 8" water main is stubbed into the property at the existing park driveway

3. Identify the potable water level of service standard established by the potable water provider.

**Response:** 105 gallons per day per person is the village adopted level of service. This development is projecting demands at 157 gallons per day per person consistent with Village of Wellington Utility Standards. Applicability to this project is 157 gallons per day for a 1-bedroom unit, 314 gallons per day for a 2-bedroom unit, 471 gallons per day for a 3-bedroom unit and 628 gallons per day for a 4-bedroom unit.

4. The effect on potable water levels of service and system needs.

**a. Current FLUM Designation:** The demand for potable water based on the property's current Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population using the housing population methodology.<sup>25</sup>

**Response:** The existing park does not have connected facilities (bathrooms) and therefore does not generate a daily utility demand for water or wastewater infrastructure. Otherwise, 6 gallons per day per patron would be used.

**b. Proposed FLUM Designation:** The demand for potable water based on the property's proposed Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population using the housing population methodology.

**Response:** The proposed daily demand for this development is 77,558 gallons using 157gallons per day per capita from the Wellington Utility standards which is 150% factor on the adopted level of service.

**c. Change in water usage:** This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.

**Response:** The existing park does not have connected facilities (bathrooms) and therefore does not generate a daily utility demand for water or wastewater infrastructure. The proposed daily demand for this development is 77,558 gallons. Please note this includes a clubhouse facility generating 0.24 gallons per square foot of floor area.

5. Consistency with the Potable Water Sub-Element. Applicant must demonstrate consistency with the Potable Water Sub-Element.

**Response:** Assuming the Village's sub-element (could not locate in Comprehensive Plan) is consistent with the County's which are:

The Potable Water and Wastewater Sub-Element has as its purpose:

1. To provide for necessary public facilities and services (including fire flow);

**Response:** A looped water main of minimum 8-inch diameter will be proposed which is adequately sized for potable and fire demand needs.

2. To establish different levels of service in order to meet a diversified demand;

**Response:** this use will have a consistent and steady residential demand which is well suited for the large commercial square footage within the master development as peak flows will generally be staggered.

3. To determine the most appropriate use of the County's water resources to meet current and future urban, environmental and agricultural demands;

**Response:** This proposal doesn't meaningfully impact this concern.

4. To determine sound management of wastewater in a manner consistent with federal, state and local law, including methods of disposing of treated wastes and sludge from water and sewer treatment plants.

**Response:** Not applicable to potable water section/.

5. To establish the conditions upon which central potable water and/or wastewater service will be provided, and to identify those areas where public service will not be provided.

**Response:** The entire development will be served.

## **X. INFRASTRUCTURE – SANITARY SEWER:**

1. Identify the entity that would provide sanitary sewer service to the subject property.

**Response:** Village of Wellington.

2. Identify how far, in feet, the subject property is located from a sanitary sewer line. Indicate the street where the nearest line is located.

**Response:** An 8-inch gravity main at 8-foot depth is provided at the existing park entry. Also, a 6-inch force main is located adjacent to the eastern and northern property lines.

3. Identify the sanitary sewer level of service standard established by the potable water provider.

**Response:** 85 gallons per day per person is the village adopted level of service. This development is projecting demands at 100 gallons per day per person consistent with Village of Wellington Utility Standards. Applicability to this project is 100 gallons per day for a 1-bedroom unit, 200 gallons per day for a 2-bedroom unit, 300 gallons per day for a 3-bedroom unit and 400 gallons per day for a 4-bedroom unit.

4. The effect on sanitary sewer levels of service and system needs.

**a. Current FLUM Designation:** The demand for sanitary sewer based on the property's current Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population using the housing population methodology.

**Response:** The existing park does not have connected facilities (bathrooms) and therefore does not generate a daily utility demand for water or wastewater infrastructure. Otherwise, 4 gallons per day per patron would be used.

**b. Proposed FLUM Designation:** The demand for sanitary sewer based on the property's proposed Future Land Use Map designation is calculated by multiplying the adopted level of service standard by the population using the housing population methodology.

**Response:** The proposed daily demand for this development is 49,400 gallons using 100gallons per day per capita from the Wellington Utility standards which is 118% factor on the adopted level of service.

**c. Change in water usage:** This is the difference between the Proposed FLUM Designation and the Current FLUM Designation.

**Response:** The existing park does not have connected facilities (bathrooms) and therefore does not generate a daily utility demand for water or wastewater infrastructure. The proposed daily demand for this development is 49,400 gallons. Please note this includes a clubhouse facility generating 0.15 gallons per square foot of floor area.

5. Applicant must demonstrate consistency with the Sanitary Sewer Sub-Element.

**Response: Response: Assuming the Village's sub-element (could not locate in Comprehensive Plan) is consistent with the County's which are:**

The Potable Water and Wastewater Sub-Element has as its purpose:

1. To provide for necessary public facilities and services (including fire flow);

**Response:** Connection to either the existing 8-inch gravity main or 6-inch force main will be made by the development. Both options we believe are sufficiently sized to handle the anticipated project demand.

2. To establish different levels of service in order to meet a diversified demand;

**Response:** this use will have a consistent and steady residential demand which is well suited for the large commercial square footage within the master development as peak flows will generally be staggered.

3. To determine the most appropriate use of the County's water resources to meet current and future urban, environmental and agricultural demands;

**Response:** This proposal doesn't meaningfully impact this concern.

4. To determine sound management of wastewater in a manner consistent with federal, state and local law, including methods of disposing of treated wastes and sludge from water and sewer treatment plants.

**Response:** Connection to either the existing 8-inch gravity main or 6-inch force main will be made by the development. Both options we believe are sufficiently sized to handle the anticipated project demand. Both options convey flow to the Village Wastewater Treatment Facility which has sufficient capacity to service the development.

5. To establish the conditions upon which central potable water and/or wastewater service will be provided, and to identify those areas where public service will not be provided.

**Response:** The entire development will be served.

## **XI. INFRASTRUCTURE – AQUIFER RECHARGE:**

1. Identify whether the property is located within a prime aquifer recharge area: If the property is located east of the conservation areas, state that the property is located within both the surficial aquifer system and the Floridian aquifer system. Identify in what zone of the surficial aquifer the property is located. This information is available from the United States Geologic Survey.

**Response:** Project is located within the surficial aquifer system and the Floridian aquifer system. It is also located within Wellfield Protection Zone 4.

2. Identify, generally, the percentage of the property that will be covered with an impervious surface: Use the following to estimate the percentage of impervious surfaces: i) low residential (1 to 4.99 dwelling units per acre) = 30 percent; ii) medium and high density residential (5 dwelling units per acre and above) = 65 percent; and iii) commercial, industrial and institutional = 85 percent.

**Response:** 65 percent corresponding to multifamily development.

3. Applicant must demonstrate consistency with the adopted Wellington Comprehensive Plan Aquifer Recharge Sub-Element of the Conservation Element.

**Response:** The site is within well-field protection zone 4 which will require a permit from Palm Beach County Environmental Resource Management. Any water quality requirement not served by the surplus available in the master lake system will be treated by exfiltration trench which percolates run-off into the ground thus contributing to aquifer recharge.

## **XII. CONSERVATION**

1. If listed species are present, provide a brief discussion of measures that will be taken to avoid or minimize adverse impacts to these species or their habitat.

**Response:** The site has been used as a public park since 2002 and is clear of any vegetation or species on site. A phase I environmental study has been provided with the application. If the Village requests that the Applicant retain an environmental consultant to study existing species, this information can be provided upon resubmittal.

2. If there are no known or reported occurrences, could listed species reasonably be expected to be present based on the site-specific habitat characteristics? If yes, please provide a brief discussion.

**Response:** The site has been used as a public park since 2002 and is clear of any vegetation or species on site. A phase I environmental study has been provided with the application. If the Village requests that the Applicant retain an environmental consultant to study existing species, this information can be provided upon resubmittal.

3. All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. For each Objective/Policy referenced, the application must explain in detail how the *individual* Objective/Policy will be furthered by the proposed amendment.

**Response:** The proposed FLUM amendment is consistent with Objective 2.2 of the conservation element which prescribes that the Village ensures that all ecological systems, wetland, environmentally sensitive land (as determined by Wellington), wildlife, habitat, and especially endangered and rare species, are identified, managed, and protected. The site is currently vacant and the conclusion of the provided Phase 1 environmental assessment concludes that no negative environmental conditions have been recognized.

## **XIII. RECREATION AND OPEN SPACE**

1. Identify the following facilities that would service the property:

**Response:**

- a. Regional parks



- b. District parks
  - c. Community parks – Wellington Rotary Peach Peak, Wellington Amphitheater, Olympia Park, Village Park.
  - d. Open space – Pine Valley Preserve
2. Adopted recreation levels of service standard of \$885 of total recreational investment per capita.

**Response:** Acknowledged.

3. The effect of the proposed FLUM amendment on regional, district and neighborhood parks.

**Response:** The proposed FLUM amendment will not have a negative effect on on regional, district and neighborhood parks.

4. To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. For each Objective/Policy referenced, the application must explain in detail how the *individual* Objective/Policy will be furthered by the proposed amendment.

**Response:** The proposed FLUM amendment will further the goals as depicted in the Parks & Recreation Element. Specifically, Policy PR 1.1.7 - Open Space & Recreation Requirements, which requires that the Village enforce open space and recreation requirements for development, such as:

1. Amount of open space and recreation land and facilities required on a per unit basis.
2. Types of land eligible to be counted toward open space and recreation calculations.
3. Types of facilities eligible to counted to offset open space and recreation requirements.
4. Options for cash in lieu of land dedication.
5. Design alternatives that will allow the clustering of development to avoid negative impacts to environmentally sensitive lands and to encourage the preservation of open space.

As part of the proposed development program, the private recreation requirement based on the Village formula provided amounts to 1.7 acres – which will be provided on the site. The Civic requirement of .673 acres, and the public recreation requirement of 3.37 acres will be paid in cash in lieu of land dedication.

#### **XIV. FIRE RESCUE**

1. Identify the fire-rescue facility that would service the subject property: Identify the station number, the street address of the facility, and the distance in tenths of a mile of the facility from the subject property.

**Response:** The nearest fire-rescue facility that would service the subject property is station #30. The address is 9610 Stribling Way, Wellington, 33414, and the site is located 1.54 miles away from the subject site.

2. Identify the response times from the fire-rescue station to the subject property: The response time, in minutes, may be determined by multiplying the number of miles from the station to the property by two.

**Response:** Based on the provided calculation, the response time from the fire-rescue station to the subject property will be 3 minutes.

3. The effect of the proposed FLUM amendment on the average emergency response time: If the response time is less than five minutes, there is a rebuttable presumption that there would be no negative effects on fire-rescue response time. If the response time is greater than five minutes, please identify what actions could be taken to mitigate the Fire-Rescue Department's response time.

**Response:** The fire response time to the site is 3 minutes. As such, there is a rebuttable presumption that there would be no negative effects on fire-rescue response time.

## **XV. HISTORIC PRESERVATION**

1. Identify any historic or architecturally significant resources within 500 feet of the subject property. Historic or architecturally significant resources include buildings, structures and other objects.

**Response:** A request for confirmation of any historic or architecturally significant resources within 500 feet of the subject property has been submitted to the County for review. A copy of said correspondence has been included in the resubmittal documents.

2. Identify any archaeological resources located within 500 feet of the subject property. Archaeological resources include aboriginal mounds, forts, earthworks, village locations, camp sites, middens, burial mounds, missions, or other artifacts at least seventy-five years old.

**Response:** A request for confirmation of any archaeological resources within 500 feet of the subject property has been submitted to the County for review. A copy of said correspondence has been included in the resubmittal documents.

## **XVI. PUBLIC EDUCATION**

1. Identify the name and street address of the public schools that would educate potential school age children, and indicate how far the school is from the subject property, for:

**Response:**

a. Elementary Schools – Elbridge Gale Elementary School – 1915 Royal Fern Dr, Wellington, FL 33414

b. Middle Schools – Emerald Cove Middle School - 9950 Stribling Way, Wellington, FL 33414

c. Senior High Schools – Palm Beach Central High School - 8499 W Forest Hill Blvd, Wellington, FL 33411

2. All proposed amendments must be reviewed for consistency with the adopted Wellington Comprehensive Plan. To support the proposed amendment, reference specific Objectives and/or Policies the proposed amendment is *consistent with* or *further*s. For each Objective/Policy referenced, the application must explain in detail how the *individual* Objective/Policy will be furthered by the proposed amendment.

**Response:** The proposed FLUM amendment will be consistent with the adopted Wellington Comprehensive Plan, specifically with Objective ED 3.2 - School Facility Coordination in the education element which prescribes that the Village continue to coordinate development approvals and planning for school facilities. As part of the requested density increase, a school capacity availability determination request (SCAD) is being submitted to Village staff and the school district to inform the school district of the proposed development, and to identify the potential schools for which the subject property is zoned.

## **XVII. INTERGOVERNMENTAL COORDINATION**

1. Identify all local governments (including special districts) located within one-mile of the subject property:

**Response:** The Village of Wellington is the only local government located within one-mile of the subject property.

2. Indicate whether or not a municipality has initiated annexation of the property. If annexation was attempted by a city, indicate when and the name of the city. In addition, identify whether the subject property is located within the future annexation area of any local government.

**Response:** No such initiation of annexation of the property has been attempted.

3. Applicant must demonstrate the impact of the proposed amendment on the Intergovernmental Coordination Element.

**Response:** The proposed FLUM amendment will be consistent with the adopted Wellington Comprehensive Plan, specifically with Policy CP 1.2.3 – LOS Standards in the community partnerships element which prescribes that the Village Continue to coordinate the potential impact of development with other jurisdictions and agencies as a part of the development review process to address changes to levels of service standards for all public facilities including, but not limited to, roadways, schools, potable water, sanitary sewer, stormwater management, and solid waste. As part of the requested FLUM amendment, the Applicant has provided analysis on level of service standards for County traffic performance standards, schools countywide, potable water, sanitary sewer, and stormwater management.

## **XVIII. EQUESTRIAN ELEMENT – Not Applicable**

## **CONCLUSION**

On behalf of the applicants, Urban Design Studio requests favorable review and consideration of this request to approve the proposed amendments to the Future Land Use Map. The Project Managers at Urban Design Studio are Joni Brinkman and Lentzy Jean-Louis who can be reached at 561-366-1100. Please feel free to contact with any questions or for additional information in support of this application.