

K-Park

STAFF REPORT

Petition Numbers: Comprehensive Plan Amendment
2025-0002-CPA
Ordinance No. 2025-04

Owners/Applicant: Acme Improvement District
12300 Forest Hill Boulevard
Wellington, FL 33414

Site Address: 10400 Stribling Way

PCNs: 73-41-43-27-05-026-0011 and
73-41-44-24-06-003-0000

Current Future Land Use Designation (FLUM):
Community Facilities – 65.98 acres
Commercial – 5.3 acres

Proposed Future Land Use Designation (FLUM):
Mixed Use

Current Zoning Designation:
Community Facilities – 65.98 acres
Community Commercial – 5.3 acres

Acreage: 71.28 +/- acres

Request: To modify the Future Land Use designation of the property known as K-Park from Community Facilities and Commercial to Mixed Use.

Project Manager:
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Location/Map: Southwest corner of Stribling Way and US 441/SR7.

Surrounding Uses:

	Existing Use	Land Use	Zoning
North	Residential – Castellina	Residential C/Commercial	Residential PUD
South	Residential Unincorporated - Farmington	Residential Low Density (PBC)	Residential PUD (PBC)
East	Olympia Park	Community Facilities	Community Facilities
West	Residential – Oakmont Estates	Residential C	Residential PUD

Boards, Council:

Meeting	Notice Date	Meeting Date	Vote
PZAB	2/4/2025	2/19/2025	Approved (6-0)
Village Council	2/24/2025	3/11/2025	Approved (5-0)
Village Council	4/7/2025	4/22/2025	Pending

SITE HISTORY:

This is a Village-initiated amendment to the Future Land Use Map of Wellington's Comprehensive Plan. The amendment proposes changing the land use designation for the 71.28-acre property to Mixed Use (MU). Currently, 5.3 acres of the property are designated Commercial (Com), and 65.98 acres are designated Community Facilities (CF). The proposed land use change is to support the development of the property as a mixed-use project with multifamily residential, retail, hotel, restaurant, and a school.

On September 9, 2003, the Acme Improvement District (Acme) acquired 66.27 acres for \$8,457,000 (\$127,622/acre +/-). The additional acres for the 71.28-acre property were formerly road right-of-way south of Stribling Way and a strip of land providing access to State Road 7 on the south side of the property.

In February 2008, Wellington entered into a contract with Sunrise Development, Inc. to sell 5.3 acres of the site along State Road 7 for \$5,000,000 to develop an assisted living facility for seniors. As a part of that project, Wellington approved a Comprehensive Plan amendment (Ord. 2006-17) for the intended site in October 2006, changing the designations from Community Facilities to Community Commercial. However, the buyer elected not to proceed with the project and withdrew their offer to purchase on November 17, 2008.

In December 2010, Wellington began leasing the property to J. Alderman Farms, Inc. on an annual lease. Currently, Alderman leases the property for approximately \$55,000 per year.

In January 2025, Wellington executed a Purchase and Sale Agreement with Related Ross and Education in Motion to purchase the property upon receiving entitlements for a mixed-use development. Related Ross will be submitting applications to rezone the property and to obtain approval for a master plan, site plan, and other required development approvals. Wellington is only processing the Comprehensive Plan amendment as a staff-initiated request.

ANALYSIS – COMPREHENSIVE PLAN AMENDMENTS:

The following indicates how the proposed Comprehensive Plan Amendment is consistent with or complies with certain goals, objectives, and policies of Wellington's Comprehensive Plan:

Land Use & Community Design Element

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

The State Road 7 (SR7) corridor is developed with a mix of uses including residential, medical, office, retail, restaurant, and community facilities. The property fronts the SR7 corridor and has been used as a farm, through a lease with Wellington, for several years. The development of the SR7 corridor has been incremental to development in the area and the development of this property is responding to the growth in the area. The request is reasonable and consistent with the land use characteristics in the area.

The current land uses for the property were assigned based on the existing uses on the property at that time, resulting in community facilities and commercial designations. The Wellington Council has entertained offers and development proposals for the property for many years, but none were approved. On January 14, 2025, the Council approved the sale and future development of the property requiring the land use change to Mixed Use.

Policy LU&CD 2.1.4 Use Transitions *Require appropriate transitioning, such as appropriate setbacks, buffers, and height limitations where commercial, industrial, or other high-intensity land uses are in proximity to single-family residential land use.*

Appropriate setbacks, landscape buffers, and height limitations will be reviewed and applied during the development review process to ensure the surrounding neighborhoods experience little to no impact from the proposed development. The proposed uses will be located in such a manner that the more intense uses be closer to SR7.

Policy LU&CD 1.4.2 Mixed-Use Land Use *Apply the Mixed-Use (MU) Land Use designation to new development or redevelopment of existing sites to accommodate a wide range of commercial and residential uses that are interconnected with a complementary mix of uses that are sensitive to the surrounding uses*

and to the natural environment, create neighborhoods with character, promote a walkable built environment, foster improved social and economic sustainability, and reduce infrastructure costs. Maximum FAR for all uses shall not exceed 0.50 and residential density shall not exceed 22 units per acre. The maximum FAR and density are measured for the gross MU acreage.

In January 2025, Wellington executed a Purchase and Sale Agreement with Related Ross and Education in Motion to purchase the property upon receiving entitlements for a mixed-use development. The proposed development program includes multifamily residential, retail, hotel, restaurant, and a school. A Mixed-Use Future Land Use Map designation is the most appropriate land use for the proposed development. As previously stated, Wellington is initiating this amendment while the applicant(s) will be initiating the remainder of the required approvals. This property is most suitable as Mixed Use based on location regardless of what other developed approvals may be obtained.

Policy LU&CD 3.1.3 Market Analysis (Commercial, Mixed-Use, Multi-Family) Requests for Land Use Map amendments or rezoning to a commercial, mixed-use, or multifamily designations shall be supported by a professionally prepared market analysis that demonstrates the need for the requested development at the proposed location, the types of marketable commercial activities or multi-family residential dwelling units there, and the projected market area of the proposed development.

A market study was conducted on behalf of Wellington by WTL+a Real Estate & Economic Advisors in 2021 and updated in 2022. The study included the Wellington Green Mall property and the SR7 corridor, which includes K Park. The market study suggested that moderate-density, multifamily residential and a sustainable amount of additional retail uses offer the best opportunities for redevelopment. Palm Beach County has experienced sustained population growth of 1.18% per year for the last 21 years. Palm Beach County's population is expected to increase by more than 166,100 new residents over the next 14 years. Wellington has a historic annual growth rate of 0.81% per year. This would suggest a 2035 population of almost 69,200 residents reflecting the addition of 7,400 new residents and approximately 2,600 new households. Retail spending among Wellington households exceeds \$676.9 million per year. The study also concluded that the final approved redevelopment plan should provide flexibility in the overall mix of uses; the number and types of residential units to be provided; and appropriate other land uses that complement the site's residential potentials—selective retail uses that serve both on-site residents, workers, and visitors as well as area-wide consumers. This flexibility over time will allow for changes based on market conditions and development partner priorities, each of which will affect overall economic impacts and benefits to Wellington.

Parks and Recreation Element

Policy PR 1.1.7 Open Space & Recreation Requirements 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 be 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 on environmentally sensitive lands and encourage the preservation of open space.*

Per Section 6.5.2.E of Wellington's LDR, all Planned Developments that have a residential component shall be subject to land dedications, or payment in lieu of fees, on top of any impact fees required at building permit for parks and recreation facilities, as well as civic facilities. The developer shall provide five (5) acres of property for park and recreational facilities and one (1) acre of civic facilities, each 1,000 of the population proposed for the project. This condition will be applied to the future development order resolution for the project.

Education Element

Objective ED 3.2 School Facility Coordination *Continue to coordinate the development approvals and planning for school facilities.*

Normally, the applicant is required to notify the School Board of Palm Beach County of the proposed residential development and request a School Capacity Availability Determination (SCAD) letter. However, in this instance, there is no residential project being proposed and it is presently not possible to accurately project what the school impact for the overall site will be. However, when the rezoning application for the project is submitted, Wellington will require the applicant to submit a SCAD application to the School District.

Mobility Element

Policy MB 1.1.2 Development Impact on Roadway LOS *Development orders shall only be issued if the proposed development will not cause roadway levels of service to fall below the adopted LOS targets or ROW modifications are proposed to mitigate impacts and maintain the target LOS.*

A Transportation Analysis was prepared by Wellington's Traffic Engineer, Pinder Troutman Consulting, Inc, and provided as Exhibit D to the staff report. The proposed land use change does not have an impact on Roadway LOS. The concurrency traffic analysis will be required for any development approval, and coordination with Palm Beach County Traffic Division will be included as part of that process. Conditions of approval will be added to development approvals if it is determined that mitigation is required.

FINDINGS OF FACT:

All required application documentation has been reviewed by the Development Review Manager and Wellington Departments to determine compliance with the Comprehensive Plan as presented. Findings of Fact have been provided in the Staff Report to recommend approval of the Comprehensive Plan Map Amendment request.

Board/Committee Action

At the February 19, 2025 Planning, Zoning and Adjustment Board (PZAB) meeting, the Board recommended approval, with a 6-0 vote, based upon the Findings of Fact and evidence presented.

Village Council Action

At the March 11, 2025 Village Council meeting, the Council approved Ordinance No. 2025-04 on First Reading and authorized staff to transmit the proposed amendment to the Florida Department of Commerce (FDCC) and all other required agencies for their review. No comments or objections have been received.

Lists of Exhibits:

Exhibit A – K-Park Survey

Exhibit B – Current Future Land Use Map

Exhibit C – Proposed Future Land Use Map

Exhibit D – Traffic Analysis

Exhibit E – Market Study

Exhibit F – Justification Statement