

## Wellington PUD Master Plan

## STAFF REPORT

**Resolution No:** R2022-51

**Applicant:** Village of Wellington

**Request:**

To replace the current Wellington Planned Unit Development (PUD) Master Plan with an updated graphical illustration of the plan, restate current approvals, and reflect current development conditions within the subject area of Wellington.

**Boards, Committees, and Council:**

	Date	Vote
PZAB	09/13/2022	5-0 Approval
Council	10/11/2022	Pending

**Wellington Vision**

A Great Hometown: Great Neighborhoods, Great Schools, and Great Parks.

**Wellington Mission**

To provide high-quality services that create economic, environmental, and social sustainability for residents.

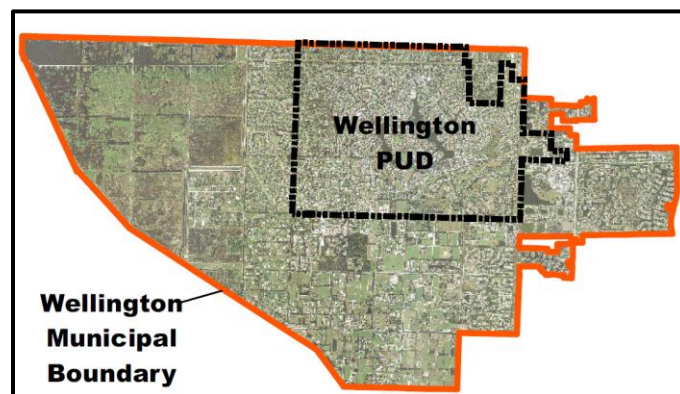
**Wellington Goals**

- Economic Development
- Neighborhood Renaissance
- Protecting Our Investment
- Respecting the Environment
- Responsive Government

**Project Managers:**

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**Location Map:**



**Background:**

The Wellington PUD Master Plan (“Master Plan”) was originally approved by Palm Beach County on February 17, 1972. The approximate boundaries of the Wellington PUD are Southern Boulevard to the north, Pierson Road and C-23 Canal to the south, C-2 Canal to the west, C-8 Canal to the east, and Wellington’s Edge east of the C-8 Canal and north of Forest Hill Boulevard. The original Wellington PUD Master Plan consisted of more than 7,300 acres and approximately 14,600 residential units (“units”).

The Master Plan has been amended multiple times throughout the years that started in 1974, with the latest master plan format approved in 1986 (1986 Master Plan PBC Resolution No. R-86-764/Petition 86-32). Various amendments included modifying parcel boundaries, units within each tract, unit types, uses of parcels/tracts and access points. The most significant changes included addition of 200 units to the Palm Beach Polo and Country Club pod in 1977 and addition of Wellington’s Edge pod in 1980’s.

Based on the format of the 1986 Master Plan and all the amendments, the Wellington PUD Master Plan (Exhibit A) is difficult to use with

illegible text and graphics. In addition, research has found that not all approvals (per site plan, plat, permit, etc.) were shown or accurately illustrated on the master plan over the years. The intent of this request is to update the Master Plan in a manner similar to what was done recently with Wellington's Future Land Use Map and Official Zoning Map. The update to the Master Plan introduces the use of color to graphically illustrate the different use types. The prior conditions and revision notes as shown on the 1986 Master Plan, which are no longer relevant as they have been incorporated within this proposed update, have been removed. This will update the Master Plan graphically, illustrate all previous approvals of the Master Plan, and reflect current development conditions, including showing the acreage, number of pods, access points, etc. Master Plan Amendments throughout the years included general and pod specific conditions of approval for the individual pods that were not shown on the plan, but were reflected within the approving resolutions. Those prior conditions of approval for individual pods will remain as stated within the prior approved resolutions and will not be amended with approval of this graphical update of the Master Plan. It is important to note that updating the Master Plan does not provide new or eliminate existing entitlements (as approved on the site/subdivision plan, plat, etc.). This is a staff-initiated update to establish a plan that properly represents the Wellington PUD in preparation for potential infill redevelopment in the future.

### **Analysis:**

Changes to the proposed Wellington PUD Master Plan (Exhibit B) are intended to clean-up, and illustrate a current representation of what was approved over the years and actually built. As stated, this is a graphical update of the Master Plan, which is not intended to provide any new development approvals to the individual pods. The proposed Wellington PUD Master Plan amendments are illustrated in Exhibit B and summarized below:

- Updated generic housing types like "Patio Homes" and updated pods that were originally listed with a specific housing type such as multi-family, but were developed as zero-lot line.
- Removed private roads and the associated (internal) access points, including Polo Club Road, Wellington's Edge Boulevard, etc.
- Added Open Space Recreation to pods where parks were developed, such as Goldenrod Park.
- Added neighborhood names to each residential pod. This includes indicating Pod 42 Phase I as Meadowland Cove and Phase 2 as Emerald Forest, which were indicated as Future Development on the 1986 Master Plan.
- Added and updated access points to reflect current conditions. Pods/parcels with multiple access points along the same frontage may be illustrated on the master plan with one (1) access point arrow and a number next to the arrow indicating the number of approved access points to simplify information on the plan.
- Updated civic use pods to indicate Fire Stations, such as the station in Paddock Park I (Pod 2).

- Updated how certain land uses are illustrated. For example, Pod 29 was modified to illustrate a section which exists today as Open Space Recreation, but was illustrated as civic on the 1986 Master Plan, and Pod 12 was changed from all commercial to show Tiger Shark Cove Park as Open Space Recreation (green color) and New Horizon Elementary as School (purple color). Pod 25 was changed to private school. Pod 29 was modified to illustrate Elbridge Gale Elementary as School. Pod 5 was modified to illustrate the existing daycare site as Civic.
- Updated the number of units for pods where there were discrepancies between the 1986 Master Plan and the approved plat, and site plan, and/or current GIS data.
- Updated any discrepancy (of more than 2 acres) between a pod acreage as shown on the 1986 Master Plan and current GIS calculation of the pod acreage as it exists today.

With this update all residential pods are indicated with a corresponding number and name. Also, names were added to all parks and certain civic pods. The pod numbers are listed on the proposed Wellington PUD Master Plan Site Tabular Data (Exhibit B, Sheet 2), with site data information for each pod. Most of the pods were developed according to the approved 1986 Master Plan which allowed a maximum of 14,647 units. The proposed Wellington PUD Master Plan (Exhibit B) has 14,382 units, which is based on approved plats and site/subdivision plans. The difference of 265 units are from what was approved on the master plan, and as approved on the site/subdivision plan and plat for each pod. If a pod owner/developer did not bank un-built units on the approved pod site/subdivision plan those units are not available for development. The number of units for each pod is illustrated on the updated Wellington PUD Master Plan Site Tabular Data (Exhibit B, Sheet 2).

### **Summary:**

The Planning and Zoning Division recommends approval of Resolution No. R2022-51 to amend the Wellington PUD Master Plan as presented.

### **List of Exhibits:**

Exhibit A: Current Wellington PUD Master Plan

Exhibit B: Proposed Wellington PUD Master Plan