

Exhibit H

Southern Boulevard Properties

Comprehensive Plan Amendment and Rezoning Justification Statement

Comprehensive Plan Amendment – Commercial:

II. GENERAL INFORMATION

- 1. Location:** The subject property is located on both the northeast and northwest corners of the intersection of Southern Blvd. (SR 80, US 441) and Seminole Pratt Whitney Road.
- 2. Frontage/configuration:** The subject property is roughly “L” shaped, has approximately 3,300 feet of frontage on the north side of Southern Blvd. and is approximately 3355 feet deep (with frontage on both the east and west sides of Seminole Pratt Whitney Road). This proposed site consists of 13 separate properties, totaling approximately 124 acres. Land located to the north is an old unrecorded plat (with no apparent name) consisting of lots that vary in size from 1.25 to 1.5 acres each and is largely built out. Land located to the west is occupied by homes in the Fox Trail subdivision on approximately 5 acre lots. Land located to the south is occupied by Southern Boulevard (FDOT), the South Florida Water Management District (SFWMD) C-51 Canal and the SFWMD Storm Treatment Area -2 East. The Storm Treatment Area is within the Village of Wellington and accepts most of Wellington’s drainage outfall. It also serves as a filter marsh for the Everglades. Land located to the east and north of the subject application consists of 126 acres of land recently annexed into Wellington and is a companion petition to this one, but designated for medium density residential use. Land adjacent to the east along the southern Boulevard frontage consists of a paintball course and a go-cart race track, followed by the western campus of Palm Beach State College, and several shopping centers.
- 3. Contiguous Ownership:** The applicant (Wellington) does not own the subject property, any contiguous property, or nearby property, and neither do any of the 12 property owners included in this petition.
- 4. Acquisition:** The subject property consists of 13 privately owned properties (1 owner owns 2 properties) is located in Wellington, recently annexed from the unincorporated area of Palm Beach County. Once property is annexed, it is appropriate to add it to the Wellington Future Land Use Map of the Comprehensive Plan. For reasons that will be provided in the justification statement, wellington believes that the appropriate future land use designation for the subject property is Commercial. The subject property was acquired by the various owners over the past 30 +/- years.
- 5. Manner of Acquisition:** All of the properties included in this application were acquired by the current 12 individual lot owners independently over a period of approximately 30 years, by fee simple deed conveyance.
- 6. Prior Subdivision:** Twelve (12) of the 13 properties in this application are lots located in a subdivision known as Entrada Acres which consists of 37 lots, all of which are approximately 5 acres in size. The remaining property is approximately 46 acres in size, making the proposed commercial area approximately 124 acres.

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7. **Prior Exemptions:** Only 3 properties in this application have an exemptions (1 Homestead and 2 Places of Worship).
8. **Prior FLUM applications:** Three of the properties in this petition have received FLUM amendment approvals from Palm Beach County, over the last 10 years. Two properties (the 46-acre property and the 5-acre parcel on the northeast corner of Southern Boulevard & Seminole Pratt Whitney road) have been granted approval of a commercial designation and a 5-acre lot on southern Boulevard further east has received approval of a Commercial Low Office designation. In addition, 4 approvals have been granted for Special Exception uses such as churches, storage yard for transmission equipment and commercial nursery.
9. **Wellington Denials:** Wellington has never denied a requested development order for this property. No development order application has ever been submitted to Wellington for this property.
10. **Other Prior Development Approvals:** The subject property has had numerous other approvals including Special Exception to allow a storage yard for transmission equipment, 2 Special Exception approvals to allow places of worship, Special Permit to allow a wholesale nursery, 2 rezonings to commercial, rezoning to Institutional and Public Facilities (IPF) to allow medical offices and a convalescent facility.

III. LDR REQUIREMENTS

This application and three related companion applications are being processed as follow up to the recent annexation of the property by the Village Council. The overall annexed property is 257.97 acres in size. The subject property is located on the north side of Southern Boulevard and the east and west sides of Seminole Pratt Whitney Road (and includes that right-of-way between Southern Boulevard and East Harlena Drive). The annexation area extends easterly approximately 0.46 mile and westerly approximately 0.16 mile from the Southern Blvd./Seminole Pratt Whitney intersection. The overall area annexed consists of thirty-eight (38) individual properties ranging in size from approximately five (5) acres to approximately 64 acres, most of which are a part of a subdivision platted in the mid 1970's known as Entrada Acres, plus the Seminole Pratt Whitney Road right-of-way. The individual properties add up to 249.7 acres and the Seminole Pratt Whitney right of way within the annexation boundary is approximately 8.3 acres. Most of the properties in Entrada Acres are currently being used for various commercial purposes. There are approximately 10 commercial nurseries, 3 churches, 4 Equestrian farms and 2 lots that are owned by Palm Beach County that are occupied by a drainage lake. Approximately 6 properties appear to be strictly residential use and 10 properties are vacant. There are 13 properties proposed for commercial designation in this application, totaling 124 acres. Three of these properties, totaling 74 acres have already been designated commercial on the County's Future Land Use Map. Therefore, 60% of the subject site has been previously approved for commercial development by Palm Beach County over the past several years. Further, lands to the east and west of the subject property have been approved and developed for urban level development types of uses and intensities. Property adjacent to the east is occupied by a go cart track and paintball facility located in the Town of Loxahatchee Groves, Palm Beach State College's western campus and a Publix shopping center. Property located adjacent to the west is a rural subdivision (Fox Trail) but land to the west of that has been approved by the County for a commercial/residential development. The project proposes 534 dwelling units and 47,000 square feet of retail and office space on 446 acres. Next west is the Arden PUD, which is approved for residential development at approximately 2 units per acre.

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With respect to this application, it is proposed to place a Wellington Future Land Use Map designation of Commercial (C) on the subject 124+/- acre property because of its annexation into Wellington. Currently the property has multiple County map designations including Commercial, Commercial, Commercial Low Office, Institutional and Public Services (IPS) and RR-5 (Rural Residential- maximum 1 unit per 5 acres). Like-wise, the property has multiple Zoning designations including CC (Community Commercial), CLO (Commercial Low Office) IPS (Institutional and Public Services) and AR (Agricultural/Residential). The property has Several Special Exception approvals and Special Permits that also been approved; including 2 churches, a storage yard for transmission supplies and equipment, a wholesale commercial nursery, and medical offices with a convalescent facility.

As noted, this application is a companion to several other applications including a proposed Comp. Plan amendment for the residential portion of the annexation, and rezoning applications for both the residential and commercial portions.

Article 5 of the Wellington LDR provides that any FLUM amendment must meet at least one (1) of six (6) factors to qualify for consideration. These factors include changed projections, changed assumptions, data errors in the formulation of the original plan, new issues arising since the adoption of the plan, and/or a need for additional detail or data updates. This application complies with the factors of changed projections, changed assumptions, and new issues arising since the original adoption of the County Comprehensive Plan. When both the Wellington and County Comprehensive Plans were adopted it was not contemplated that this property would be annexed into Wellington. In fact, Wellington was not a municipality when the County Plan was adopted. When property is annexed it is proper for the land to be added to the receiving jurisdiction's Future Land Use Map and Zoning Map. When this occurs, it is proper that Land Use and Zoning designations be adopted that are consistent with the governing board's vision for the property. Further, the area surrounding the subject property has been in a steady transition of uses, densities and intensities for more than a decade, as described above.

This application is simply being requested to add a newly annexed property (s) to the Wellington FLUM with a designation that reflects the direction that land uses in the general area are transitioning and to reflect opportunities for the properties to be developed in a financially viable manner. Although there are presently no proposed specific uses or intensity being proposed Wellington has prepared a market study to demonstrate the justification and need for new commercial space in this area (see Exhibit G).

The proposed FLUM classification is Commercial (C). The maximum floor area ratio is 35%. Consequently, the potential total floor area is approximately 1.9 M square feet. However, it is anticipated that actual floor area at buildout will likely be around 1 M square feet or less. Since there is no development plan for the property at this time, ultimate uses, design and floor area will be determined incrementally over time, as the property develops. All new development will be required to meet all Wellington development standards, including concurrency

IV. LAND USE DATA

1. A search of Palm Beach County records shows that the property has several FLUA designations, Including RR-5, Commercial and Institutional and Public Facilities (panel 60) and is zoned AR, CC and IPF (Quad 91). There are multiple other land use related approvals scattered amongst the petitioned property including 2 Special Exception approvals to allow churches, a special Use permit to allow a wholesale nursery.

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2. The subject site consists of 13 separate properties with 12 separate owners and is partially developed with numerous separate uses. Uses include a storage and staging yard for utility transmission equipment, 2 churches, 2 nurseries, an equestrian farm and vacant property.
3. Some of the property has been platted. The portions of this petition lying east of Seminole Pratt Whitney Road are part of an old subdivision named Entrada Acres, which was recorded in the mid 1970's
4. The property is not subject to a developer's agreement or utility reservation. The site is within the service area of the Palm Beach County Utilities Department and will remain so. There are major water and sewer lines adjacent to the petitioned property running along both Southern Boulevard and Seminole Pratt Whitney Road.
5. Most of the land area is in Flood Zone AE, with a base flood elevation of 17.1'. Most of the structures on the property have been built with a finished floor elevation a foot above the base flood elevation and are designated as flood zone "X" (not within the 100-year flood zone).
6. The subject property is not located within wellfield protection zone.
7. The subject property is not located within a redevelopment area, a neighborhood planning area or a Wellington special overlay.
8. The proposed change in the FLUM designation is the addition of the property to the Wellington FLUM because of annexation, to the use category that reflects the vision of Wellington staff and Council for the future use of the property. In addition, the proposed future land use designations are consistent with the emerging patterns of land use in the general area, which is a transitioning urban corridor. In fact, 60% of the property in this petition is already designated Commercial on the County Future Land Use Map.
9. The proposed FLUM designation is the most appropriate designation to reflect the emerging pattern of use of the in the area. The property is located at a major intersection. Sothern Boulevard is a six lane (plus turn lanes) median divided highway on a 200' wide right-of-way. It is one of a few highways in the state of Florida that spans the entire State in an east/west direction. Seminole Pratt Whitney Road is a median divided four lane road that intersect with Southern Boulevard and goes north all the way to Northlake Boulevard. This road serves literally thousands of residences, including the Town of Westlake. The properties near this intersection are not desirable for residential purposes. In fact, there are only 2 houses existing on properties adjacent to the either roadway within the limits of this application. However, the properties within this application create the opportunity to capture the massive amount of traffic that currently and in the future otherwise need to go thru the intersection to reach the commercial goods and services and jobs.
10. N/A. Please refer to #8 & #9, above.

V. TRANSPORTATION:

The subject property is partially developed with two equestrian properties, two churches, two residences, a transmission equipment and fixture staging yard and 2 commercial nurseries. Wellington has had a traffic study prepared demonstrating potential traffic generation on a worst-

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case scenario (see Exhibit H). Based on that analysis, no serious overages at build out are identified. However, as each portion of the overall site is submitted for development approval, individual traffic studies will be submitted based on actual trip generation, which certainly will be lower.

VI. MASS TRANSIT:

The subject property is located on Palm Tran route 40, which runs from downtown West Palm Beach to Belle Glade and services Wellington and Royal Palm Beach, as well. There are 2 existing bus stops (#3246 & #3747) at the intersection of Southern Blvd. and Seminole Pratt Whitney Road.

VII. HOUSING/POPULATION:

N/A- This application will have no impact on future residential development because it will be a commercial property. Currently, there are 2 homes on the property. Potentially, the property could be made a part of a mixed-use project, with a residential component. However, no such proposal exists today; therefore, such possibility cannot be evaluated at this time.

VIII. INFRASTRUCTURE: DRAINAGE:

N/A- The property is partially developed and is located solely in the South Florida Water Management District. Water management permitting will be through the District.

IX. INFRASTRUCTURE: POTABLE WATER:

The subject property is served for potable water by the Palm Beach County Water Utilities Department. There is a 12" water main in front of the property on Southern Boulevard and a 24" water main in front of the property on Seminole Pratt Whitney Road. Since there is no specific development proposal, actual demand cannot be accurately calculated. When actual development proposals are submitted, the applicant will be required to make a water & sewer reservation with the County.

X. INFRASTRUCTURE: SANITARY SEWER:

The subject property is served for sanitary sewer by the Palm Beach County Water Utilities Department. There is a 10" sewer main in front of the subject property on Southern Blvd. and an 18" sewer main on front of the property on Seminole Pratt Whitney Road. Since there is no specific development proposal, actual demand cannot be accurately calculated. When actual development proposals are submitted, the applicant will be required to make a water & sewer reservation with the County.

XI. INFRASTRUCTURE: AQUIFER RECHARGE:

The subject site is not located in a wellfield protection area or a designated aquifer recharge area. Water management for the property will be permitted through the South Florida Water Management District.

XII. CONSERVATION:

The subject property is already partially developed and contains no endangered or protected wildlife or plant species, nor any that could reasonably be expected to become present on the property based on site-specific habitat characteristics. When actual applications are submitted for development approvals existing vegetation will be evaluated for inclusion in the required landscape plans.

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XIII. RECREATION & OPEN SPACE:

Proposed amendment is not for a residential density change. There will be no impact on parks and recreation services resulting from approval of this application.

XIV. FIRE RESCUE:

Palm Beach County Fire Rescue Station #20 serves the subject property. Station 20 is located on the east side of Greenview Shores Boulevard, near Bink's Forest Drive approximately ¼ mile south of S.R. 80. It is approximately 2.1 road miles from the subject site. Average response time is approximately 3 minutes.

XV. HISTORIC PRESERVATION:

There are no historic or architecturally significant resources within 500 feet of the subject property.

Further, there are no known archaeological resources or other artifacts of 75 years old or older on or within 500 feet of the subject site.

XVI. PUBLIC EDUCATION:

The subject property will be a commercial site, which will not generate any school children when developed. There is no potential for this property to generate any development that will contribute to additional demand on any public or private primary or secondary level schools.

XVII. INTERGOVERNMENTAL COORDINATION:

The subject property is located within one mile of a municipality other than Wellington. The Town of Loxahatchee Groves is adjacent to the subject property to the east. The Town issued an objection letter to the annexation of this property, and it is anticipated that they will object to this Future Land Use Plan amendment and companion rezoning. Wellington will transmit this Comprehensive Plan amendment to Loxahatchee and to the Palm Beach County IPARC (Intergovernmental Plan Amendment Review Committee).

XVIII. EQUESTRIAN ELEMENT:

The subject site is not located within or adjacent to the boundaries of the Equestrian Preserve Area or the Equestrian Overlay Zoning District (EOZD), nor is this an equestrian related application.

Comprehensive Plan Amendment – Residential:

II. GENERAL INFORMATION

- 1. Location:** The subject property is located east and north of the intersection of Southern Blvd. (SR 80, US 441) and Seminole Pratt Whitney Road, behind the frontage properties on both roadways, and are part of a companion application for a commercial Future Land Use Map designation on that adjacent property. This application is a proposal to add the subject property to the Wellington Future Land Use Map as Residential E (medium density residential).
- 2. Frontage/configuration:** The subject property is rectangular in shape and has access from the east side of Seminole Pratt Whitney Road. This proposed site consists of 25 separate properties, totaling approximately 125 acres. Land located to the north is an old unrecorded plat (with no apparent name) consisting of lots that vary in size from 1.25 to

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1.5 acres each and is largely built out. Land located to the west and south are occupied by 5 acre lots fronting on the east side of Seminole Pratt Whitney Road and the north side of Southern Boulevard, which are part of a companion request to be added to the Future Land Use Map as Commercial. Land south of Southern Blvd. in this area serves as a filter marsh for the Everglades. Land adjacent to the east is active farmland followed by the western satellite campus of Palm Beach State College, located within the Town of Loxahatchee Groves.

3. **Contiguous Ownership:** The applicant (Wellington) does not own the subject property, any contiguous property, or nearby property.
4. **Acquisition:** The subject property consists of 25 privately owned properties (some owners own more than 1 property) currently located in Wellington due to a recent involuntary annexation. It is important to note that involuntary annexation is not synonymous with hostile. Essentially, it means that the petition for annexation was initiated by a local government. In fact, the annexing government must secure support from more than 50% of the properties before it can be considered. Further, it must obtain approval at a referendum after following local approval by Village Council (which occurred on March 20, 2024).

Once annexed, it is appropriate to add the property to the Wellington Future Land Use Map of the Comprehensive Plan and corresponding zoning designation(s) on the Zoning map. Wellington believes that the appropriate future land use designation for the subject property is medium density residential, as explained in the justification statement.

5. **Manner of Acquisition:** All of the properties included in this application were acquired by the current 25 individual lot owners independently over a period of approximately 30 +/- years, by fee simple deed conveyance.
6. **Prior Subdivision:** The 25 properties in this application are lots located in a subdivision known as Entrada Acres which consists of 37 lots, all of which are approximately 5 acres in size. The plat was recorded in the mid 1970's.
7. **Prior Exemptions:** Only 9 properties in this application have exemptions (6 Homestead, 1 Place of Worship, and 2 the County owned parcels).
8. **Prior FLUM applications:** None of the properties in this petition have received FLUM amendment approvals from Palm Beach County, over the last 10 years.
9. **Wellington Denials:** Wellington has never denied a requested development order for this property. No development order application has ever been submitted to Wellington for this property because until March 19, 2024 the property was not located in Wellington.
10. **Other Prior Development Approvals:** The subject property has had numerous development approvals, including a Special Exception approval to allow a place of worship and Special Permits to allow wholesale nurseries; all approved by Palm Beach County.

III. LDR REQUIREMENTS

This application and three related companion applications are being processed due to annexation of the subject property by the Village Council. The overall parcel is 257.97 acres in size. The

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subject property is 125.22 acres in size and is located on the north side and the east side of the proposed commercial companion properties. It consists of twenty-five (25) individual properties all approximately five (5) acres each and all of which are a part of a recorded subdivision known as Entrada Acres. Most of the properties in Entrada Acres are currently being used for nonresidential purposes. Within the boundaries of this application there are approximately 9 commercial nurseries, 1 church, 4 Equestrian farms and 2 lots that are owned by Palm Beach County that are occupied by a drainage lake. Approximately 8 properties appear to have residential use, 6 of which have homestead exemptions. Land adjacent to the east is occupied by a farm property, go cart track and paintball facility, Palm Beach State College's western campus and a Publix shopping center, all located in the Town of Loxahatchee Groves. Land located to the west and south is the commercial component of this companion application package.

With respect to this application, the proposal is to place a Wellington Future Land Use Map designation of Residential E (medium density residential) on the subject 125+/- acre property. Currently the property has a County map designation of RR-5 (Rural Residential- maximum 1 unit per 5 acres). However, the property has a Special Exception approval and several Special Permits for nonresidential uses that also have been approved; including a church and wholesale nurseries.

As noted, this application is a companion to several other applications including a proposed Comp. Plan amendment for the commercial portion of the annexation, and rezoning applications for both the residential and commercial portions.

Article 5 of the Wellington LDR provides that any FLUM amendment must meet at least one (1) of six (6) factors to qualify for consideration. These factors include changed projections, changed assumptions, data errors in the formulation of the original plan, new issues arising since the adoption of the plan, and/or a need for additional detail or data updates. This application complies with the factors of changed projections, changed assumptions, and new issues arising since the original adoption of the County Comprehensive Plan. When both the Wellington and County Comprehensive Plans were adopted it was not contemplated that this property would be

annexed into Wellington. In fact, Wellington was not a municipality when the County Plan was adopted. When property is annexed it is proper for the land to be added to the receiving jurisdiction's Future Land Use Map and Zoning Map. When this occurs, it is proper that Land Use and Zoning designations be adopted that are consistent with the governing board's vision for the property. Further, the area surrounding the subject property has been in a steady transition of uses, densities and intensities for more than a decade, as described above.

This application is simply a request to add a newly annexed property (s) to the Wellington FLUM with a designation that reflects the direction that land uses in the general area are transitioning and to reflect opportunities for the properties to be developed in a financially viable manner. Although there are presently no proposed specific uses or intensity being proposed, Wellington has prepared a market study to demonstrate the justification and need for new commercial and medium density residential space in this area (see Exhibit G).

The proposed FLUM classification is Medium Density Residential (Residential E). The standard density in this land use category is 3 to 5 units per acre and up to 8 units per acre in a Planned Development (PUD or MUPD). Consequently, the potential total number of dwelling units is up to 1,000. However, it is anticipated that the actual number of units will be at buildout will likely be substantially less. Since there is no development plan for the property at this time, ultimate uses, design, floor area and density will be determined incrementally over time, as the property develops. These issues cannot be determined until the property owners or their successors

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actually submit projects for review and approval. All applications will be required to meet all Wellington development standards, including concurrency.

IV. LAND USE DATA

1. A search of Palm Beach County records shows that the property has a County FLUA designation of RR-5 Rural Residential, one unit per 5 acres. There are multiple other land use related approvals scattered amongst the petitioned property including a Special Exception approval to allow a church and special Use permits to allow wholesale nurseries.
2. The subject site consists of 25 separate properties and is partially developed with numerous separate uses. Uses include a church, 9 nurseries, 4 equestrian farms, 2 properties owned by Palm Beach County (with a drainage lake). Approximately 8 properties have houses on them (6 with homestead exemptions).
3. All of the lots that are part of this application are part of an old subdivision named Entrada Acres, platted in the mid 1970's.
4. The property is not subject to a developer's agreement or utility reservation. The site is within the service area of the Palm Beach County Utilities Department and will remain so. There are major water and sewer lines adjacent to the petitioned property running along both Southern Boulevard and Seminole Pratt Whitney Road.
5. Most of the land area is in Flood Zone AE, with a base flood elevation of 17.1'. Most of the structures on the property have been built with a finished floor elevation a foot above the base flood elevation and are designated as flood zone "X" (not within the 100-year flood zone).
6. The subject property is not located within a wellfield protection zone.
7. The subject property is not located within a redevelopment area, a neighborhood planning area or a special overlay within Wellington. However, it is shown as a protected rural residential area in the County Comp. Plan. This designation does not apply, since the property has been annexed into Wellington.
8. The proposed change in the FLUM designation is the addition of the property to the Wellington FLUM because of annexation, to the use category that reflects the vision of Wellington staff and Council for the future use of the property. In addition, the proposed future land use designations are consistent with the emerging patterns of land use in the general area, which is a transitioning urban corridor.
9. The proposed FLUM designation is the most appropriate designation to reflect the emerging pattern of use of the in the area to fulfill the need for land uses that are not adequately represented within the existing boundaries of the community and to accomplish a balancing of land uses consistent with the changing character of Southern Blvd. The commercial component of this package will bring needed commercial services to Wellington and the surrounding area. At the same time, the commercial land use can buffer the residential portion from the impacts of the major roadways. The subject property is located behind the commercial portions of this package of applications, at a major intersection. Southern Boulevard is a six lane (plus turn lanes) median divided highway on

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a 200' wide right-of-way. It is one of a few highways in the state of Florida that spans the entire State in an east/west direction. Seminole Pratt Whitney Road is a median divided four lane road that intersects with Southern Boulevard and goes north all the way to Northlake Boulevard. This road serves literally thousands of residences, including the Town of Westlake. The property located directly at this intersection is not desirable for residential purposes. However, the commercial properties within this application create the opportunity to intercept some of the massive amount of traffic that currently and in the future otherwise need to go thru the intersection to reach the commercial goods and services and jobs elsewhere. By the same token, the residential portion of this application package benefits by being buffered from this intersection and also creates the opportunity to provide some medium density residential housing opportunities for the people that work not only at the adjacent commercial establishments, but in the surrounding area as well.

10. N/A. Please refer to #8 & #9, above.

V. **TRANSPORTATION:**

The subject property is partially developed with two equestrian properties, two churches, two residences, a transmission equipment and fixture staging yard and a commercial nursery. Wellington has had a traffic study prepared demonstrating potential traffic generation on a worst-case scenario (see Exhibit H). However, as each portion of the overall site is submitted for development approval, individual traffic studies will be submitted, based on actual trip generation.

VI. **MASS TRANSIT:**

The subject property is located on Palm Tran route 40, which runs from downtown West Palm Beach to Belle Glade and services Wellington and Royal Palm Beach, as well. There are 2 existing bus stops (#3246 & #3747) at the intersection of Southern Blvd. and Seminole Pratt Whitney Road.

VII. **HOUSING/POPULATION:**

N/A- This application will have no impact on future residential development because it will be a commercial property. Currently, there are 2 homes on the property. Potentially, the property could be made a part of a mixed-use project, with a residential component. However, no such proposal exists today; therefore, such possibility cannot be evaluated at this time.

VIII. **INFRASTRUCTURE: DRAINAGE:**

N/A- The property is partially developed and is located solely in the South Florida Water Management District. Water management permitting will be through the District.

IX. **INFRASTRUCTURE: POTABLE WATER:**

The subject property is served for potable water by the Palm Beach County Water Utilities Department. There is a 12" water main in front of the property on Southern Boulevard and a 24" water main in front of the property on Seminole Pratt Whitney Road. Since there is no specific development proposal, actual demand cannot be accurately calculated. When actual development proposals are submitted, the applicant will be required to make a water & sewer reservation with the County.

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X. **INFRASTRUCTURE: SANITARY SEWER:**

The subject property is served for sanitary sewer by the Palm Beach County Water Utilities Department. There is a 10" sewer main in front of the subject property on Southern Blvd. and an 18" sewer main on front of the property on Seminole Pratt Whitney Road. Since there is no specific development proposal, actual demand cannot be accurately calculated. When actual development proposals are submitted, the applicant will be required to make a water & sewer reservation with the County.

XI. **INFRASTRUCTURE: AQUIFER RECHARGE:**

The subject site is not located in a wellfield protection area or a designated aquifer recharge area. Water management for the property will be permitted through the South Florida Water Management District.

XII. **CONSERVATION:**

The subject property is already partially developed and contains no endangered or protected wildlife or plant species, nor any that could reasonably be expected to become present on the property based on site-specific habitat characteristics. When actual applications are submitted for development approvals existing vegetation will be evaluated for inclusion in the required landscape plans.

XIII. **RECREATION & OPEN SPACE:**

Proposed amendment is not for a residential density change. There will be no impact on parks and recreation services.

XIV. **FIRE RESCUE:**

Palm Beach County Fire Rescue Station #20 serves the subject property. Station 20 is located on the east side of Greenview Shores Boulevard, near Bink's Forest Drive approximately ¼ mile south of S.R. 80. It is approximately 2.1 road miles from the subject site. Average response time is approximately 3 minutes.

XV. **HISTORIC PRESERVATION:**

There are no historic or architecturally significant resources within 500 feet of the subject property. Further, there are no known archaeological resources or other artifacts of 75 years old or older on or within 500 feet of the subject site.

XVI. **PUBLIC EDUCATION:**

The subject property will be a commercial site, which will not generate any school children when developed. There is no potential for this property to generate any development that will contribute to additional demand on any public or private primary or secondary level schools.

XVII. **INTERGOVERNMENTAL COORDINATION:**

The subject property is located within one mile of municipality other than Wellington. The Town of Loxahatchee Groves is adjacent to the subject property to the east. The Town has issued an objection letter to this annexation. Wellington will transmit this Comprehensive Plan amendment to the Palm Beach County IPARC (Intergovernmental

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Plan Amendment Review Committee). No other municipality has initiated annexation of the subject property.

XVIII. EQUESTRIAN ELEMENT:

The subject site is not located within or adjacent to the boundaries of the Equestrian Preserve Area or the Equestrian Overlay Zoning District (EOZD), nor is this an equestrian related application.

Rezoning - Commercial:

This application is part of a 4-part request to establish land use designations for an overall 258-acre collection of properties that was annexed into Wellington on February 13, 2024 (to become effective December 15, 2024). The application package consists of 2 Future Land Use Map applications; to add approximately half of the property to the Wellington Future Land Use Map as Commercial, and approximately half as Residential E (Medium Density Residential). The second 2 applications are to add approximately half of the property to the Wellington Zoning Map with a designation of CC (Community Commercial) and half as RS (medium density residential). This application is for the addition of the CC portion of the site to the Zoning map. An important distinction is that this application is not a request to rezone a property already on the zoning map, but rather is to assign an appropriate zoning designation to an area that is being brought into the community. This proposed rezoning is justified not only by common sense, but because it also complies with the review criteria of the LDR for rezoning applications, as follows:

1. As explained above, the FLUM of the Comprehensive Plan is being changed by adding the subject property and designating it as Commercial (C). The appropriate zoning district in the LDR for Commercial FLUM designations is the CC Zoning District. Therefore, the proposed rezoning is consistent with the Comprehensive Plan.
2. The proposed request is not in conflict with any provisions of the LDR. All properties within this application meet the minimum physical requirements (size, shape, etc.) of the LDR, both individually and collectively. There are no projects being proposed as a part of this application. The application is being processed by the Village to add the land to the Zoning map, consistent with the vision for the property formulated when the property was annexed. When each and every development proposal is eventually submitted to Wellington for review and approval they will all be required to comply with all requirements of the Comprehensive Plan and the LDR, including Concurrency.
3. The land use and development pattern being established for the overall site by the companion Future Land Use Map amendments is consistent with the developing urban corridor of which the subject property is a part. The corridor has been evolving over greater than the last decade. The Town of Loxahatchee Groves has designated the Town's entire frontage on Southern Boulevard for commercial land use (3 miles from approximately Palms West Hospital to the subject property). Over the last 10 years there have been at least 3 large shopping centers, several small independent commercial projects and the Palm Beach State College western campus built in this area. Further, Palm Beach County has granted a commercial Future Land Use Map approval to a 64.5-acre and a 5-acre portion of the subject application, at its western end. Consequently, the newly added commercial land forms a connection between what commercial land use has already been created.

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Additionally, the proposed commercial land use is located at a major urban intersection by both design & function (Southern Boulevard & Seminole Pratt Whitney Road). Southern Boulevard is one of only five roadways in Florida that traverses the entire State from east to west. At this intersection it is a 6-lane median divided roadway with double turn lanes on a 200" wide right-of-way. Traffic counts show that it currently accommodates 51,269 trips per day. Seminole Pratt Whitney Road is a north/south arterial roadway that connects Northlake Boulevard with Southern Boulevard and serves as the primary access to the Town of Westlake. This roadway is a 4-lane median divided road with multiple turn lanes on a 120' wide right-of-way in the area of the subject property, and currently accommodates 29,368 trips per day at Southern Boulevard.

Due to the already established pattern of land use on both sides of Seminole Pratt Whitney Road in the area of Southern Boulevard, the proposed additions to the Wellington Zoning Map represent a logical land use solution for the subject property and do not create any negative land use impacts or compatibility issues. To the contrary, the commercial development that will take place at this intersection will provide many of the goods and services that the thousands of residents in the area currently need to pass through this intersection to obtain further to the south and east to get.

4. The changed conditions that require this rezoning result from the fact that the property has been annexed into Wellington, necessitating that the property be added to its Future Land Use Map and Zoning Map. Additional changed circumstances include the transition in land use patterns that has occurred since the County Comprehensive Plan was originally adopted and the incorporation of the Town of Loxahatchee Groves that has resulted in their own Comprehensive Plan, which supports the commercial development along Southern Boulevard.
5. The proposed change in zoning will not result in any significant adverse impacts on the natural environment, because the majority of the property included in this application has already been altered by development and land use activity that exists on the properties. Further, it must be remembered that no specific development approvals are being granted with the approval of this application. Each and every proposed development(s) will be evaluated when applications are made for further rezoning, conditional use approvals, site plan approvals and subdivision plats. There are no wetlands, protected vegetation, protected animal species or historic structures or land uses on the property.
6. The subject request will not have any impact on the character or use of surrounding area because it is functionally an infill land use arrangement, connecting the western portion of the subject site (which is already commercial by virtue its County FLUM designation) to lands located to the east of the subject site (which have been approved for commercial and institutional uses by the Town of Loxahatchee Groves), to form a unified block of commercial land use. Further, there are no existing or proposed roadway connections between the overall annexation site and surrounding properties, except for Seminole Pratt Whitney Road, which is already an arterial roadway.
7. There are no neighborhood plans affecting the subject property or any of the surrounding properties. The nearest neighborhood with a neighborhood plan is Rustic Ranches, which is over 3 miles away.
8. The proposed rezoning application is not subject to concurrency approvals because it is a government-initiated application to add newly annexed properties to the Wellington

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Zoning Map and there are no proposed development projects at this time. Concurrency approvals are based on specific development plans whose impacts on concurrency related issues can be measured and evaluated. When projects are submitted for Wellington approval, concurrency approvals will be required. No development will be approved on any property within this application unless and until all required concurrency requirements have been met.

Rezoning - Residential:

This application is part of a 4-part request to establish land use designations for an overall 258-acre collection of properties that was annexed into Wellington on February 13, 2024 (to become effective December 15, 2024). The application package consists of 2 Future Land Use Map applications; to add approximately half of the property to the Wellington Future Land Use Map as Commercial, and approximately half as Residential E (Medium Density Residential). The second 2 applications are to add approximately half of the property to the Wellington Zoning Map with a designation of CC (Community Commercial) and half as RS (medium density residential). This application is for the addition of the RS portion of the site to the Zoning map. An important distinction is that this application is not a request to rezone a property already on the zoning map, but rather is to assign an appropriate zoning designation to an area that is being brought into the community. This proposed rezoning is justified not only by common sense, but because it also complies with the review criteria of the LDR for rezoning applications, as follows:

1. As explained above, the FLUM of the Comprehensive Plan is being changed by adding the subject property and designating it as Residential E (Medium Density Residential). The appropriate zoning district in the LDR for Residential E FLUM designations is the RS Zoning District. Therefore, the proposed rezoning is consistent with the Comprehensive Plan.
2. The proposed request is not in conflict with any provisions of the LDR. All properties within this application meet the minimum physical requirements (size, shape, etc.) of the LDR for RS properties, both individually and collectively. There are no projects being proposed as a part of this application. The application is being processed by the Village to add the land to the Zoning map, consistent with the vision for the property formulated when the property was annexed. When each and every development proposal is eventually submitted to Wellington for review and approval they will all be required to comply with all requirements of the Comprehensive Plan and the LDR, including Concurrency.
3. The land use and development pattern being established for the overall site by the companion Future Land Use Map amendments is consistent with the developing urban corridor of which the subject property is a part. The corridor has been evolving over greater than the last decade. The Town of Loxahatchee Groves has approved commercial and institutional development along their entire frontage of Southern Boulevard (3 miles from approximately Palms West Hospital to the subject property). Over the last 10 years there have been at least 3 large shopping centers, several small independent commercial projects and the Palm Beach State College western campus built in this area. However, the Town has not approved any residential development that could accommodate workforce level housing for the employees of the commercial development or for the faculty and students at the College. In fact, there is no multi-family housing opportunity

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available anywhere in Loxahatchee or in the unincorporated County areas anywhere near the subject site. Further, the development of the commercial portions of the annexed area of which this application is a part will generate additional demand for worker level housing, which presently cannot be found within a reasonable distance. Further, there are Palm Tran bus stops in front of the annexation site that provide service into Wellington and West Palm Beach.

The proposed residential land use is located at a major urban intersection by both design & function (Southern Boulevard & Seminole Pratt Whitney Road). The area around this intersection is certainly not conducive to a rural lifestyle. Although this rezoning site was originally platted in 1978 as a rural subdivision named Entrada Estates, consisting of 37 lots (25 lots in this rezoning application), the character of the area has transitioned in character. In 46 years, there have only been 11 homes built, and none have been built in the last 20 years. Most of the properties that have homes are also used as business properties. There are 5 vacant properties and 2 properties have a drainage lake owned by Palm Beach County. One property has been developed as a church. The remaining 6 properties are strictly business uses (mostly nurseries). The property owners within this rezoning application are overwhelmingly in favor of changing the land use for the property to medium density residential. This was expressed during the annexation process and in the referendum, where 100% of the voters voted in favor.

The proposed residential area will be encapsulated by the commercial development on Southern Boulevard and Seminole Pratt Whitney Road, thereby buffering it from the impacts of those roadways, making it an ideal location for medium density residential development.

4. The changed conditions that require this rezoning result from the fact that the property has been annexed into Wellington, necessitating that the property be added to its Future Land Use Map and Zoning Map. Additional changed circumstances include the transition in land use patterns that has occurred since the County Comprehensive Plan was originally adopted include the incorporation of the Town of Loxahatchee Groves who have adopted their own Comprehensive Plan, which supports urban level development along Southern Boulevard. Also, Palm Beach County has approved urban level development west of the subject site, such as the Arden PUD.
5. The proposed change in zoning will not result in any significant adverse impacts on the natural environment, because the majority of the property included in this application has already been altered by development and land use activity. Further, it must be remembered that no specific development approvals are being granted with the approval of this application. Each and every proposed development(s) will be evaluated when applications are made for further rezoning, conditional use approvals, site plan approvals and subdivision plats. There are no wetlands, protected vegetation, protected animal species or historic structures or land uses on the property.
6. The subject request will not have any impact on the character or use of surrounding area because it is functionally an infill land use arrangement, connecting the western portion of the subject site (which is already commercial by virtue its County FLUM designation) to lands located to the east of the subject site (which have been approved for commercial

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and institutional uses by the Town of Loxahatchee Groves), to form a unified block of commercial land use. Further, there are no existing or proposed roadway connections between the overall annexation site and surrounding properties, except for Seminole Pratt Whitney Road, which is already an arterial roadway.

7. There are no neighborhood plans affecting the subject property or any of the surrounding properties. The nearest neighborhood with a neighborhood plan is Rustic Ranches, which is over 3 miles away.
8. The proposed rezoning application is not subject to concurrency approvals because it is a government-initiated application to add newly annexed properties to the Wellington Zoning Map and there are no proposed development projects at this time. Concurrency approvals are based on specific development plans whose impacts on concurrency related issues can be measured and evaluated. When projects are submitted for Wellington approval, concurrency approvals will be required. No development will be approved on any property within this application unless and until all required concurrency requirements have been met.