

I. PETITION DESCRIPTION

Petition No.: 17 – 09 (2017 – 05 MPA 6)

Project Name: Wellington Green Master Plan Amendment (MUPD B – Hotel)

Owner/Petitioner/
Applicant: Birch Development LTD

Agent: Wantman Group, Inc.

Project Manager: Damian Newell

Request: Master Plan Amendment to allow a Conditional Use for an additional 125-room hotel and to amend certain conditions of approval.

II. SITE DATA

Existing Use: Multiple Use (Commercial and Residential)

Parcel Size: Overall 466.3 acres

Land Use: Regional Commercial/Large Scale Multiple Use

Zoning District: Multiple Use Planned Development (MUPD) / Planned Unit Development (PUD)

Location: The Wellington Green project is located at the southwest corner of Forest Hill Boulevard and State Road 7/U.S. 441. Exhibit “A” is a location map of the overall Wellington Green project with the proposed hotel indicated in MUPD “B.” Exhibit “B” is the Wellington Green project legal description.

III. LAND USE AND ZONING

EXISTING LAND USE, FUTURE LAND USE & ZONING

Dir.	Existing Use	Future Land Use	Zoning District
North	Wellington Regional Medical Center (WRMC)	Medical Commercial	Medical Commercial Planned Development (MCPD)
South	Castellina PUD / Village Green Center	Residential “C” / Community Commercial	Planned Unit Development (PUD) / Community Commercial
East	Olympia PUD	Residential “C”	PUD
West	FPL Transmission Lines / Palm Beach Polo and Country Club	Residential / Commercial Recreation	PUD

IV. SITE HISTORY

On August 26, 1996, the Wellington Green Development of Regional Impact (DRI) was approved by Palm Beach County Board of County Commissioners (BCC). This approval involved three separate resolutions: (1) Resolution Number R96-1193 to approve a Future Land Use Map designation of Large Scale Multiple Use (LSMU); (2) Resolution Number R96-1194 to approve seven (7) Multiple Use Planned Developments (MUPD) and one Planned Unit Development (PUD) Zoning designation for the internal portions of DRI property; and (3) Resolution Number R96-1195 to approve the overall DRI with conditions. Since 1996, various portions of these resolutions have been amended.

A Public Facilities Agreement (PFA) for the construction of the mall was adopted by Palm Beach County on August 26, 1996 and amended on April 15, 1997. The PFA provided for construction of certain roadway links, intersection improvements and outlined construction phasing based upon traffic performance standards. On September 24, 1997, the County's Development Review Committee (DRC) certified the Wellington Green Preliminary Development Plan and on May 27, 1998 and the same body certified the final site plan for the entire 466.3 acre parcel. On December 2, 1999, the last Development Order Amendment adopted by the County contained conditions of approval for development on the subject property and divided the previous DRI conditions into Regional Conditions (RC) and Local Conditions (LC) of approval as adopted by PBC Resolution Number R99-2268. Wellington became the local government with jurisdiction over the Wellington Green DRI on January 1, 2000.

The approved Wellington Green project consists of seven (7) MUPD's and one (1) PUD. The six (6) perimeter MUPD's (A-F) and the central mall (G) were approved for a variety of commercial, retail, hotel, office and personal service uses. The PUD portion consists of 224.85 acres, with three residential pods (A, B & C) and a variety of features including water management areas, wetland preserves and a small endangered fern preserve. Pod "A" consists of approximately 46.1 acres and is approved for the 630 unit NuVista/Devonshire Congregate Living Facilities. Pod "B" consists of 26.0 acres and is the existing 400 unit Bainbridge at Wellington Green apartment complex. Pod "C" consists of 17.6 acres with the 273 unit Axis (F.K.A. Camden Court) apartment complex (Resolution No. R2011-41).

Since the initial approval of the DRI, a number of changes to the overall master plan and to specific conditions of approval have been approved by both Palm Beach County and Wellington. In September 2005, Wellington Council approved Resolution No. R2005-125 to modify and delete conditions for Pod "A" and Resolution No. R2005-126 to consolidate all conditions of approval for the DRI into a single document. In January 2008, Council approved Resolution No. R2008-03 to add a new point of ingress/egress for MUPD "D" to Forest Hill Boulevard. On August 12, 2008 Council approved Resolution No. R2008-70 to remove a small wetland preserve and provide additional access points for MUPD "F," amend the location of the lake on POD "A" (NuVista/Devonshire CLF) and modify the Local Conditions of the DRI related to the Wellington Green Master Sign Plan.

Most recently, Council approved (Resolution No. R2015-31) a Master Plan Amendment to allow an additional Conditional Use for the indoor movie theater in MUPD "G" (Mall at Wellington Green). The Wellington Green DRI sunset on December 31, 2016. As a result, Wellington is now able to review and approve all amendments without the requirement for review by the Treasure Coast Regional Planning Council (TCRPC) or the Florida Department of Economic Opportunity (DEO) as regulated by Florida Statutes Ch. 380.

V. STAFF ANALYSIS

The petitioner is requesting an amendment to allow a hotel and to amend certain conditions of approval for Wellington Green project. Specifically, the request is for an additional Conditional Use approval to allow a 125-room, 5-story, hotel in MUPD "B." This request was reviewed for consistency with Wellington's Comprehensive Plan, Land Development Regulations (LDRs) and the current approved Wellington Green Development Order. As indicated previously the Wellington Green DRI sunset and from this point forward only Wellington review of the development order is required. The regional conditions were satisfied prior to the DRI sunset and will be removed from the Wellington Green development order.

The 125-room, 5-story, hotel is proposed on the vacant 1.78 acre parcel located in the southeast section of MUPD "B" as indicated on the conceptual site plan (Exhibit C). Currently, the MUPD "B" project is developed with 94,361 square feet of retail, restaurant and bank uses, which is substantially less than the 163,000 square feet allowed by the approved development order. The constructed 94,361 square feet and proposed 63,326 square feet hotel (approx.) will total 157,687 square feet (approx.). The proposed 63,000 square feet (approx.) hotel building setbacks, height and existing/proposed parking complies with the LDRs and the existing development order. The hotel shall be compatible with the architectural character and scale of the existing 4-story multi-family buildings, 122-room 4-story hotel and the in-line retail buildings in the surrounding area. The 5-story hotel shall be required to provide increased minimum height standards for the landscape material to compliment the proposed building height. The existing on-site water and sewer systems are adequate to serve the proposed hotel per Wellington's Utilities Department.

The proposed 125-room hotel requires a minimum of 164 parking spaces (1.25 spaces per room plus 1 space for each of the proposed eight employees). The conceptual hotel site plan illustrates 54 proposed parking spaces and 110 existing parking spaces at the adjacent Wellington/Palm Beach County (PBC) Park-n-Ride facility located to the west. The Park-n-Ride facility is currently owned by Wellington and was constructed with grant money from the Florida Department of Transportation (FDOT). The facility is currently functioning as a Palm Tran Park-n-Ride lot. FDOT has indicated this Park-n-Ride facility utilization rate is currently 1% of its capacity. The Village of Wellington is currently in discussions with the petitioner, PBC/Palm Tran and FDOT to release parking spaces not being utilized by Palm Tran. The parking spaces not being utilized will be used to calculate the required parking for the proposed hotel. The applicant has indicated in recent discussions that they will likely purchase the Park-n-Ride facility from Wellington. The applicant will be required to proportionally reimburse the construction grant money provided by FDOT with execution of the sale or amended use agreement for the Park-n-Ride facility. An amend use agreement for the Park-n-Ride facility and to adjust the number of parking spaces available for use by Palm Tran and hotel is required prior to submittal of permits for the hotel. The agreement will possible allow Palm Tran continued utilization of 22 existing parking spaces for two (2) to five (5) years.

The Wellington Green Development Order Condition B.1 contains a list of uses that are considered approved Conditional Uses for the overall project, provides the maximum number of each use type and indicates which of the MUPD's are allowed those Conditional Uses and their respective maximum square footage/limitations. The original development order approved a Conditional Use to allow only one (1) hotel in MUPD "A," "B," "C" or "F" with a maximum of 125 rooms. The one (1) approved hotel was constructed in MUPD "A" with a total of 122 rooms. This request will amend the

approved Conditional Use to allow an additional 125-room hotel in MUPD "B." This will result in a total of 250 approved rooms for the overall project.

The Wellington Green Master Plan (Exhibit D) and certain conditions of approval are being amended to allow an additional hotel. Below are the proposed amendments to the Conditions;

A.13. *Buildings in MUPDs A-F shall not exceed 35 feet in height, including mechanical equipment, measured from finished grade to the highest point, excluding unoccupied architectural features. The petitioner may seek relief from this height requirement to exclude air conditioning and mechanical equipment from this height requirement. The ~~one~~ two (2) permitted hotels, and the buildings in the PUD and MUPD G₁ shall not exceed 72 feet in height.*

B.1. *The maximum number, location, and maximum gross square feet of floor area or rooms for each approved conditional use shall be limited as follows:*

APPROVED CONDITIONAL USE	MAX NO.	MUPD LOCATION	MAX SF / ROOMS BY MUPD*	MAX COMBINED SF / ROOMS **
Hotel	1 <u>2</u>	A,B,C,F	125 rooms in A,B,C,F	125 <u>250</u> rooms

B.6.a. *A maximum of ~~one 125-room hotel~~ two (2) hotels, not exceeding a total of 250 rooms, shall be permitted. The two (2) hotels may be permitted in MUPD A, B, C, or F only. ~~Ancillary~~ Accessory uses may include, but not be limited to, a restaurant, cocktail lounge, meeting rooms, or conference center open to the public. Total floor area of the ~~ancillary~~ accessory uses shall not exceed 15% of the gross floor area of the hotel.*

B.6.b. *~~The hotel and ancillary uses shall be constructed in one MUPD only~~ Each hotel and its accessory uses shall be located within the same property.*

B.6.c. *An amended interlocal agreement shall be executed and recorded in the public record prior to the developer purchasing the Park-n-Ride lot. The developer of the hotel permitted in MUPD B shall acquire the adjacent Park-n-Ride lot from the Village of Wellington prior to submittal of a land development permit or building permit for the hotel. A re-plat to combine the Park-n-Ride facility and hotel site is required prior to permitting.*

B.6.d. *Development Review Committee (DRC) shall consider comments and concerns presented by the Planning, Zoning and Adjustment Board (PZAB) at the March 8, 2017 meeting on pedestrian circulation when reviewing the site plan for the proposed hotel within MUPD "B."*

Wellington's LDRs Section 5.4.1. defines Conditional Use as those uses that are generally compatible with the other uses permitted in a district but require individual review of their location, design, configuration and intensity and density of use, structures and may require the imposition of conditions to ensure the appropriateness and compatibility of the use at a particular location. LDRs Section 5.4.4.E. provides standards that are applicable to all Conditional Uses to be approved by

the Village Council. These Conditional Use standards were utilized for review of the proposed hotel in MUPD "B" as follows:

Consistent with Comprehensive Plan. This request is consistent with the Village's Comprehensive Plan since the request does not propose to change the Future Land Use Map designation of the project. The proposed additional hotel intensity will not exceed the allowed 0.40 FAR or 30% Building Coverage. The proposed hotel is consistent with Wellington's Comprehensive Plan including, but not limited to;

Objective 1.2 of the Land Use Element requires Wellington to direct future growth into areas served by urban services that have adequate capacity. The hotel is proposed within the urban service area on the 1.78 acre parcel located in the southeast section of MUPD "B" which has been vacant for over 10 years.

Policy 1.7.1 of the Infrastructure Element requires Wellington to direct growth to areas within established Urban Service Area to maximize the use of existing and future infrastructure. MUPD "B" is an existing commercial project that has adequate water and sewer systems for the proposed hotel use.

Complies with supplementary use standards. The hotel site plan was reviewed by DRC for compliance with all relevant and appropriate portions of the LDRs and certification is pending Council approval of this request. An amend agreement is required for the proposed hotel to utilize the existing Park-n-Ride facility to meet the minimum parking standards.

Compatibility. The proposed hotel use is compatible and generally consistent with the uses and character of the surrounding existing development. The Wellington Green Development Order was approved for this site (MUPD "B") along with MUPD's "A," "C" and "F" to potential have a hotel use. The approval did indicate that only one (1) hotel with a maximum of a 125-rooms would be allowed. A hotel was constructed in MUPD "A" with a total of 122-rooms. This request is to amend the Wellington Green Development Order Conditional Use approval to allow an additional 125-room hotel in MUPD "B." The proposed 5-story hotel will be compatible with the existing 4-story multi-family buildings, 122-room 4-story hotel and the in-line retail buildings in the surrounding area.

Design minimizes adverse impact. The proposed hotel and site design will minimizes adverse effects, including visual impact and intensity on adjacent lands. The proposed site within MUPD "B" is located at the rear of the in-line retail buildings. The site is located over 1,500 feet from the nearest single-family residence and 300 feet from the adjacent 4-story multi-family project. The 5-story hotel shall be required to provide increased minimum height standards for the landscape material to minimize adverse effects of the building mass.

Adequate public facilities. The traffic statement submitted for this request demonstrated the current vested 4,296 PM peak trips threshold will not be exceeded by this proposed amendment to allow an additional hotel for the Wellington Green project as indicated in Wellington's Traffic Consultant letter attached as Exhibit "E." The existing MUPD "B" on-site water and sewer systems are adequate to serve the proposed hotel per Wellington's Utility Department. Palm Beach County Fire Department will be able to serve the site since a station is located less than a mile away on Stribling Way.

Design minimizes environmental impact. The proposed request will have no adverse impacts to the natural environment, including but not limited to water, air, storm water management, wildlife,

vegetation, wetlands and the natural functioning of the environment. MUPD “B” has existing on-site utilities and stormwater management.

Development patterns. The Wellington Green project is essentially built-out with only the NuVista/Devonshire Congregate Living Facilities (POD A) site and the subject 1.78 acre parcel located in MUPD “B” still vacant and undeveloped from the original approvals. The subject site has been vacant for over 10 years and is a logical development pattern for this MUPD. Staff notes over the years it’s has been mentioned Wellington’s only hotel does not serve the current needs of the community during season and additional rooms are needed to support the lodging needs of seasonal equestrian events, regional and national sporting events and the specialized medical uses in Wellington.

Other relevant standards of Code. The hotel will comply with all standards imposed on it by the Code and Wellington Green Development Order.

Consistency with neighborhood plans. This project is not within a neighborhood plan. The proposed hotel shall be developed consistent with the architectural and development standards of the approved Wellington Green Development Order and LDRs. The proposed hotel requires ARB approval of the building design, colors, materials and signage.

Staff has concluded this proposed amendment request is consistent with Wellington’s Comprehensive Plan and Land Development Regulations. The complete Master Plan Amendment {Petition No. 17 – 09 (2017 – 05 MPA 6)} application is available for review at the Planning and Zoning Division office.

VI. PUBLIC NOTIFICATION / COMMENTS

As required by the Land Development Regulations and Florida Statutes, public notifications were placed in the Palm Beach Post, mailings were sent to surrounding property owners within 500 feet and the property was posted. All notices advised the public that a hearing on the proposed ordinance/resolution would take place on as noted below:

Planning, Zoning and Adjustment Board Meeting

Mailings/Newspaper/Posted Signs: February 21, 2017

Meeting Date: March 8, 2017

Council Meeting

Mailings/Newspaper: February 21, 2017

Posted Signs: March 21, 2017

Meeting Date: March 28, 2017

Staff has not receive any inquiries regarding the mailing, newspaper advertisement or posted signs for this petition from the general public as of March 21, 2017 when the staff report was published.

VII. DEVELOPMENT REVIEW COMMITTEE (DRC)

The Wellington Green Master Plan Amendment (MPA) Petition No. 17–09 (2017–05 MPA6) was certified for the public hearing process at the January 25, 2017 DRC meeting.

VIII. PLANNING, ZONING AND ADJUSTMENT BOARD

At the March 8, 2017 Planning, Zoning and Adjustment Board (PZAB) meeting, the Board recommended approval (6-0) of Resolution No. R2017 – 10, a Master Plan Amendment {Petition No. 17–09 (2017 – 05 MPA6)} per staff’s recommended modified conditions as presented and provided a new condition for DRC to consider comments and concerns on pedestrian circulation when reviewing the proposed hotel site plan.

IX. COUNCIL

The Village Council meeting is scheduled for 7:00 p.m. on March 28, 2017.

X. STAFF RECOMMENDATION

Based on the findings contained within this staff report and consistency with both Wellington’s Comprehensive Plan and Land Development Regulations, staff recommends approval of Resolution No. R2017–10, a Master Plan Amendment {Petition No. 17–09 (2017 – 05 MPA6)} to allow Conditional Use for a 125-room hotel in MUPD “B” and amend certain conditions of approval for the 466.3 acre parcel known as Wellington Green, located at the southwest corner of Forest Hill Boulevard and State Road 7/U.S. 441, as legally described in Exhibit “B,” subject to the amended and restated conditions of approval listed in Resolution No. R2017-10. *{Note regarding formatting: underline = added; strikethrough = deleted}*

List of Exhibits

Exhibit "A"	Location Map
Exhibit "B"	Legal Description of Overall Wellington Green Project
Exhibit "C"	MUPD "B" Hotel Conceptual Site Plan
Exhibit "D"	Wellington Green Master Plan
Exhibit "E"	Wellington Traffic Consultant's Letter (Dated January 25, 2017)