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LAND USE ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL 1. *Ensure that the future land-use pattern “preserves and protects the distinctive characteristics of the individual communities” ~~which~~ that makes up Wellington and maintains a low-density residential character, enhances community economic opportunities, discourages urban sprawl, promotes energy efficient land use patterns, maintains an aesthetically appealing and safely built environment, respects environmental constraints, and provides services for all citizens at the levels established herein.*

Wellington’s Land Development Regulations at all times shall remain consistent with Wellington’s Comprehensive Plan.

COMMUNITY PRESERVATION

Objective 1.1 Maintain the density and intensity of the land uses in the community as reflected on Wellington’s Future Land Use Map. Wellington shall develop criteria that shall be included in the Land Development Regulations for evaluating changes to the Future Land Use Map. At a minimum Wellington shall consider the need for the revised land use based on changed circumstances or demonstration of need, environmental suitability, infrastructure capacity, compatibility with surrounding land uses and consistency with the other Goals, Objectives, and Policies of this plan. Such changes may only be effected by the affirmative vote of not less than four of the members of the Wellington Council.

Policy 1.1.1 Maintain the approved density and intensity of those properties in PUDs as reflected on Wellington’s Future Land Use Map by adopting zoning districts which are consistent with the Future Land Use Map.

Policy 1.1.2 Maintain the approved density and intensity of those properties not in PUDs by adopting zoning districts which are consistent with the Future Land Use Plan Map designation for these parcels.

This objective has been achieved by the adoption of Wellington’s Land Development Regulations. Specifically, regulations regarding the protection of environmentally-sensitive lands have been adopted by Wellington.

MANAGED GROWTH

Objective 1.2 Direct future growth into areas served by urban services that have adequate capacity, as defined by Wellington’s adopted level of service standards, which shall be incorporated into Wellington’s Land Development Regulations and ensure that this growth is of a quality equal to or better than the existing community, discourages urban sprawl, protects environmental and archeological resources, ensures the

availability of suitable land for required utility services and the density and intensity are consistent with the other Goals, Objectives and Policies contained in this plan.

Policy 1.2.1 Wellington has adopted Land Development Regulations which require that Development Orders shall be approved only if the level of service standards as set forth in Policy 1.2.1 of the *Capital Improvements Element* are met and utility services are authorized concurrent with the impact of the proposed development.

Policy 1.2.2 Wellington has adopted a Land Development Code which is consistent with the Future Land Use Map, including the land uses and densities and intensities specified thereon and the descriptions of the requirements of those categories, which are contained in this plan and the adopted goals, objectives and policies contained therein. These regulations shall be sensitive to the distinct characteristics of the individual communities that comprise Wellington. The Land Development Regulations shall regulate, but not be limited to: drainage and stormwater management, open space provision, on-site traffic circulation, vehicle parking, loading, setbacks, floor area, recreation requirements, building height, landscaping, signs and vegetation preservation.

Policy 1.2.3 Wellington has adopted subdivision regulations, which have been made part of Wellington's Land Development Regulations. Subdivision regulations shall establish rules for platting and subdividing land consistent with the Future Land Use Map and the other goals, objectives and policies of this Comprehensive Plan. Land development regulations shall be adopted and implemented consistent with the requirements of Chapter 163, F.S. At a minimum these regulations shall provide for:

- (1) Platting requirement
- (2) Required improvements installation requirement
- (3) Standards and responsibility for required improvements
- (4) Conformity with land use, density and concurrency regulations
- (5) Site suitability
- (6) Vesting determinations
- (7) Rural subdivisions
- (8) Phased developments
- (9) Exceptions

Policy 1.2.4 Wellington has adopted regulations to ensure the maintenance of the aesthetics of the community is maintained. These regulations have been made part of Wellington's Land Development Regulations and shall be sensitive to the distinct characteristics of the individual communities that comprise Wellington. Land development regulations shall be adopted and implemented consistent with the requirements of Chapter 163, F.S. These regulations shall at a minimum include:

- (1) Maintenance standards for single family, multiple family, commercial, non-residential, industrial and accessory development
- (2) Architectural design standards for single family, multiple family, commercial, non-residential, industrial and accessory development
- (3) Building height limitations
- (4) Sign regulations
- (5) Extensive landscaping requirements
- (6) Vegetation preservation

Policy 1.2.5 Wellington has adopted other regulations as are necessary to carry out the goals, objectives and policies of this Comprehensive Plan and remain consistent with the Water Supply Facilities 10 Year Work Plan. Land Development Regulations have been implemented consistent with the requirements of Chapter 163, F.S. At a minimum these regulations shall provide for:

- (1) All land uses identified on the Future Land Use Map
- (2) Zoning Districts purposes, uses, densities and intensities consistent with the Future Land Use Map
- (3) Overlay Districts
- (4) Planned Developments
- (5) Nonconforming uses, lots and structures
- (6) Decision making, administrative and enforcement bodies
- (7) Vested rights determinations
- (8) Development review procedures
- (9) Site development standards

- (10) The size, location, number and types of signs
- (11) Site drainage and stormwater management
- (12) Protection of environmentally sensitive lands
- (13) Protection of protected species
- (14) Protection of native tree, understory and groundcover
- (15) Protection of archaeologically significant sites
- (16) Compatibility of adjacent uses
- (17) Provision of open space and recreation
- (18) Safe and efficient movement of vehicles
- (19) Parking needs
- (20) Landscaping
- (21) Excavation
- (22) Property maintenance and use standards
- (23) Wellfield protection
- (24) A concurrency management system to ensure that development orders and permits are issued concurrent with the provision of the facilities and services required by the adopted level of service standards adopted in the Capital Improvements Element of this plan.
- (25) Policies for a Mixed Use Future Land Use category.

Policy 1.2.6 Wellington in conjunction with the South Florida Water Management District has adopted “Best Management Practices” to address water quality and quantity issues in the community and shall enact and enforce such measures as are supported by the study.

Policy 1.2.7 Wellington shall not pay for the extension of water and sewer service to areas outside of its Urban Service Boundary nor shall neighborhood parks be provided outside this boundary. Water service may be extended to areas outside of the Urban Service Area only at the expense of individual property owners and shall be consistent with the Water Supply Facilities 10 Year Work Plan ~~contained as a sub-element of~~ adopted by reference in the Infrastructure Element of the Comprehensive

Plan. These regulations have been made part of Wellington's Land Development Regulations. Land Development Regulations have been adopted and implemented consistent with the requirements of Chapter 163, F.S.

Policy 1.2.8 Wellington has adopted an ordinance that requires that properties designated as Conservation on the Future Land Use Plan be managed in accordance with "Best Management Practices" to maintain a healthy and functioning ecological system free of encroachment of exotics and other undesirable plants. These regulations shall be made part of Wellington's Code of Ordinances and shall be adopted and implemented consistent with the requirements of Chapter 163, F.S. At a minimum these regulations shall provide for:

- (1) A vegetation assessment and evaluation including habitat quality, biological diversity, listed species and wildlife corridors.
- (2) A management plan that at a minimum includes detailed site description, perpetual protection of the native vegetation, eradication and continued removal of invasive non-native plant species, removal of litter and debris, control of erosion, maintenance of hydrological requirements, land use limitations.

Policy 1.2.9 Wellington has adopted regulations which require that the costs of infrastructure required to service future development shall generally be allocated based on benefits received. These regulations have been made part of Wellington's Land Development Regulations and have been adopted and implemented consistent with the requirements of Chapter 163, F.S.

Policy 1.2.10 Wellington has adopted an Archaeological Resources Protection Ordinance that will enable Wellington to designate local archaeological sites and provide procedures for protecting designated sites.

Policy 1.2.11 Wellington shall review all requests for land development for impact on water quality and quantity. This shall be assured through the inclusion of provisions in the Land Development Regulations for consideration of impacts of proposed development on water quality and quantity. All land development requests shall be consistent with the Water Supply Facilities 10 Year Work Plan.

Policy 1.2.12 Wellington shall continue to require all new construction to conform to the minimum finished floor elevation requirements consistent with the South Florida Water Management District Permit.

Policy 1.2.13 Wellington hereby identifies on its Future Land Use Map an Equestrian Preservation Area. Wellington has adopted Land Development Regulations to implement the Equestrian Preserve Area. At a minimum these regulations shall limit density and intensity, provide for the preservation of green space, provide an equestrian circulation system, provide for safe crossing of roadways by equestrians and generally provide for the preservation of the rural lifestyles which exist in Wellington.

Policy 1.2.14 Consistent with the Water Supply Facilities 10 Year Work Plan, Wellington shall ensure that new development which abuts existing or planned routes of the Wellington reclaimed water distribution system is required to connect to Wellington's reclaimed water system.

COMMERCIAL, NON-RESIDENTIAL AND INDUSTRIAL DEVELOPMENT

Objective 1.3 Wellington shall require all future commercial, non-residential and industrial development to be developed in a manner consistent with this Plan and the Water Supply Facilities 10 Year Work Plan. All requests for rezoning and Land Use Plan amendment to a commercial designation shall be based on demonstrated needs for the intended service area, be located in such a manner to discourage strip development, be aesthetically compatible with existing and future development and be consistent with the intensity measures established in this plan. The regulations to implement this objective have been adopted. Wellington utilizes an Architectural Review Board to ensure aesthetic compatibility. Specifically, regulations have been adopted for architectural review standards and to regulate “big box” development.

Policy 1.3.1 Wellington shall not approve any additional Community Commercial or Regional Commercial/LSMU land uses within the existing boundaries of Wellington, beyond the amount reflected on Wellington's Future Land Use Map (adopted May 27, 1997). Subsequent to annexation, additional Regional Commercial/LSMU and Community Commercial may be considered within Wellington's future annexation area if supported by a market analysis that demonstrates a need for these land uses, does not cause levels of service to drop below levels adopted in this plan for Wellington, County and State facilities, furthers the balancing of land uses within Wellington, is consistent with the intensity measures established in this plan and is located in manner consistent with the location criteria contained in Section IV. A. 2. c. of this plan.

Policy 1.3.2 The prohibition regarding additional Community Commercial land uses within the existing boundaries of Wellington shall not apply to a property or properties that are included within a Wellington Council-approved area wide redevelopment plan, provided the property complies with each of the standards listed below.

- (1) The property complies with each of the adequate public facilities elements of the plan and does not exceed adopted levels of service.
- (2) The property does not reduce the availability of low and moderate income housing units.
- (3) The property supports or provides a mix of retail, commercial and personal services uses that are principally designed to meet the needs of the redevelopment area.

(4) Eminent domain is not utilized to acquire redevelopment parcels.

Redevelopment of existing areas is a component of Wellington's Green House Gas (GHG) reduction strategies.

Policy 1.3.3 Wellington shall require requests for amendments to the Future Land Use Map or rezonings to a commercial designation to submit a professionally prepared market analysis which demonstrates the need for the commercial development at the proposed location, the types of marketable commercial activities there, and the projected market area of the proposed development. All studies shall be professionally prepared utilizing accepted and applied planning methodology to evaluate the need for additional commercial development. These regulations shall be adopted and implemented consistent with the requirements of Chapter 163, F.S.

Policy 1.3.4 Future industrial and employment center development shall be encouraged in existing industrial areas or shall be located in campus-like planned industrial developments within Wellington's future annexation area subsequent to annexation. The location of local planned employment centers is a component of Wellington's GHG reduction strategies.

Policy 1.3.5 Wellington shall prohibit any development within designated public potable water wellfields and their respective cones of depression, if the development uses regulated substances except as provided in the Palm Beach County Wellfield Protection Ordinance. The Palm Beach County Wellfield Protection Ordinance 91-29 as such may be amended from time to time and is hereby adopted by reference. These regulations shall be adopted and implemented consistent with the requirements of Chapter 163, F.S. and the Water Supply Facilities 10 Year Work Plan.

Policy 1.3.6 Wellington has adopted regulations that require all proposed commercial development to be designed to provide a pedestrian circulation system which shall provide for safe pedestrian access from adjacent public rights-of-way to store fronts. These requirements shall be enforced through the Development Review Process. These regulations have been made part of Wellington's Land Development Regulations and have been adopted and implemented consistent with the requirements of Chapter 163, F.S.

Policy 1.3.7 Wellington has adopted regulations that require where commercial, industrial or other high intensity land uses exist, or are proposed in proximity to residential land uses, adequate transitioning shall be accomplished through provisions such as appropriate setbacks, buffers, and height limitations. The Land Development Regulations adopted to implement the Comprehensive Plan shall contain provisions to assure adequate transitioning and shall be adopted and implemented consistent with the requirements of Chapter 163, F.S.

Policy 1.3.8 Wellington has adopted regulations that limit building height to thirty-five (35) feet or less in all categories except for:

- 1) Properties in the Regional Commercial/LSMU Future Land Use designation;
- 2) Public facilities in all zoning districts;
- 3) Multi-family buildings on properties with a Residential E, F, G and H Future Land Use Map designation, that are also in a Planned Development, shall be limited to a maximum height of 56 feet. These buildings may be eligible for an additional fifteen percent (15%) height allowance, approved by Village Council, based on the criteria specified in the LDR;
- 4) The following uses within the State Road 7 Corridor, which is that area located within one (1) mile of State Road 7, from Southern Boulevard to Lake Worth Road, shall be limited to a maximum height of 72 feet:
 - a. Colleges or universities;
 - b. Employment centers which shall be defined as non-retail development that employs 100 or more people in predominantly technical or professional occupations;
 - c. Government services;
 - d. Hospital or medical centers;
 - e. Hotel or motel;
 - f. Medical or dental laboratories;
 - g. Professional business offices;
 - h. Light industrial and research park uses;
 - i. Congregate Living Facilities; and
 - j. Multi-family residential buildings.

Buildings that exceed thirty-five (35) feet shall be subject to additional setback requirements, and other criteria, as provided in the Land Development Regulations and shall require Wellington Council approval. Additional height allowances may be permitted by Council in accordance with and based on the criteria provided for in the Land Development Regulations. These regulations shall be made part of Wellington's Land Development Regulations and shall be adopted and implemented consistent with the requirements of Chapter 163, F.S.

Policy 1.3.9 Wellington shall continue to accommodate and protect existing and future energy efficient electric power generation and transmission systems, including right-of-way protection, allowing installation of substations and transmission lines within Wellington. Minor utilities shall continue to be permitted throughout Wellington.

Policy 1.3.10 Wellington shall continue to coordinate with Florida Power and Light (FPL) for the location and placement of easements during the plat review process and shall continue to comply with Chapter 403, Part III, Florida Statutes, regarding electrical power plant and transmission line siting.

COMMERCIAL USE AND INTENSITY MEASURES

Wellington has adopted Land Development Regulations to implement the commercial use and intensity measures indicated in the Future Land Use Map categories listed below.

Policy 1.3.11 Neighborhood Commercial -- Properties designated Neighborhood Commercial will generally be less than five acres in size and are intended to service the commercial needs of a specific neighborhood. These properties shall be integrated into and compatible with the fabric of the neighborhood by controlling the scale, site design, landscaping and architecture of the development. Maximum building coverage 25%. Maximum floor area ratio (FAR) 0.25.

Policy 1.3.12 Community Commercial -- Properties designated Community Commercial will generally be between 10 and 30 acres and are intended to service the commercial needs of the community. Maximum building coverage 25%. Maximum FAR 0.35.

Policy 1.3.13 Office Commercial -- Properties designated Office Commercial are intended to service the office needs of the community. Only commercial retail activities incidental to the principle office use will be permitted. Maximum building coverage 25%. Maximum FAR 0.35.

Policy 1.3.14 Medical Commercial -- Properties designated Medical Commercial are intended to service the health care needs of the community and region. Uses such as hospitals, medical clinics, medical laboratories, medical offices, nursing homes, congregate living facilities and related uses would be allowed. Permitted uses within this land use designation shall include dormitories, residential units, medical educational facilities, research and development, general offices, accessory retail and hotels, with an approved, integrated Master Plan. Maximum FAR 0.40.

Policy 1.3.15 Commercial Recreation -- Properties designated Commercial Recreation support commercial uses which are recreational in nature and are compatible with residential and rural development patterns. Uses such as equestrian arenas, stadiums and show rings, golf courses, clubhouses, tennis houses, pools and other private recreational facilities are consistent with this designation. There are also a

variety of quasi-commercial uses such as veterinary clinics, feed stores, tack shops and commercial stables scattered throughout the Equestrian Preservation Area of Wellington that are ancillary to the equestrian community and will be permitted in the Commercial Recreation Land Use Plan Sub-category. Commercial Recreation properties shall retain a Category B underlying Land Use Plan designation. Maximum building coverage 10%. Maximum FAR 0.10.

Policy 1.3.16 Regional Commercial/Large Scale Mixed Use (LSMU) -- Properties designated Regional Commercial are generally larger than 60 acres in size and are intended to service a regional market. Maximum coverage shall be determined by the ordinance adopting the development order. In no case shall the maximum building coverage exceed 30% and the FAR 0.40.

Policy 1.3.17 Regional Commercial/Large Scale Mixed Use (LSMU) All LSMUs shall further the objectives of balancing land uses within Wellington, be justified by a professionally prepared market analysis and no less than 50% of the total land are shall be dedicated to establishing an employment generating non-retail land use and average residential densities shall not exceed six dwelling units per acre. Until such time as Wellington adopts it's Land Development Regulations, the provisions contained in Section IV. A. 4 shall apply to all requests for designation as LSMU. These regulations shall be adopted and implemented consistent with the requirements of Chapter 163, F.S.

NON-RESIDENTIAL USE AND INTENSITY MEASURES

Wellington has adopted regulations that are consistent with the following:

Policy 1.3.18 Special Agriculture -- Some agricultural uses and intensities will not be permitted as a right within the Category A Land Use Plan Category. The Special Agriculture designation is designed primarily as a transitional classification and is utilized for the more intensive agricultural uses and related services and for limited commercial activities that provide a convenience to the community. Maximum building coverage 10%. Maximum FAR 0.10.

Policy 1.3.19 Conservation -- Properties designated as Conservation are intended to protect natural functions of environmentally sensitive land. The uses permitted within the Conservation category include wildlife management, passive recreation and environmental restoration/preservation. Maximum building coverage 5%. Maximum FAR 0.05.

Policy 1.3.20 Institutional/Public Facilities/Utility -- The Institutional, Public Facilities and Utility category permits a full range of regional and community uses such as educational, child and adult care facilities, medical and accessory offices, governmental, religious, cemetery, civic, cultural, communications, public works, utility (public and private) parks and recreation and related uses including caretaker's quarters. Large scale intense uses in this category shall be located in a manner to minimize negative

impacts to surrounding residential properties. Maximum building coverage 25%. Maximum FAR 0.35.

Policy 1.3.21 Parks and Recreation -- Properties designated Park may support active and passive parks and recreation facilities and educational, cultural facilities. Maximum building coverage 25%. Maximum FAR 0.35.

Policy 1.3.22 Roads -- There are four types of roads in Wellington: 1) arterial roads, 2) collector roads, 3) rural collector roads and 4) local roads. Arterial, collector and rural collector roads have been reflected on the Future Land Use Map as Major Roads.

INDUSTRIAL USE AND INTENSITY MEASURES

Wellington has adopted regulations that are consistent with the following:

Policy 1.3.23 Light Industrial and Research Park -- This category generally includes uses such as light manufacturing, processing, fabrication or storage of non-objectionable products not likely to cause undesirable effects upon nearby areas. These uses shall not cause or result in dissemination of dust, smoke, fumes, odor, noise, vibration or excessive light beyond the boundaries of the lot on which the use is conducted nor shall these uses create any danger or disturbance to the surrounding area. Wholesaling uses are also permitted as well as retail uses requiring large areas for product storage and display and having trip generation characteristics similar to other light industrial uses. Maximum building coverage shall not exceed 45%. Maximum FAR 0.45.

Policy 1.3.24 Medium to Heavy Industry -- This subcategory generally includes uses such as heavy manufacturing, transportation and wholesale trade, construction, and agricultural uses which may create a disturbance to the surrounding area. Maximum building coverage shall not exceed 45%. Maximum FAR. 45.

Policy 1.3.25. Mixed Use (MU) -- The Mixed Use (MU) designation is designed for new development or redevelopment of existing sites which and is characterized by a variety of integrated land use types. The intent of the district is to provide for a mixture of uses within a single project in order to develop or redevelop sites which are sensitive to the surrounding uses, obtain the desired character of the community, and ensure the availability of capacity of public facilities to serve proposed developments. This designation is also intended to foster infill development, to deter urban sprawl and to lessen the need for additional vehicular trips through the internalization of trips within a neighborhood or project, The minimum criteria established below are to be used for development of sites designated MU.

(1) Mixed use projects shall include the following land uses in accordance with Table 1.3.25.1.

- a. The residential land use category shall include any combination of the following dwelling types: assisted living facility/congregate living facility (Type 1 and 2), dormitory, duplex, loft or residences above ground floor, multifamily or townhouse.
 - b. The commercial land use category means those establishments providing a variety of uses, including the following: entertainment, hotel or motel or bed and breakfast inn, offices, personal services, restaurants, retail sales and rental, and similar types of activities.
 - c. The office land use category means a building or buildings used primarily for conducting the affairs of or the administration of a business, organization, profession, service, industry or similar activity.
 - d. The industrial land use category means those establishments engaged in a variety of light industrial uses, including assembly of computers or electronics and similar types of equipment, biomedical and medical research facilities, laboratories, manufacture of products not involving raw or processed food or hazardous materials, or similar types of objectionable materials, medical laboratories, and research and development activities and offices related to such uses.
 - e. The institutional and public facilities land use category means land utilized for a public purpose, without regard to ownership, including colleges and universities, cultural facilities such as museums and art galleries, governmental offices and facilities, places of worship, public or private schools and technical or vocational schools, assisted living facility/congregate living facility (Type 3 and 4), daycare center (General) dormitory, nursing home, or convalescent facility.
 - f. The parks land use category means land owned or operated by a governmental entity offering the general public an opportunity to participate in a variety of active, equestrian, passive or similar recreational activities.
 - g. The conservation land use category shall mean land permanently dedicated for preservation of environmental, conservation, and natural resources, including public or private lands protecting such resources.
 - h. The open space land use category shall mean land permanently dedicated as common open space within a mixed use development, including recreation and water management tracts.
- (2)** A mixed use project shall contain the minimum number of land uses indicated in Table 1.3.25.1.

Table 1.3.25.1
Minimum Number of Land Uses

NUMBER OF ACRES	MINIMUM NUMBER OF LAND USES
5 - 10	2
More than 10 -30	3
More than 30-60	4
More than 60	5

- (3)** A single use shall not occupy more than 60% of site area proposed for a mixed use project, and land allocation shall comply with the minimum and maximum requirements established in Table 1.3.25.2. Industrial land use shall not be allowed and shall not be included within the minimum number of required land uses unless the mixed use project abuts either State Road 7/ 441.

Table 1.3.25.2

Table 1.3.25.2

Minimum and Maximum Land Uses Allocation

LAND USE	LAND USE ALLOCATION PER MIXED USE TYPE									
	TYPE I		TYPE II AND TYPE IIA		TYPE III		TYPE IV		TYPE V	
• Residential	10%	60%	10%	60%	10%	60%	0%	0%	0%	0%
• Commercial	10%	60%	10%	60%	10%	60%	10%	60%	10%	60%
• Industrial	0%	60%	0%	60%	0%	60%	0%	60%	0%	60%
• Institutional & Public Facilities	0%	60%	0%	60%	0%	60%	0%	60%	0%	60%
• Office	10%	60%	10%	60%	10%	60%	10%	60%	10%	60%
• Parks	0%	60%	0%	60%	0%	60%	0%	60%	0%	60%
• Conservation	0%	60%	0%	60%	0%	60%	0%	60%	0%	60%
• Open Space	0%	60%	0%	60%	0%	60%	0%	60%	0%	60%

(4) For the purposes of providing more clearly defined types of projects which integrate a variety of uses, the following types of mixed use development are established. Each application for a comprehensive plan amendment shall specify the type of Mixed Use development that is requested.

- a. Mixed Use Type I means a project that may utilize the complete range of uses permitted by the Mixed Use future land use map designation, including the use of 100 percent of project area for determining maximum residential density.
- b. Mixed Use Type II means a project that may utilize the complete range of uses permitted by the Mixed Use future land use map designation but with a somewhat reduced maximum residential density, and the use of 100 percent of residential project area and 100 percent of area for designated for parks, open space and conservation for determining maximum residential density.

- c. Mixed Use Type IIA means a project that may utilize the complete range of uses permitted by the Mixed Use future land use map designation but with a more reduced maximum residential density, and the use of 100 percent of residential project area and 100 percent of area for designated for parks, open space and conservation for determining maximum residential density.
 - d. Mixed Use Type III means a project that may utilize the complete range of uses permitted by the Mixed Use future land use map designation but with a reduced maximum residential density and the use of 100 percent of residential project area determining maximum residential density.
 - e. Mixed Use Type IV means a project that that excludes multifamily residential use but allows other uses permitted by the Mixed Use future land use map designation, and the use of 100 percent of residential project area for determining maximum residential density for such uses as assisted living facilities, congregate living facilities, dormitories, hotel/motel establishments, and nursing and convalescent facilities.
 - f. Mixed Use Type V means a project that excludes residential uses but allows other uses permitted by the Mixed Use future land use map designation.
- (5)** The minimum land area for a mixed use project shall be 5 acres.
- (6)** The minimum and maximum percent of land allocation indicated in Table 1.3.25.2 shall be based upon the total site area.
- (7)** Within a Type III Mixed Use project least 25 percent of all residential dwellings or residential units shall be integrated into the structures associated with a commercial, industrial, or office land use parcels, including such dwellings as loft apartments associated with nonresidential uses, above ground floor units associated with nonresidential uses, or residential or transient units integrated into the ground floor of predominantly nonresidential structures. The density of such units shall be determined as provided in Table 1.3.25.3.
- (8)** The following are additional standards affecting land allocations for the Mixed Use designation:
- a. When required by the specific type of Mixed Use project, a residential land use not required for project less than five acres.
 - b. Commercial or Office land use is required as an element of all mixed use projects.
 - c. Projects more than 30 acres:

1. Both Commercial and Office land use shall be required.
 2. A minimum allocation of 10% of the overall project is required to be designated as both Commercial and Office.
 3. A minimum building square footage allocation of 25% for Commercial And 25% for Office shall be required for the Commercial and Office land use.
- (9) The maximum residential density within a mixed use development shall be consistent with Table 1.3.25.3.

Table 1.3.25.3
Maximum Residential Density

MIXED USE CATEGORY		MAXIMUM RESIDENTIAL DENSITY		
		5 – 10 Acres	10 – 30 Acres	30 – 60 Acres
Type I	MF	8 Units/Acres	10 Units/Acre	12 Units/Acre
	ALF	16 Residents/Acre	16 Residents/Acre	16 Residents/Acre
	CLF	16 Residents/Acre	16 Residents/Acre	16 Residents/Acre
	Dormitory	16 Residents/Acre	16 Residents/Acre	16 Residents/Acre
	N/CLF	16 Residents/Acre	16 Residents/Acre	16 Residents/Acre
Type II	MF	6 Units/Acres	8 Units/Acre	10 Units/Acre
	ALF	12 Residents/Acre	12 Residents/Acre	12 Residents/Acre
	CLF	12 Residents/Acre	12 Residents/Acre	12 Residents/Acre
	Dormitory	12 Residents/Acre	12 Residents/Acre	12 Residents/Acre
	N/CLF	12 Residents/Acre	12 Residents/Acre	12 Residents/Acre
Type II A	MF	4 Residents/Acre	6 Residents/Acre	8 Residents/Acre
	ALF	8 Residents/Acre	10 Residents/Acre	12 Residents/Acre
	CLF	8 Residents/Acre	10 Residents/Acre	12 Residents/Acre
	Dormitory	8 Residents/Acre	10 Residents/Acre	12 Residents/Acre
	N/CLF	8 Residents/Acre	10 Residents/Acre	12 Residents/Acre
Type III	MF	2 Units/Acre	2 Units/Acre	2 Units/Acre
	ALF	3 Residents/Acre	3 Residents/Acre	3 Residents/Acre
	CLF	3 Residents/Acre	3 Residents/Acre	3 Residents/Acre
	Dormitory	3 Residents/Acre	3 Residents/Acre	3 Residents/Acre
	N/CLF	3 Residents/Acre	3 Residents/Acre	3 Residents/Acre
Type IV	MF	Multifamily Dwelling Units Not Permitted		
	ALF	16 Residents/Acre	16 Residents/Acre	16 Residents/Acre
	CLF	16 Residents/Acre	16 Residents/Acre	16 Residents/Acre
	Dormitory	16 Residents/Acre	16 Residents/Acre	16 Residents/Acre

MIXED USE CATEGORY		MAXIMUM RESIDENTIAL DENSITY		
		5 - 10 Acres	10 - 30 Acres	30 - 60 Acres
	N/CLF	16 Residents/Acre	16 Residents/Acre	16 Residents/Acre
Type V	Residential and Congregate Uses Not Permitted			

MF means Multifamily

ALF means Assisted Living Facility

CLF means Congregate Living Facility

N/CLF means Nursing/Convalescent Facility

- (10)** The percentage of property that can be utilized for calculating residential density is indicated in Table 1.3.25.4.

Table 1.3.25.4
Land Area Used for Calculation of Residential Density

NUMBER OF ACRES OR TYPE OF USE	AREA USED FOR CALCULATION OF DENSITY PER MIXED USE TYPE				
	TYPE I	TYPE II AND TYPE IIA	TYPE III	TYPE IV	TYPE V
5 – 10 acres (Multifamily)	100% of Project Size	<ul style="list-style-type: none"> • 100% of area for residential use • 100% of area for Parks, Open Space & Conservation Use 	<ul style="list-style-type: none"> • 100% of area for residential use • Not less than 25% of total site area with integrated residential and nonresidential uses 	None: Multifamily Housing Not Permitted	
More than 10 -30 acres (Multifamily)	100% of Project Size	Same as 5 – 10 Acre Category	Same as 5 – 10 Acre Category		
More than 30 acres	100% of Project Size	Same as 5 – 10 Acre Category	Same as 5 – 10 Acre Category		
Assisted Living Facility	100% of Parcel Size	Same as 5 – 10 Acre Category	Same as 5 – 10 Acre Category	100% of area for residential use	None: Not Permitted
Congregate Living	100% of Project Size	Same as 5 – 10 Acre Category	Same as 5 – 10 Acre Category	100% of area for residential use	None: Not Permitted
Dormitory	100% of Project Size	Same as 5 – 10 Acre Category	Same as 5 – 10 Acre Category	100% of area for residential use	None: Not Permitted
Hotel/Motel	100% of Project Size	Same as 5 – 10 Acre Category	Same as 5 – 10 Acre Category	100% of area for transient residential use	100% of area for transient residential use
Nursing or Convalescent Facility	100% of Project Size	Same as 5 – 10 Acre Category	Same as 5 – 10 Acre Category	100% of area for residential use	None: Not Permitted

- (11)** The maximum building coverage shall be 35%.
- (12)** The maximum floor area ratio shall be 0.50, except the maximum floor area ratio for the parks and conservation land use categories shall be .05.
- (13)** The individual uses, buildings or parcels within mixed use projects shall include interconnecting pedestrian ways and plazas.
- (14)** The individual uses, buildings or pods within mixed use developments shall, if applicable, include site planning, design and compatibility features which minimize adverse impacts on adjacent uses, such as the following:
 - a. locate parks, conservation areas or preserves adjacent to abutting residential zoning districts;
 - b. locate open spaces, including water management features, adjacent to abutting residential zoning districts;
 - c. limit the height of nonresidential buildings to not more than two floors when adjacent to residential zoning districts;
 - d. locate all freestanding residential uses or development adjacent to all residential zoning districts;
 - e. locate dumpsters, recycling and similar facilities away from adjacent residential zoning districts;
 - f. require permanent structural or nonstructural screening adjacent to all residential zoning districts; and
 - g. ensure site and security lighting does not spillover into adjacent residential zoning districts.
- (15)** Each application for a Mixed Use Future Land Use Map designation shall include and specify the maximum development threshold proposed for a particular site. For the purposes of the Mixed Use category, the term “maximum development threshold” means the total potential development that can be established within a mixed use development, including all residential and nonresidential uses. Each application shall be subject to each of the policies listed below.
 - a. On the future land use map each parcel with a Mixed Use designation shall include reference to site specific Future Land Use Element policies applicable to that parcel.

- b. In the text of the Future Land Use Element site specific policies, limitations and restrictions applicable to each mixed use parcel shall be adopted as part of an amendment to the Future Land Use Map.
- c. Each application for the Mixed Use designation shall be submitted as a regular comprehensive plan and future land use map amendment, subject to review by the State Land Planning Agency, even if the application could be considered by Wellington as a small scale comprehensive plan amendment.
- d. Each application for the Mixed Use designation shall include a conceptual master plan to specify maximum development threshold, specifying types of uses, density, intensity and impacts of development proposed for a particular site.
- e. A maximum development threshold for each property with a Mixed Use designation shall be established within the site specific policies, limitations and restrictions. The maximum development threshold shall include the following measures of density or intensity:
 - 1. identification of each type of mixed use land use category (e.g. residential, commercial, industrial, institutional, etc.);
 - 2. identification of the maximum number of square feet, or other applicable type of measurement such as number of students, for each nonresidential use to be established;
 - 3. establishment of a maximum number of dwellings to be constructed;
 - 4. establishment of number of residents permitted;
 - 5. establishment of number of units permitted;
 - 6. identification of dwelling unit types to be constructed; and
 - 7. identification of other specific development limitations such as building height, building location, building design, natural resources protection, etc.
- f. Substantive change to specific policies, limitations and restrictions applicable to each parcel with the Mixed Use Future Land Use Map designation are considered a regular comprehensive plan amendment, subject to review by the State Land Planning Agency. A substantial change shall be defined as:
 - 1. an addition or reduction of land area in excess of one acre, except for governmental purposes;

2. an increase in the maximum development threshold;
3. elimination of a land use category;
4. addition of a land use category, except for governmental purposes such as a school or public park; or
5. change in the distribution of land use categories that exceeds 5% of the maximum development threshold assigned to a category, and
6. measurement of the percentage of change shall be based upon the approved development threshold, including the number of residents permitted, the number of dwelling units permitted, the number of gross square feet of nonresidential use, or other similar measurement.

RESIDENTIAL DEVELOPMENT

Objective 1.4 Wellington shall develop Land Development Regulations that require future residential development shall be based on demonstrated needs for the intended housing type, be consistent and compatible with surrounding development patterns and be aesthetically compatible with existing and future development. This objective has been implemented. Wellington has adopted land development regulations requiring architectural review standards for new development.

Policy 1.4.1 Wellington has adopted Land Development Regulations which ensure that future growth patterns take into consideration topography, soil, vegetation, water quality and quantity and other natural resources of the land; as well as the intensities, densities and type of land use activities consistent with this plan and relationship to surrounding properties. These regulations shall also provide for streetscaping, proper transition of land uses, buffering, and the preservation of agricultural and equestrian land uses. These regulations shall be made part of Wellington's Land Development Regulations and shall be adopted and implemented consistent with the requirements of Chapter 163, F. S.

Policy 1.4.2 Where differences between residential land uses exist in terms of intensity and type of units, adequate transitioning shall be accomplished through provisions such as appropriate setbacks, buffers, and height limitations.

Policy 1.4.3 Commercial development shall be allowed so long as the following performance standards are met:

- (1) The uses and intensity of the commercial development is compatible with the residential character of the PUD.

- (2) A market study is submitted as part of the PUD application for development approval.
- (3) The commercial site is integrated into the PUD and provides for direct and convenient access for vehicles, bicycles and pedestrians.
- (4) The architecture, site furnishing, paving and landscaping serve to create continuity between the commercial and residential components of the site.
- (5) Public spaces are created which serve to enhance the interaction of residents of the community, including but not limited to fountains, courtyards and or promenades.

These regulations have been adopted as part of Wellington's Land Development Regulations.

RESIDENTIAL DENSITY

Wellington has adopted regulations that are consistent with the Policy 1.4.4 and Policy 1.4.5, as indicated below.

Policy 1.4.4 Rural Residential Plan Categories And Associated Densities				
Subcategory	Density No PUD* DUS/Acre	Density PUD** DUS/Acre		Color
A -- RURAL	.10 MAX	N.A.		SAND
* Single lots of record shall be exempt from the density limitations noted herein if: 1. A lot of record was not contiguous to any other lot owned by the same person or entity as of December 1, 1989. 2. A lot or lots that are contiguous to a lot owned by the same person or entity and that has an existing residential dwelling unit; such lot(s) shall be allowed one additional dwelling unit on the remaining contiguous lot(s). ** PUD Density bonuses do not apply in the Rural Plan Category				

Policy 1.4.5 Land Use Plan Categories And Associated Densities				
Subcategory	Density No PUD* DUS/Acre	Density PUD** DUS/Acre		Color
B-- Ranchette	.21 MAX	1.0 MAX		Tan
C -- S.F. Large Lot	1.0 MAX	3.0 MAX		Yellow
D -- S.F. Small Lot	2.0 MAX	5.0 MAX		Lt. Brown
E -- Mixed Medium	3.0 MAX	8.0 MAX		Orange
F -- M.F. Low	5.0 MAX	12.0***** MAX		Brown
G -- M.F. Medium	5.0 MAX	18****MAX		Maroon
H -- M.F. High	5.0 MAX	22****MAX		Dark Umber
<p>* The densities described herein shall apply to parcels R158 and R160 that are in the B Land Use Plan Category and that do not support previously issued development orders and all requests for amendment to Wellington's Future Land Use Map. All other parcels that support previously issued development orders shall be governed by the specific densities noted on the chart <i>Wellington Land Use Residential</i> which is adopted as part of the Future Land Use</p> <p>** PUD density bonuses are a maximum figure and may be limited by Wellington through the application of Land Development Regulations.</p> <p>**** Following plan adoption densities greater than six units per acre may only be approved as amendments to the map for the provision of affordable housing or as additional units from transfer of development rights from designated sending area sites.</p> <p>***** A twenty-five percent (25%) density bonus may only be approved as amendments to the map for the provision of a Congregate Living Facility within a Residential PUD.</p>				

Policy 1.4.6 Wellington has adopted Land Development Regulations which allow limited non-residential uses within residential districts. These uses may include but shall not be limited to: day care centers, schools, churches, parks, recreation facilities, governmental offices and facilities and neighborhood commercial facilities. These regulations shall be made part of Wellington's Land Development Regulations and shall be adopted and implemented consistent with the requirements of Chapter 163, F.S.

Policy 1.4.7 All residential development shall be consistent with the Water Supply Facilities 10 Year Work Plan.

INNOVATIVE PLANNING

Objective 1.5 Wellington shall adopt Land Development Regulations that encourage the use of innovative planning and development strategies such as Cluster Development, Planned Unit Developments, Traditional Neighborhood Developments,

Economic Activity Centers, and Large Scale Mixed Use Developments which provide flexibility in design, a variety of housing types, an integration of uses, a balancing of land uses within the community and an efficient use of resources and facilities. Such uses are components of Wellington's GHG reduction strategies. These regulations shall be consistent with the density and intensity measures in the underlying land use plan category except as herein noted. This objective shall be made measurable by its implementing policies. Land Development Regulations have been adopted for planned unit developments and for mixed use developments.

Policy 1.5.1 Wellington has adopted regulations that limit residential density to six units per gross acre except under the following conditions:

- (1) as a result of a previously approved development order.
- (2) as a residential density bonus for the purposes contained in Policy 1.5.2.
- (3) as a residential density bonus for the purposes contained in Policy 1.5.5. These regulations shall be made part of Wellington's Land Development Regulations and shall be adopted and implemented consistent with the requirements of Chapter 163, F.S.

These regulations shall be made part of Wellington's Land Development Regulations and shall be adopted and implemented consistent with the requirements of Chapter 163, F.S.

Policy 1.5.2 Wellington has adopted regulations that make provisions for a residential density bonus for the purpose of encouraging enlightened and imaginative approaches to site design that leads to significant and quantifiable increases in affordable housing or facilitates the access to and use of mass transit, conservation or preservation of environmentally sensitive areas, creates or maintains additional open space, expands infrastructure capacity beyond that required by the project (including schools, parks, roads, drainage, water and sewer facility), or decreases the need for these facilities. The density bonus shall not exceed two units per acre and in no case shall the density bonus be allowed within the Equestrian Preservation Area. These regulations shall be made part of Wellington's Land Development Regulations and shall be adopted and implemented consistent with the requirements of Chapter 163, F. S.

Policy 1.5.3 Wellington has adopted regulations that make provisions for Cluster Development, Planned Unit Developments, Traditional Neighborhood Developments, Economic Activity Centers, and Large Scale Mixed Use Developments which provide flexibility in design, a variety of housing types, an integration of uses, a balancing of land uses within the community and an efficient use of resources and facilities. These developments shall be allowed only if their density and intensity measures are consistent with the Land Use Plan Category in which they occur. These regulations have been made part of Wellington's Land Development Regulations. These regulations

shall be adopted and implemented consistent with the requirements of Chapter 163, F.S.

Policy 1.5.4 Wellington shall encourage the creation of an employment center(s) within Wellington that will demonstrably integrate land uses (either on the project site or by reducing average vehicle trip length for existing residents of the community), balance land uses by increasing non-residential lands, provide value added employment (which for purposes of this plan shall mean employment that pays wages above median for the County) and is compatible with the surrounding land uses and other Goals, Objectives and Policies of this Plan.

Policy 1.5.5 In order to facilitate the provision of a variety of housing types, Wellington has adopted regulations that make provisions for a residential density bonus for the purpose of encouraging the development of Congregate Living Facilities. The density bonus shall not exceed twenty-five percent of the maximum PUD density. These regulations shall be made part of Wellington's Land Development Regulations and shall be adopted and implemented consistent with the requirements of Chapter 163, F.S.

Policy 1.5.6 To facilitate a variety of housing options, including low and moderate income and senior units, a residential density bonus is permitted to encourage the residential development or redevelopment of designated residential communities. In overlay zoning districts where such bonuses are permitted, the maximum additional density allowed is 20% of the density permitted by the underlying Future Land Use Map designation. Any increase in density must demonstrate:

- (1) consistency with the specific neighborhood plan, if adopted;
- (2) compliance with the applicable overlay zoning districts; and
- (3) compliance with all related requirements of the Comprehensive Plan and the Land Development Regulations.

The additional density can be awarded for standard housing units, senior housing units and for LEED-ND¹ certified development or redevelopment. The additional density is intended to be cumulative, that is a project density can calculate all additional units allowed by the overlay district.

Policy 1.5.7 The redevelopment of a Wellington Center and neighborhood revitalization are being addressed as a result of the ongoing Wellington Economic Development Initiative (EDI). The EDI is a community-wide effort to develop a broad

¹ LEED-ND means "Leadership in Energy and Environmental Design – Neighborhood Development" sustainable design standards for development or redevelopment of residential areas. Similar to LEED building standards, but applicable to an entire residential development project.

vision for Wellington and design strategies to foster economic development through a variety of initiatives. The EDI may include but is not limited to the following initiatives:

- (1) Sustainable Development: Creation of a Sustainable Development Element for the comprehensive plan. This initiative is intended to encourage and provide a guide for sustainable practices throughout Wellington. This initiative is intended to ensure long-term impacts are considered in Wellington's decision-making process.
- (2) Medical Arts District: Creation of a district in order to capitalize on existing medical facilities on State Road 7 to create an opportunity for attracting new medical related facilities/offices and create family-sustaining employment opportunities in the general vicinity of Wellington Regional Medical Center. The general district boundaries are on the west side of State Road 7 from Forest Hill Boulevard north to Black Diamond PUD but may be adjusted to accommodate specific projects that meet the criteria for inclusion into the Medical Arts District.
- (3) Wellington Center: The redevelopment of aging commercial centers is a prime concern for the continuing economic viability of Wellington. This initiative is intended to create privately developed mixed-use Wellington Centers consistent with a designed master plan that would create a destination location and result in redevelopment for Wellington. Several existing commercial locations are potential candidates for this effort. The EDI team will continue to work closely with property owners, The Wellington Council and the public throughout this initiative.
- (4) Town Center: Creation of a municipal complex which will consolidate many of Wellington's divisions into a convenient central location. The Wellington-owned vacant land adjacent to the Community Center has been selected as the location for the municipal complex.
- (5) Flex Zoning: Creation of Flex Zoning Overlay District(s) and zoning designation within Wellington. The primary purpose of flexible zoning is to permit light industrial uses that are generally compatible with one another and to adjoining residential and commercial areas. Uses such as advanced technology industries, research and development, and commercial uses that complement light industrial uses are some but not all of the types of uses normally permitted. Employment created by flex zoning tends to be of a skilled or semi-skilled nature and often creates higher wages/salaries that usually fall into the "family-sustaining" level. This initiative is mobile and Flex Overlay Zoning Districts could be applied to more than one area. It is intended to foster creatively designed private development that will work closely with Wellington to create the Master Plan.
- (6) Equestrian Community: This initiative is intended to preserve/protect/enhance the equestrian areas of Wellington as well as to solidify Wellington as a top

equestrian destination. Efforts involve coordination with the Equestrian Preserve Committee, stakeholders and the equestrian industry.

- (7) Housing/redevelopment: The initiative recognizes that preservation and enhancement of its many neighborhoods is paramount to Wellington's future. While it is generally intended to foster private redevelopment of residential areas, efforts to create a master plan would involve extensive collaboration with Wellington to ensure projects are consistent with the overall vision of Wellington.
- (8) Forest Hill Boulevarding: A successful trend in many cities and towns attempting to revitalize core areas has been to adopt a "Main Street" approach. Forest Hill Boulevard is the central gateway into Wellington. The recent damage from the hurricanes of 2005 has highlighted the need to improve this important element of the community. Through master planned "boulevarding" efforts, this initiative is intended to create a community-defining feature with repetitive design elements that will transform Forest Hill Boulevard into a native landscaped, pedestrian-friendly "Main Street" to create and reinforce a sense of arrival to the motorist, pedestrians and Wellington residents.

ANNEXATION AND MULTI-JURISDICTIONAL PLANNING STUDIES

The State Road 7 Corridor Study

The State Road 7 Corridor Study was initiated by Wellington in 2006 in conjunction with the Florida Department of Transportation (FDOT), the Treasure Coast Regional Planning Council, Palm Beach County, The Village of Royal Palm Beach, and the City of Greenacres. This was an attempt to establish an acceptable level of service in an area that included more than 150 parcels and more than eight miles of shared roadway. The corridor study, a requirement of the county's comprehensive plan, was conducted over a period of approximately 24 months. Ultimately the proposed study was not transmitted by the county to the State Land Planning Agency, due to concerns by the county and Royal Palm Beach regarding the potential for a CRALLS (Constrained Roadway at Lower Level of Service) designation for the entire corridor.

The corridor study was one of the three major actions identified in the EAR approved by the State Land Planning Agency. Based upon the action by Palm Beach County, Wellington does not have an adopted corridor to include within its revised comprehensive plan.

Wellington recognizes the importance of a SR 7 Corridor Study Master Plan to the development of the community and has made the creation of a SR7 Master Plan a priority. Wellington is prepared to develop a SR7 Master Plan independently of other jurisdictions however Wellington shall also continue to encourage multi-jurisdictional cooperation in the development of a SR 7 Corridor Study Master Plan.

Objective 1.6 Wellington shall continue to encourage the preparation and adoption of a Corridor Study² of Wellington's Future Annexation Area and future municipal service boundaries. Wellington recognizes that in the absence of a Joint Planning Agreement or prior to annexation this study will not have the effect of law on the effected properties. The purpose of the study is to establish a future vision for the area that respects the environmental constraints that may exist, identifies area wide land use needs and anticipates the infrastructure needs to service the development. Towards this objective the Corridor Study shall:

- (1) Evaluate the current and future development conditions (including an analysis of existing land uses, future land use designations and potential land use designations affecting the area), environmental characteristics and constraints and infrastructure needs of the study area.
- (2) Assess the potential land-use designations and their potential impacts on the environment and public service delivery including compatibility with existing and future State Road 80 and State Road 7.
- (3) Assess land use needs in the western communities in general and Wellington in particular with the objective of balancing land uses to reduce vehicular trip length and use of the regional transportation system.
- (4) Evaluate the existing and potential land use and levels of public services for adjacent and nearby land areas to ensure the efficient delivery of service and appropriate transitioning between differing land uses.
- (5) Generate a comparison/analysis of components of the study area as a measurement of the feasibility of those areas for service extensions and the timing and attractiveness for annexation.
- (6) Delineate future annexation areas and strategies to achieve annexations and land uses that support economically feasible, effective growth management within Wellington.
- (7) Analyze transportation system needs including provisions designed to mitigate potential impacts on SR80 and SR7 and develop funding alternatives.
- (8) Develop general guidelines for the creation of land development regulations that provide for compatible regulations along the entire corridor. At a minimum these guidelines shall address:

² Wellington anticipates that the scope of the study will extend from Okeechobee Road on the north to Lake Worth Road on the south and will encompass those properties with frontage along SR 7. Wellington anticipates the participation of the County, The Village of Royal Palm Beach, Florida Department of Transportation and the Treasure Coast Regional Planning Council.

- a. landscaping, buffering, streetscaping, site development standards and access management.
- (9) Provides for coordination with Palm Beach County, The Village of Royal Palm Beach, the City of Greenacres, the Treasure Coast Regional Planning Council and the State of Florida Department of Transportation.

For purposes of this plan, Wellington defines coordination as an exchange of information between two or more units of government for the purpose of clarifying the intent, impact or nature of the proposed plan amendment. In those cases where objections or concerns remain following this exchange of information Wellington will participate in the IPARC dispute resolution process. Wellington will consider the results of the IPARC process as additional information prior to transmitting or adopting a plan amendment.

Objective 1.7 Until the Corridor Study is completed, and a comprehensive set of annexation, land use, transportation and development criteria have been adopted by Wellington, annexation decisions shall be based on the following:

(A) Wellington's annexation policy is to voluntarily annex all contiguous unincorporated areas that can be economically provided with municipal services within the area generally bounded on the north by Southern Boulevard, on the east by the Florida Turnpike, on the south by Lantana Road and it's westerly extension and on the west by the Loxahatchee National Wildlife Refuge. This policy is intended to square off Wellington's eastern boundary and to achieve a compact urban form that lends itself to the efficient provision of urban services. At a minimum Wellington shall consider:

- (1) Legal compliance with Chapter 171 of the Florida Statutes.
- (2) Community values as reflected in the Comprehensive Plan.
- (3) Land use considerations including each of the elements listed below.
 - a. Compatibility with surrounding land uses.
 - b. Impact on infrastructure including impacts on State Road 80 and State Road 7.
 - c. Compliance with the Goals, Objectives and Policies contained in this plan and compliance with Chapter 163 of the Florida Statutes.
 - d. Coordinate with Palm Beach County, The Village of Royal Palm Beach, the City of Greenacres, the Treasure Coast Regional Planning Council and the State of Florida Department of Transportation.

For purposes of this plan, Wellington defines coordination as an exchange of information between two or more units of government for the purpose of clarifying the intent, impact or nature of the proposed plan amendment. In those cases where objections or concerns remain following this exchange of information Wellington will participate in the IPARC dispute resolution process. Wellington will consider the results of the IPARC process as additional information prior to transmitting or adopting a plan amendment.

Policy 1.7.1 When considering potential annexations Wellington shall consider at a minimum the above-described criteria.

Objective 1.8 Wellington shall strive to help create a multi-jurisdictional replacement plan for the defunct Palms West Corridor Study to coordinate development along State Road 7. Wellington has been coordinating with other government agencies to evaluate land use and transportation planning within the SR7 corridor, which is primarily Wellington's Future Annexation Area.

Wellington recognizes that in the absence of a Joint Planning Agreement or prior to annexation, this study will not have the effect of law on the affected properties. The purpose of the study is to establish a future vision for the area that respects the environmental constraints that may exist, identifies area-wide land use needs and anticipates the infrastructure needs to service the development. Towards this objective the Corridor Study shall:

- (1) Evaluate the current and future development conditions (including an analysis of existing land uses, future land use designations and potential land use designations affecting the area), environmental characteristics and constraints and infrastructure needs of the study area.
- (2) Assess the potential land-use designations and their potential impacts on the environment and public service delivery including the compatibility with existing and future State Road 80 and State Road 7.
- (3) Assess land use needs in the western communities in general, and Wellington in particular, with the objective of balancing land uses to reduce vehicular trip length and use of the regional transportation system.
- (4) Evaluate the existing and potential land use and levels of public services for adjacent and nearby land areas to ensure the efficient delivery of service and appropriate transitioning between differing land uses.
- (5) Generate a comparison/analysis of components of the study areas as a measurement of the feasibility of those areas for service extensions and the timing and attractiveness for annexation.

- (6) Delineate future annexation areas and strategies to achieve annexations and land uses that support economically feasible, effective growth management within Wellington.
- (7) Analyze transportation system needs, including provisions designed to mitigate potential impacts on SR80 and SR7 and develop funding alternatives.
- (8) Develop general guidelines for the creation of land development regulations that provide for compatible regulations along the entire corridor. At a minimum these guidelines shall address: landscaping, buffering, streetscaping, site development standards and access management.
- (9) Provides for coordination with Palm Beach County, The Village of Royal Palm Beach, the City of Greenacres, the Treasure Coast Regional Planning Council and the State of Florida Department of Transportation.

For purposes of this plan, Wellington defines coordination as an exchange of information between two or more units of government for the purpose of clarifying the intent, impact or nature of the proposed plan amendment. In those cases where objections or concerns remain following this exchange of information Wellington will participate in the IPARC dispute resolution process. Wellington will consider the results of the IPARC process as additional information prior to transmitting or adopting a plan amendment.

Policy 1.8.1 Wellington shall consider the possible adoption of an Interlocal Service Boundary Agreement (ISBA).

- (1) The potential participants in the ISBA include Palm Beach County, The Village of Royal Palm Beach, and the City of Greenacres.
- (2) The ISBA may review the provision of one or more services within and adjacent to Wellington: potable water, sanitary sewer, fire-rescue and police/public safety.
- (3) The ISBA may consider one or more areas for future annexation, subject to the requirements of the agreement and the annexation policies within the Comprehensive Plan.

Policy 1.8.2 If unable to develop a multi-jurisdictional SR 7 Corridor Plan within one year of the effective date of this plan, Wellington shall consider preparation of a SR 7 Corridor Master Plan limited to Wellington municipal boundaries.

SCHOOL SITING

Objective 1.9 Wellington shall support and facilitate coordination of planning with the Palm Beach County School District and private education providers for the location and development of education facilities. For public schools, Wellington shall coordinate with the District to ensure schools are planned in accordance with the PBC School District's adopted Educational Plan, Survey and Capital Improvement Plan.

Policy 1.9.1 Proposed educational facilities within new or existing structures, shall be compatible with adjacent property uses and development including, but not limited to, impervious parking area, access points, building coverage, and outdoor facilities.

Policy 1.9.2 Subject to appropriate locational criteria and site development conditions as contained in the Land Development Regulations (LDR) educational facilities shall be an allowable use within the following future land use categories:

- (1) Residential
- (2) Institutional/Public Facilities/Utilities
- (3) Commercial
- (4) Industrial

Policy 1.9.3 The location and/or construction of new educational facilities or the expansion of an existing site shall be allowed upon a determination by Wellington that the proposed school development is consistent with the future land use categories as listed above and meets the locational criteria and development conditions.

Policy 1.9.4 In accordance with the adopted Capital Improvement Plan(s) of the School District and the Capital Improvement, Intergovernmental Coordination, Education and Public School Facilities and other related elements of the adopted Comprehensive Plan, public services and infrastructure required to support all public educational facilities shall be facilitated and coordinated with plans for new residential development.

Policy 1.9.5 In addition to overall consistency with the future land use categories, the proposed location of a new, or expansion of an existing school shall be evaluated based on the following criteria:

- (1) The site shall be sized to accommodate all needed utilities, support facilities and adequate buffering of surrounding land uses.
- (2) There shall be no significant environmental conditions on a proposed site that cannot be mitigated or otherwise preclude development of the site for a school.

- (3) There shall be no adverse impacts on archaeological sites listed in the National Register of Historic Places or otherwise designated in accordance with appropriate State guidelines as locally significant historical or archaeological resources.
- (4) The proposed site shall be suitable or adaptable for development in accordance with applicable water management standards, and shall not be in conflict with the South Florida Water Management Surface Water Management Plan or any applicable Stormwater, Water Supply, Utility or Drainage District plans.
- (5) The proposed site shall be capable of accommodating adequate parking and on-traffic circulation requirements to satisfy current and projected site generated vehicular demand.
- (6) There shall be adequate setbacks, buffering and design controls to eliminate or decrease any negative externalities such as noise from affecting neighboring developments.
- (7) The school shall be served by adequate pedestrian connections to accommodate pedestrian traffic.

Policy 1.9.6 Nothing herein shall preclude the School District and Wellington Council from developing new or modified development standards based on mutually acceptable performance criteria.

GREENHOUSE GAS REDUCTION STRATEGIES

Objective 2.0 Through goals, objectives and policies of the Future Land Use Element, Wellington shall:

- (1) Discourage urban sprawl.
- (2) Incorporate energy efficient land use patterns accounting for existing and future power generation and transmission systems.
- (3) Incorporate greenhouse gases (GHG) reduction strategies.

GHG reduction strategies that address the above-referenced requirements are contained within goals, objectives and policies throughout the Land Use Element. The core strategies for GHG reduction within the Land Use Plan elements utilize:

- (1) The incorporation into the comprehensive plan of land use categories such as Mixed Use and Medical Commercial discourage sprawl, incorporate energy efficient land use patterns and lower Wellington's contribution to green house gas emissions.

- (2) Reduction of the “heat island effect” through the provision of green or open spaces, the maintaining of existing low-density residential equestrian areas and the enforcement of landscape requirements. The “heat island effect” occurs when warm temperatures are experienced in urban areas compared to adjacent rural areas because of solar energy retention on constructed surfaces.

WIRELESS COMMUNICATION SITING

Wellington has adopted Land Development Regulations to control the location and type of personal wireless communication facilities.

Exhibit “A”

Land Use and Energy Conservation Map Series

1. Future Land Use Map
2. Future Land Use Map (adjacent jurisdictions)
3. Wellington Owned Facilities and Parks
4. Soil Survey
5. Wellhead and Wellhead Protection Zones
6. Wellington Owned Lakes Canals
7. Wetlands