

Land Use & Community Design

What is the Land Use & Community Design Element?

The land use pattern of the Village of Wellington is primarily low-density, residential with distinctive individual communities together with a few neighborhood commercial centers and a mix of office, retail, and residential along State Road 7. Together, land use and community design define the character of these neighborhoods, commercial centers, and corridors.

The Land Use & Community Design Element provides the land use and design principles and standards to protect existing neighborhoods, guide development of the remaining few infill sites, and establish a strategy for reinvestment in older areas of the community. The primary goal is to reinforce the character of existing neighborhoods while also accommodating development based on the vision of the residents of Wellington and to reinforce the land use patterns that have characterized Wellington.

Reinvestment strategies are reflected in the goals, objectives, and policies of this element to accomplish improvements to residential and commercial areas that have experienced decline in character and value due to antiquated style, design, changes in marketplace demand and/or inadequate maintenance. Reinvestment can involve both modification and upgrading existing development or complete demolition and rebuilding property or properties. This element also focuses on strategies to assist in the “repositioning” or “redevelopment” of the Wellington Green Mall, which is the largest commercial development in the western communities of Palm Beach County. The mall has experienced decline in value and economic viability, as have virtually all similar developments of its kind across the Nation, because of marketplace evolution.

This element also addresses the potential conversion of golf courses to other land uses. Over the last decade golf, as a sport and leisure activity, has dramatically declined in popularity nationally. In the 5-year period between 2015 and 2020, 14 courses have closed for every new course that has been built nationally. In the unincorporated area of Palm Beach County, 25 courses have been converted to other uses over the last 10 years and another dozen have closed and not yet been converted to other uses. A substantial number of other courses in the municipalities have been closed/converted. In Wellington, when the Village adopted our initial Comprehensive Plan in 1999 there were seven golf courses, six of which were operational. In 2020 the number of active courses in Wellington has been reduced to three, one of which failed to re-open twice but is currently in operation. Since all the golf course land in Wellington is privately owned, it can be expected that the owners of these properties will eventually/continually seek alternative land use approvals. One former course has already received approval and has



developed as an equestrian subdivision (known as Winding Trails). It is expected that interest in golf course conversion will continue to increase over time due to continued residential demand and shortfall in available vacant land for new development.

LAND USE & COMMUNITY DESIGN GOALS	
GOAL LU&CD 1	LAND USES Enhance the quality and character of the Wellington's neighborhoods, commercial districts, travel corridors, and equestrian community to continue to maintain a Great Hometown!
GOAL LU&CD 2	NEIGHBORHOODS & DISTRICTS Maintain a high quality of life through community design and appearance within the Village's neighborhoods and districts.
GOAL LU&CD 3	PROTECT OUR INVESTMENT Ensure that established land use patterns are protected and the distinctive characteristics of the individual communities are preserved, discourage urban sprawl, promote energy efficiency, maintain a high standard of aesthetics, respect environmental constraints, and provide services at the adopted levels of service.
GOAL LU&CD 4	SUSTAINABILITY Promote development and reinvestment sensitive to the environment, fosters improved social and economic sustainability, and reduces public facility and service costs.



**GOAL LU&CD 1
LAND USES**

Enhance the quality and character of the Wellington's neighborhoods, commercial districts and corridors, and equestrian community to continue to maintain a Great Hometown!

[Goal 1 revised]

**Objective LU&CD 1.1
Land Uses**

Establish compatible land use arrangements using land use categories appropriate for the neighborhoods, districts, commercial corridors, and equestrian areas.

[Objective 1.1 revised]

**Policy LU&CD 1.1.1
Compatible with Existing
Conditions**

New development shall be compatible with existing natural and built conditions. Future growth patterns shall take into consideration topography, soil, vegetation, water quality and quantity, and other natural resources of the land. Future growth patterns shall also respect and protect the character and quality of the surrounding built environment.

*[Policy 1.4.1 revised;
Required by 163.3177.3.f and g.]*

**Policy LU&CD 1.1.2
Compatible and Complementary
Land Uses**

Provide Wellington's land use designations, general description, density, intensity, and reinvestment bonus eligibility in Table LU&CD 1-1, "Land Use Designations: Density and Intensity" and within the corresponding land use designation objectives and policies which are grouped by the land use types of Residential, Commercial, Mixed-Use, Flex, Community Facility, and Parks and Preserves.

[Objective 1.1 revised]



**Table LU&CD 1-1
Land Use Designations: Density and Intensity**

Land Use Type	Land Use	Residential Density (max du/ac)		Intensity (max FAR)		Reinvestment Bonus Density**
		Standard	Bonus*	Standard	Bonus**	
Residential						
Low Density	A	0.1	--	--	--	N/A
	B	0.1	1	--	--	N/A
	C	1	3	--	--	N/A
Medium Density	D	2	5	--	--	10
	E	3	8	--	--	16
	F	5	12	--	--	24
High Density	G	5	18	--	--	30
	H	5	22	--	--	30
Commercial						
	Commercial (C)	--	--	0.4	0.8	N/A
	Equestrian Commercial Recreation (ECR)	--	--	0.1	--	N/A
	Open Space Recreation (OSR)	--	--	0.1	--	N/A
Mixed-Use						
	Mixed-Use (MU) < 60 AC	5	--	0.5	0.8	22
	Large-Scale Mixed-Use > 60 AC	6	--	0.4	0.8	N/A
Flex						
	Flex (FLX)	--	--	0.4	--	N/A
Community Facility						
	Community Facility (CF)	--	--	0.35	--	N/A
Parks & Preserves						
	Parks (PK)	--	--	0.25	--	N/A
	Conservation (CN)	--	--	0.05	--	N/A

Note:

*Residential Density bonus is planned unit development maximum density and may be limited by the Land Development Regulations or Village Council.

**Reinvestment bonus density is in addition to the PUD maximum density and may be limited by the Land Development Regulations or Village Council.

All parcels with previously issued development orders shall be governed by the specific densities within the respective development orders.

[Policy 1.4.5 revised/reorganized; addition of reinvestment bonus, land use name changes, commercial recreation split into 2 (ECR and OSR) to distinguish between EPA and non-EPA]



***Objective LU&CD 1.2
Residential Land Use***

Apply the Residential Land Use designations to maintain and enhance Wellington's established neighborhood characteristics while supporting housing reinvestment that complements the designed development pattern and intensity.

[Objective 1.4 revised]

Policy LU&CD 1.2.1

Low Density Residential Land Use

Apply the most restrictive Residential land use designation (Residential Land Use A, B, or C) that is appropriate for the neighborhood based on existing development patterns and lot sizes in the surrounding neighborhoods, unless another land use designation better supports the implementation of an adopted neighborhood plan. The Low Density Residential land use designations are designed for gross densities ranging from 0.1 to 3 units per acre.

[Policies 1.4.4 and 1.4.5 combined]

Policy LU&CD 1.2.2

Land Use A – Rural

For the Low Density Land Use A (rural), single lots of record are exempt from the density limitations if the lot of record was not contiguous to any other lot owned by the same person or entity as of December 1, 1989. A lot or lots that are contiguous to a lot owned by the same person or entity and that has an existing residential unit shall be allowed one additional dwelling unit on the remaining continuous lot(s).

[Note from Policy 1.4.4.]

Policy LU&CD 1.2.3

Medium Density Residential Land Use

Apply the Medium Density Residential land use designation (Residential Land

Use D, E, or F) to land that is or will be developed for a wide range of housing types, including but not limited to attached, single-family and multi-family housing. The Medium Density Residential land use designations are designed for densities ranging from gross 5 to 12 units per acre and are eligible for additional density through a reinvestment bonus program up to a maximum of two times the maximum units per acre for the respective land use designation.

[Policy 1.4.5 revised]

Policy LU&CD 1.2.4

High Density Residential Land Use

Apply the High Density Residential land use designation (Residential Land Use G or H) to land that is or will be developed for a wide range of housing types, including but not limited to attached, single-family and multi-family housing. The High Density Residential land use designations are designed for densities ranging from gross 12 to 22 units per acre and are eligible for additional density through a reinvestment bonus program up to a maximum of two times the maximum units per acre for the respective land use designation, not to exceed a maximum of 30 units per acre.

[Policy 1.4.5 revised]



Policy LU&CD 1.2.5

Allow limited non-residential uses within Residential PUDs/districts

Limited non-residential uses are permitted within residential planned unit developments and 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. The uses are designed to meet the daily needs of residents.

[Policy 1.4.6 revised; school use reference required by 163.3177.7]

**Objective LU&CD 1.3
Commercial Land Use**

Apply the Commercial land use designations (Commercial, Equestrian Commercial Recreation, and Open Space Recreation) to accommodate a wide range of commercial opportunities appropriate in scale and intensity for the respective district or corridor.

[New]

**Policy LU&CD 1.3.1
Commercial Land Use**

Apply the Commercial land use designation to accommodate a wide range of commercial uses, such as office, retail, and medical, appropriate in scale and intensity for the districts or corridors in Wellington. Commercial land use shall be limited to a maximum intensity of 0.40 FAR and is eligible for additional intensity through a reinvestment bonus program up to a maximum intensity of 0.8 FAR.

[Policies 1.3.11, 1.3.12, 1.3.13, and 1.3.14 combined and revised]

- 2) The uses are supported by a market study.
- 3) The uses are integrated into the development pattern and provide direct and convenient access for vehicles, bicycles, and pedestrians.
- 4) Public spaces are designed to enhance the interaction of residents of the community, including but not limited to fountains, courtyards, and or promenades.

[Policy 1.4.3 revised]

**Policy LU&CD 1.3.2
Commercial development within Planned Development Districts – Performance Standards**

Limited non-residential uses within Planned Development Districts (PDD) shall satisfy the following performance standards:

- 1) The uses and intensity are compatible with the residential character.

**Policy LU&CD 1.3.3
Equestrian Commercial Recreation Land Use**

Apply the Equestrian Commercial Recreation (ECR) land use designation to accommodate commercially-oriented uses, such as arenas/stadiums, show ring facilities, and commercial stables, and equestrian-oriented commercial uses, such as veterinary clinics, feed stores,



tack shops. Equestrian Commercial Recreation land use is limited to the Equestrian Preserve Area, located with frontage on an arterial or collector roadway, and limited to a maximum intensity of 0.10 FAR.

[Formerly Commercial Recreation, Policy 1.3.15; split between EPA and non-EPA]

Policy LU&CD 1.3.4

Open Space Recreation Land Use

Apply the Open Space Recreation (OSR) land use to accommodate commercially-oriented open space recreation uses, such as golf courses, tennis facilities, pools, sports fields, and similar recreation

facilities, which is compatible with residential neighborhoods and typically an amenity or ancillary use associated with the neighborhood or residential development. Limited commercial uses, such as clubhouses, restaurants, salons, indoor entertainment, or pro shops, shall be integrated with the open space recreation use and only permitted to operate while the primary recreational use is in use. The Open Space Recreation land use shall be limited to a maximum intensity of 0.10 FAR.

[Formerly Commercial Recreation, Policy 1.3.15]

Objective LU&CD 1.4 Mixed-Use Land Uses

Apply the Mixed-Use land use designations (Regional Commercial/Large-Scale Mixed-Use and Mixed-Use) to accommodate a wide range of commercial and residential housing opportunities appropriate in scale, intensity, and density for the diverse districts and corridors in the Village.

[New]

Policy LU&CD 1.4.1

Regional Commercial/Large-Scale Mixed-Use Land Use

Apply the Regional Commercial/Large-Scale Mixed-Use (LSMU) to accommodate a wide range of commercial and residential uses for properties at least 60 acres in size. The uses are intended to service a regional market and further the objectives of balancing land uses within Wellington. The allowable land uses within the LSMU may comprise commercial, residential, conservation, public facilities, and parks, and the specific development program shall be as stated in the approved development order, but in no case shall exceed the LSMU maximums. The

maximum FAR and density is measured for the gross LSMU acreage. The maximum FAR for commercial development, including hotels, is 0.40 and shall comprise no less than 60% of the total land area. The maximum density for residential is 6 dwelling units per acre. The allowable land uses may be allocated anywhere within the subject site in accordance with the approved master development plan.

[Policies 1.3.16 and 1.3.17 combined and revised]

Policy LU&CD 1.4.2

Mixed Use Land Use

Apply the Mixed Use (MU) land use designation to new development or redevelopment of existing sites to



accommodate a wide range of commercial and residential uses that are interconnected with a complementary mix of uses which are sensitive to the surrounding uses and to the natural environment, create neighborhoods with character, promote a walkable built environment, foster improved social and economic sustainability, and reduce

infrastructure costs. Maximum commercial FAR shall not exceed 0.50 and residential density shall not exceed 22 units per acre. The maximum FAR and density is measured for the gross MU acreage.

[Policy 1.3.25 revised; significantly simplified to eliminate LDR-type regulations; required by 163.3177.3.h]

Objective LU&CD 1.5 **Flex Land Use**

Apply the Flex land use designations to support light industrial uses, such as fabrication and assembly of goods, warehousing, and vehicle repair, which are essential to the local economy, along with limited office, retail, and personal services.

[New objective; formerly "light industrial and research park" and "medium to heavy industrial land uses"]

Policy LU&CD 1.5.1 **Flex Land Use**

Apply the Flex land use designation to those areas where uses such as light manufacturing, processing, fabrication or storage of non-objectionable products, including contractor storage yards, are appropriately accommodated in the Village. Additional uses such as

wholesaling with accessory retail uses requiring large areas for product storage and display, such as tile or carpet sales, along with limited office and personal services uses are also permitted in this category. The Flex Zoning District implements the Industrial land use designation. The maximum FAR 0.45.

[Formerly Industrial land use; Policies 1.3.23 and 1.3.24 combined and revised]

Objective LU&CD 1.6 **Parks & Preserves Land Use**

Protect, preserve, enhance, and expand open and natural areas that serve to benefit the public by applying the Parks or Preserve land use designations.

[New]

Policy LU&CD 1.6.1 **Parks Land Use**

Use the Parks (PK) land use designation for properties designated as parks, including sites with active and passive parks and recreation facilities and educational, and cultural facilities. The maximum FAR is 0.25.

[Policy 1.3.21 revised; previously named "Parks and Recreation" with max FAR at 0.35]

Policy LU&CD 1.6.2 **Conservation Land Use**

Preserve and protect areas with Conservation (CN) land use designation



to protect natural functions of environmentally sensitive land. The uses permitted include wildlife management, passive recreation, and environmental restoration/preservation. The maximum FAR is 0.05.

[Policy 1.3.19 revised]

**Policy LU&CD 1.6.3
Conservation Property Management
- Best Management Practices**

Require management of Conservation land use properties in accordance with "Best Management Practices" to maintain a healthy and functioning ecological system free of encroachment of exotics and other undesirable plants. "Best Management Practices" shall include a vegetation assessment and evaluation including habitat quality, biological diversity, listed species and wildlife corridors; and a management plan that

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.

[Policy 1.2.9 revised]

**Policy LU&CD 1.6.4
Archaeological Resources
Protection**

Enforce the Archaeological Resources Protection regulations of the Land Development Regulations that establishes the designation, protection, and procedures of the potential local archaeological sites.

[Policy 1.2.10 revised; required by 163.3177.3.f.]

***Objective LU&CD 1.7
Community Facilities Land Use***

Provide a full range of local or regional community-based uses primarily intended to serve the public by appropriately applying the Community Facilities land use designation.

[New]

**Policy LU&CD 1.7.1
Community Facilities Land Use**

The Community Facilities (CF) land use designation permits a full range of community uses such as educational, child and adult care facilities, medical and accessory offices, governmental, religious, cemetery, civic, cultural, communications, public works, utility, and related uses. The maximum FAR is 0.35.

[Policy 1.3.30 renamed from "Institutional/Public Facilities/Utility"]



GOAL LU&CD 2 - NEIGHBORHOODS & DISTRICTS

Maintain a high quality of life through community design and appearance within the Village's neighborhoods and districts.

[Goal 1 revised]

Objective LU&CD 2.1 Community Design & Appearance

Create vibrant, attractive streetscapes with appropriate materials and detailing, street trees and landscaping, streetlights, signage, furniture, and sidewalks to enhance the existing (or establish the) desired character of the neighborhood or district.

[New]

Policy LU&CD 2.1.1 Preserve & Project Neighborhood Characteristics

Establish regulations that are sensitive to the distinct characteristics of the individual communities that comprise Wellington, including but not limited to: drainage and storm water management, open space provision, on-site traffic circulation, vehicle parking, loading, setbacks, floor area, recreation requirements, density and intensity, building height, landscaping, signs and vegetation preservation.

[Portion of Goal 1 revised]

Policy LU&CD 2.1.2 High Quality Community Design

Maintain a high standard for aesthetic quality of the community design and appearance and regulate the architectural standards of the Land Development Regulations.

[Portion of Objective 1.3 revised]

Policy LU&CD 2.1.3 Maintain Aesthetics

Maintain the aesthetics of the community and distinct characteristics of neighborhoods and commercial centers through enforcement and administration of Wellington's Land Development Regulations including maintenance standards for all types of buildings and land uses, architectural design standards for all types of buildings, sign regulations, landscaping requirements, and vegetation preservation standards.

[Policy 1.2.4 revised]

Policy LU&CD 2.1.4 Use Transitions

Require appropriate transitioning, such as appropriate setbacks, buffers, and height limitations where commercial, industrial, or other high intensity land uses are in proximity to single family residential land use.

[Policies 1.3.7, 1.4.1, and 1.4.2 revised]



***Objective LU&CD 2.2
Neighborhoods***

Respond to the unique needs and conditions of the Village's diverse neighborhoods with neighborhood and reinvestment plans that include protection, preservation, and improvement strategies to implement the plan's vision.

[New]

**Policy LU&CD 2.2.1
Preserve & Protect Character**

Preserve and protect the character of Wellington's diverse single-family neighborhoods by establishing a set of regulations and standards that maintain the existing development pattern such as lot sizes, setbacks, landscaping, and design.

[Goal 1 revised]

***Objective LU&CD 2.3
Commercial & Flex Centers***

Maintain and support the Village's commercial and flex centers as business and activity centers to serve the Village's residents, provide local business and employment opportunities, and contribute to the local economy.

[Portion of policy 1.5.7]

**Policy LU&CD 2.3.1
Commercial Centers - Reinvestment**

Facilitate future reinvestment in the Village's existing commercial centers that contribute to the continued economic viability of the centers, promote economically sustainable and locally supportable business and industry.

[Portion of policy 1.5.7; commercial centers also referred to as 4 corners]

**Policy LU&CD 2.3.2
Mixed Uses**

Encourage projects that incorporate mixed use, consistent with other Village goals, to offer a variety of services, activities, and housing choices in the commercial centers.

[Intent of Policy 1.3.25 revised]

***Objective LU&CD 2.4
Neighborhood Reinvestment***

Foster rehabilitation and reinvestment of the adjacent neighborhoods and commercial centers along Forest Hill Boulevard, including the former North Course.

[New]



**Policy LU&CD 2.4.1
Neighborhood Reinvestment**

Facilitate future reinvestment in the multi-family neighborhoods within 1/2-mile of the Town Center to provide housing choices, increase values in the Village, and enhance the sense of community around the Town Center, and capitalize on the connectivity of the area.

[Policy 1.5.7 revised]

**Objective LU&CD 2.5
SR 7 Corridor Development**

Facilitate the continued development and reinvestment in the properties along State Road 7 as a mixed-use corridor with businesses, job creation, and residential development consistent with the regional focus of the corridor.

[Referred to in element as SR 7 Corridor Study]

**Policy LU&CD 2.5.1
RC/LSMU Land Use – State Road 7
Only**

RC/LSMU land use designations are limited to properties immediately adjacent to State Road 7.

[Policy 1.3.1 revised]

**Policy LU&CD 2.5.2
Wellington Green Mall**

Facilitate future reinvestment in the Wellington Green Mall that contribute to the continued and enhanced economic viability of the property, promote economically sustainable redevelopment, expand dining and entertainment opportunities, and provide housing choices.

[New]

**Policy LU&CD 2.5.3
Medical Hub**

Facilitate future development along the State Road 7 Corridor that enhances the medical services industry, including but not limited to, research and development, educational facilities, and specialty medicine.

[New]

**Policy LU&CD 2.5.4
Entertainment and Gathering Places**

Encourage the expansion of family gathering places and entertainment venues along State Road 7.

[New]

**Policy LU&CD 2.5.5
Housing**

Support mixed-use developments which include housing for all, but particularly young professionals, families, and seniors. This includes vertically integrated and non-vertically integrated mixed-uses.

[New]

Objective LU&CD 2.6
Equestrian Community

Continue to protect, preserve, and enhance the Equestrian Preserve as the Winter Equestrian Capital of the World, as one of the Village's top economic generators, and as an important source of entertainment.

[New]

Policy LU&CD 2.6.1
Equestrian Preserve Area (EPA)

The Equestrian Preserve Area is established on the Land Use Map as a specific boundary delineating the equestrian community to protect and preserve the equestrian lifestyle.

[Policy 1.2.13 revised]

Policy LU&CD 2.6.2
Equestrian Overlay Zoning District (EOZD)

The Equestrian Overlay Zoning District (EOZD) regulates the development pattern and standards for the Equestrian Preserve Area and defines the density and intensity, requires the preservation of green space, establishes an equestrian circulation system including safe crossings of roadways by equestrians, and allows for certain land uses not permitted in other areas of Wellington.

[Policy 1.2.13 revised]



GOAL LU&CD 3 - PROTECT OUR INVESTMENT

Ensure that established land use patterns are protected and the distinctive characteristics of the individual communities are preserved, discourage urban sprawl, promote energy efficiency, maintain a high standard of aesthetics, respect environmental constraints, and provide services at the adopted levels of service.

[Goal 1 revised; urban sprawl discouragement required by 163.3177.9]

Objective LU&CD 3.1 Land Use Changes

Land use changes shall consider changed circumstances or demonstration of need, environmental suitability, infrastructure capacity, and compatibility with surrounding land uses, economic development and reinvestment opportunity.

[Objective 1.1 revised]

Policy LU&CD 3.1.1 Fiscal impact analysis – Commercial, Mixed-Use, Multi-Family

Requests for Land Use Map amendments or rezoning to a commercial, mixed-use, or multi-family designations shall be supported by fiscal impact analysis which shows the balance of project costs to the Village for providing municipal services, against income that the project will generate to the Village.

[New]

Policy LU&CD 3.1.2 Demonstrated Need – Commercial, Mixed-Use, Multi-Family

Requests for Land Use Map amendments or rezoning to a commercial, mixed-use, or multi-family designations shall be based on demonstrated needs and be located in such a manner to discourage strip development.

[Portion of Objective 1.3]

Policy LU&CD 3.1.3 Market Analysis – Commercial, Mixed-Use, Multi-Family

Requests for Land Use Map amendments or rezoning to a commercial, mixed-use, or multi-family designations shall be supported by a professionally prepared market analysis which demonstrates the need for the requested development at the proposed location, the types of marketable commercial activities or multi-family residential dwelling units there, and the projected market area of the proposed development.

[Policy 1.3.3]

Policy LU&CD 3.1.4 Council Super-Majority for Intensity/Density Increases

Land use map amendments that increase the density or intensity of the adopted land use designation shall require the affirmative vote of four of the members of the Wellington Council.

[Portion of Objective 1.1]



**Policy LU&CD 3.1.5
Planned Development Districts
Conversion**

Planned Unit Developments (PUDs) or Planned Development Districts (PDD) may be converted to conventional zoning districts with density and intensity generally consistent with the adopted master plan but which does not reduce private property rights to establish a more streamlined process for reinvestment.

[New]

**Policy LU&CD 3.1.6
IPARC – Dispute Resolution Process**

Participate in the Intergovernmental Plan Amendment Review Coordination dispute resolution process when objections or concerns remain following the exchange of information regarding a proposed plan amendment or development activity.

[Portion of Objective 1.6 revised]

**Objective LU&CD 3.2
Golf Courses**

Support the continuation of golf course operations on open courses, ensure proper maintenance on inactive courses, and require that golf course conversion addresses potential impacts to the character of adjoining neighborhoods and the quality of life of the residents of those surrounding neighborhoods.

[New]

**Policy LU&CD 3.2.1
Golf Course Maintenance Standards**

Enforce the Village's property maintenance standards for golf course properties to the same degree as any property in the Village.

[New]

**Policy LU&CD 3.2.2
Golf Course Conversion –
Community Engagement**

All proposed golf course conversions must be preceded by at least one community engagement meeting that provides the surrounding neighborhoods an opportunity to discuss the potential impacts and present options to mitigate or address the impacts.

[New]

**Policy LU&CD 3.2.3
Golf Course Conversion –
Buffering/Loss of Open Space**

All proposed golf course conversions must evaluate and address the need for buffering for adjacent existing residential development that addresses the loss of open space views. A professionally prepared visual impact analysis must accompany applications for golf course conversion.

[New]

**Policy LU&CD 3.2.4
Golf Course Conversion - Design**

All proposed golf course conversions shall be designed to provide housing types and densities with a transition of types and densities for units immediately adjacent to adjacent residential properties.

[New]

Objective LU&CD 3.3

Concurrency

Allow new development within the Planning Area provided the necessary public facilities and services are available concurrently.

[Portions of policies 1.2.3 and 1.2.5]

Policy LU&CD 3.3.1

Public Facilities and Services – LOS Determination

Maintain Land Development Regulations that require a determination that public facilities and services are or will be available at the adopted levels of service to serve the needs of new development concurrently with a certificate occupancy, such as, but not limited to:

- Potable water
- Sanitary sewer
- Stormwater management
- Transportation
- Parks and recreation
- Solid waste
- Public schools

[Policy 1.2.1 revised]

Policy LU&CD 3.3.2

SFWMD BMP for Water Quality

Enforce the adopted “Best Management Practices (BMP)” in conjunction with the South Florida Water Management District to address the Village’s water quality and quantity issues.

[Policy 1.2.6]

Policy LU&CD 3.3.3

Development infrastructure costs

The costs of infrastructure required to serve future development shall be the responsibility of the developer.

[Policy 1.2.9 revised]

Policy LU&CD 3.3.4

Land Development Review - Impact on Water Quality/Quantity

All requests for land development shall be reviewed for impact on the Village’s water quality and quantity.

[Policy 1.2.11]

Policy LU&CD 3.3.5

New Development Conform To Minimum Finished Floor Elevation (FFE)

Continue to require all new construction to conform to the minimum finished floor elevation (FFE) requirements consistent with the South Florida Water Management District (SFWMD) Permit and above the Federal Emergency Management Administration (FEMA) adopted 100 Year Flood Elevations.

[Policy 1.2.12]



***Objective LU&CD 3.4
Annexation***

Voluntarily annex unincorporated areas identified within the Village's future annexation areas.

[Portion of Objective 1.7; allowed by 163.3177.5]

**Policy LU&CD 3.4.1
Advisory Land Use**

Apply a Village land use designation immediately upon annexation of a parcel. Generally, the advisory land use for the property will be applied unless appropriate justification and documentation consistent with any land use amendment request demonstrates a different land use is appropriate. Following any annexation, amend the Land Use Map and appropriate portions of the Comprehensive Plan and Code of Ordinances to reflect the change in the Village's boundaries.

[New]

***Objective LU&CD 3.5
Reinvestment***

Develop development bonus programs to stimulate reinvestment by the private sector in existing commercial and multifamily land use areas to promote a variety of employment opportunities and strong residential neighborhoods.

[Bonuses for residential density are currently provided in element for site design, CLFs, low and moderate units, and senior housing; objective and related policies revise the bonus approach to eligible areas for residential and non-residential reinvestment and based upon community benefits that will be detailed for implementation by the Land Development Regulations.]

**Policy LU&CD 3.5.1
Reinvestment Bonus**

Support reinvestment in eligible commercial and multifamily land use areas (Policy 3.5.4) through a bonus program which may permit additional units (density) or non-residential square feet (intensity) based upon the types, quantity, and/or quality of community benefits provided by the development and/or developer.

[New]

**Policy LU&CD 3.5.2
Residential Density Reinvestment Bonus**

Develop a residential density reinvestment bonus program for eligible areas within 36 months of adoption of the 2020 Update that provides a density bonus of up to two times the adopted land use for the property, but not greater than 30 units to the acre. The bonus shall be based upon the types, quantity, and/or quality of community benefits provided by the development and/or developer, including but not limited to:



- Achieve greater open/green space with structured parking
- Include enhanced architecture and site design by exceeding minimum standards
- Contribute to a pathway or trail project
- Contribute to the Tree Fund
- Contribute to the Village's Community Services programs
- Provide senior housing
- Provide a "meaningful space" for a civic or educational user (on-site or off-site) at a "substantial discount" for a "substantial period of time"
- Contribute to a public art project
- Contribute to shuttle or ride service
- Provide child-care, senior, or youth facilities as part of project
- Other community benefits approved by Village Council

[New]

Policy LU&CD 3.5.3 Non-residential Reinvestment Bonus

Develop a non-residential reinvestment bonus program for eligible areas within 36 months of adoption of the 2020 Update that provides additional square feet bonus of up to two times the adopted land use for the property, but not greater than 1.0 FAR. The bonus shall be based upon the types, quantity, and/or quality of community benefits provided by the development and/or developer, including but not limited to:

- Achieve greater open/green space with structured parking
- Include enhanced architecture and site design by exceeding minimum standards
- Contribute to a pathway or trail project
- Contribute to the Tree Fund
- Contribute to the Village's Community Services programs
- Provide a "meaningful space" for an arts and cultural organization (on-site or off-site) at a "substantial discount" for a "substantial period of time"
- Contribute to a public art project
- Include a green roof
- Contribute to shuttle or ride service
- Provide and maintain neighborhood-serving retail and services
- Other community benefits approved by Village Council

[New]

Policy LU&CD 3.5.4 Reinvestment Eligible Areas

Facilitate development bonus programs to stimulate reinvestment by the private sector within specific areas of the Village established as eligible for reinvestment either defined by the Land Development Regulations or within an adopted reinvestment plan of a specific area of the Village adopted by the Village Council.

[New]

GOAL LU&CD 4 - SUSTAINABILITY



Promote development and reinvestment sensitive to the environment, fosters improved social and economic sustainability, and reduces public facility and service costs.

[New]

Objective LU&CD 4.1
Direct Future Growth

Direct future development and reinvestment to vacant developable property, areas targeted for reinvestment, or within the State Road 7 corridor and within areas served by Wellington public facilities and services.

[Objective 1.2 revised]

Policy LU&CD 4.1.1
Discourage Urban Sprawl

Discourage urban sprawl by providing public facilities and services to areas within the Village's Planning Area that are not yet served.

[Referenced in Goal 1, Objective 1.2, Policy 1.3.25, and Goal 2.0; required by 163.3177.9]

Policy LU&CD 4.1.2
Prohibit Development within Wellfields & Cones of Depression

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.

[Policy 1.3.5 revised]

Policy LU&CD 4.1.3
Intergovernmental Coordination

Support the coordination with Palm Beach County, Royal Palm Beach, Greenacres regarding State Road 7, State Road 80, and interlocal service boundary agreements (ISBA) to establish a vision for the corridors which respect the environment, address land use needs, and public facilities and services required to serve the corridors.

[Discussed in current element as part of SR 7 Corridor Study; revised into policy]



**Objective LU&CD 4.2
Foster Economic Development**

Provide the proper built environment, public facilities and services, and strategic investments to protect and grow the Village's economic base.

[New]

**Policy LU&CD 4.2.1
Creation of Employment Centers**

Facilitate the creation of employment centers that integrate land uses, provide local employment opportunities, cultivate and attract industry clusters, and allow local establishments to grow in place.

[Policies 1.3.4, 1.5.4 and 1.5.7 revised]

**Policy LU&CD 4.2.2
Medical Services (Arts)**

Capitalize on existing medical facilities on State Road 7 by creating opportunities for new medical related facilities/offices and related businesses.

[Portion of Policy 1.5.7 as Medical Arts District, a part of the Economic Development Initiative]

**Policy LU&CD 4.2.3
Local Brewery/distillery**

Facilitate the establishment of a local brewery or distillery in the Village to serve as a community economic development opportunity.

[New]

**Policy LU&CD 4.2.4
Evaluate Codes to Eliminate Any Disadvantage for Local Business**

Continue to streamline and reform permitting, development review, and other regulatory processes to provide a predictable legal and regulatory environment for local businesses.

[New]

**Objective LU&CD 4.3
Innovative Planning**

Innovative planning and development strategies shall be adopted and utilized to provide flexibility in design, a variety of housing choices, an integration of uses, a balancing of land uses, and an efficient use of resources and facilities.

[New]

**Policy LU&CD 4.3.1
Smart Growth Principles**

Use smart growth principles such as compact building design, walkable neighborhoods, and range of housing choices to deliver cost effective services and to support envisioned community character and growth.

[New]

**Policy LU&CD 4.3.2
Energy Conservation**

Revise the Land Development Regulations to provide and encourage the use of energy efficient design techniques, such as passive solar design for residential and commercial solar installations. Provide incentives for installing solar arrays on rooftops and



other impervious spaces and remove any barriers to their installation in such areas. *[Objective 2.0 revised]*

Objective LU&CD 4.4 Tree Canopy

Increase the Village tree canopy through the preservation of mature, specimen trees and installation of various tree species on public and private lands.

[New]

Policy LU&CD 4.4.1 Enhance & Expand Tree Canopy

Develop and implement tree canopy programs, policies, and regulations that:

- Establish a diversity of tree species on both private and public lands;
- Inventory specimen trees and maintain a canopy assessment;
- Identify areas for tree canopy enhancement and expansion especially public areas in parks, open space, roadways, and pathways;
- Educate the community on the importance of the tree canopy and the value to neighborhood character and environmental issues;
- Evaluate landscape regulations to minimize tree removals, provide incentives for tree relocations, and increase mitigation requirements for tree replacements.

[New]

Policy LU&CD 4.4.2 Tree City USA

Continue annual Tree City USA requirements for recertification and to qualify for available funding

[New]

Policy LU&CD 4.4.3 Heat Island

Identify existing heat islands and develop planting options to reduce or minimize these areas.

[Portion of Objective 2.0 revised]