

Land Use & Community Design Data and Analysis



The Land Use and Community Design Element is one of the required elements for the Village of Wellington's Comprehensive Plan. The Florida Growth Management Act requires that every city and county in Florida prepare a comprehensive plan of land use, together with controls that implement the plan. This plan and elements must meet the requirements of Chapter 163.3161, Florida Statutes. The Village desires to establish a plan that truly provides a vision for the community for the next 10-20 years as well satisfy the requirements of the Growth Management Act.

The Village's Comprehensive Plan is the opportunity to define strategies which strengthen what is great about this Village and what works, and address what needs more attention to be truly great. The Plan can also set a course for making improvements, stimulating new ideas, and changing old processes that no longer work in a modern environment.

Over the past 25 years, the development patterns have largely been driven by suburban models and guided by regulations that encourage a suburban form. This includes separation of uses, lower residential densities, and a reliance on the automobile to get from place to place. This will continue to be the predominant pattern, but as the Village grows and looks to reinvestment in certain areas, particularly along State Road 7, within the existing commercial centers, and the older multifamily developments, greater intensities and densities may be necessary to address the future needs balanced with the protection of the single family neighborhoods.

VISION STATEMENT:

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

MISSION STATEMENT:

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

GOALS:

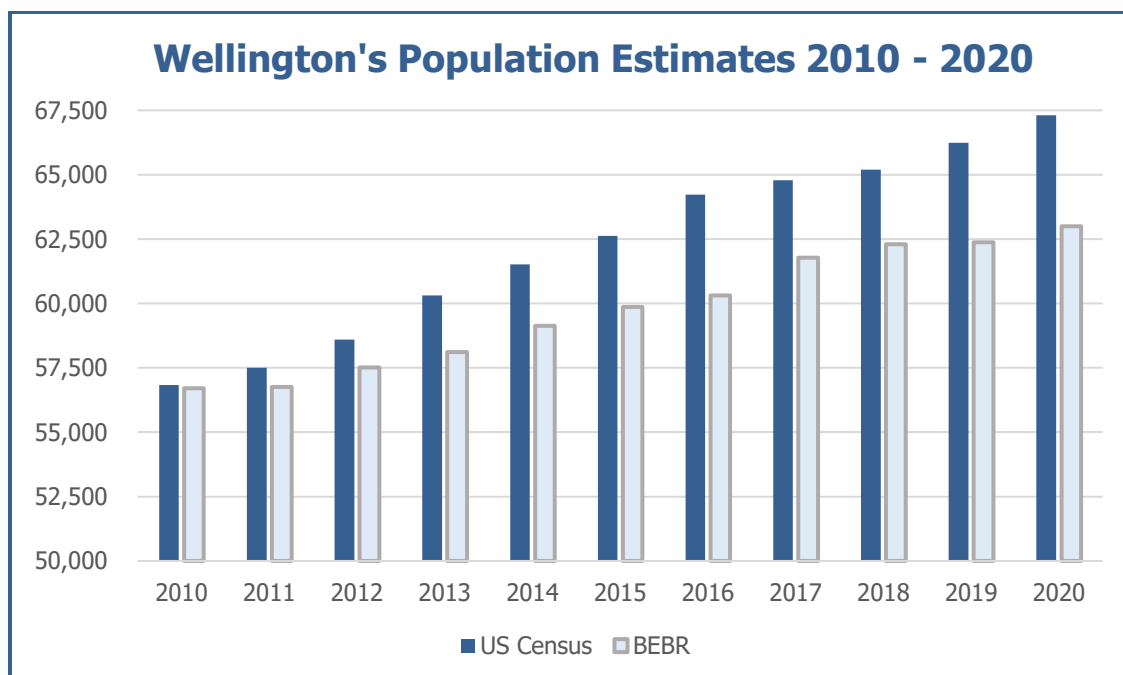
Economic Development, Neighborhood Renaissance, Protecting Our Investment, Respecting the Environment, Responsive Government

The Charter, Chapter 95-496 Laws of the State of Florida, creating the Village of Wellington finds and declares that it is the intent of the charter and the incorporation of the Village of Wellington “to preserve and protect the distinctive characteristics of the individual communities within the boundaries of the Village.” The land use pattern for the Village proposed in this element is predicated on the Village’s desire to preserve and protect the distinctive characteristics of the individual communities, maintain a low-density residential character, enhance community economic opportunities, maintain an aesthetically appealing and safely built environment, respect environmental constraints, and provide services at the levels established herein, based on population projections and infrastructure demands for services, such as schools, drainage, sanitary sewer, potable water, roadways and recreation

Land Use and Community Design Element is based on data and analysis, which are incorporated by reference, existing land use conditions, demographics, physical conditions, and other related data. The resulting goals, objectives and policies were formulated based on these studies and research.

The land use information presented is current through September 2020 and reflects the status of the Village and the properties that comprise it as of that date. The Land Use map is based on designated land uses. Population information is current through 2019. Population estimates have been provided through 2040 and serve as the basis for all individual elements.

POPULATION & DEMOGRAPHICS



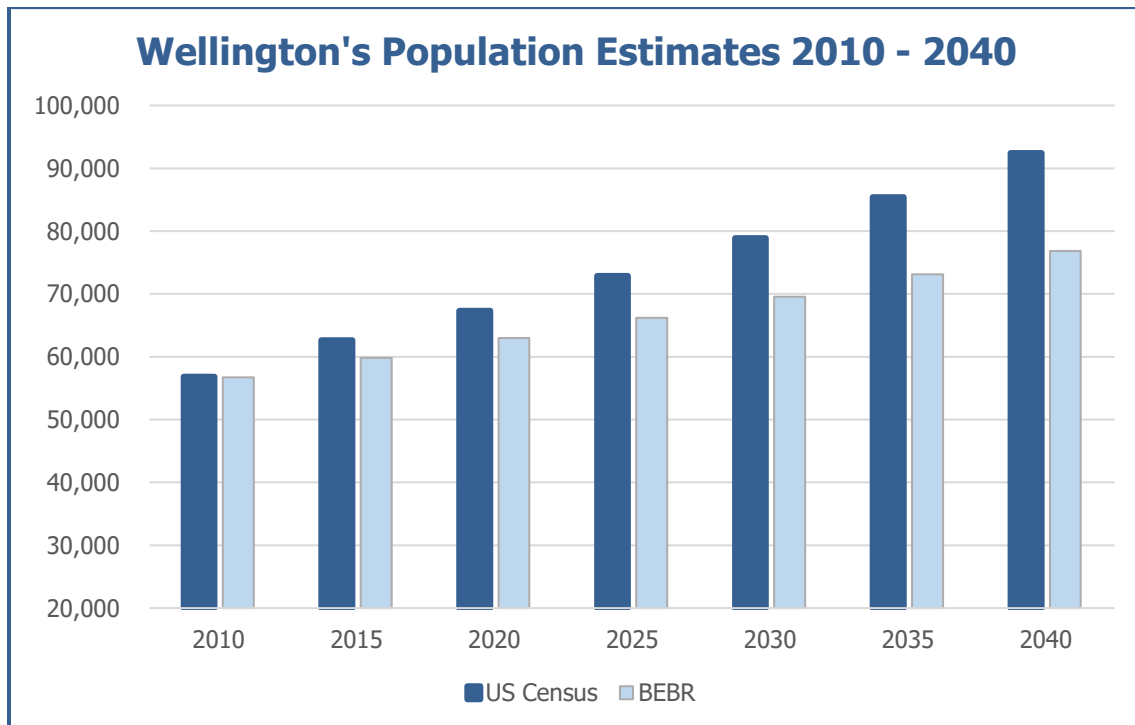
(Source: US Census and BEBR data and estimates 2020)

WELLINGTON'S POPULATION ESTIMATES 2010 - 2020

Year	US Census	% Increase (US Census)	BEBR
2010	56,832	-	56,712
2011	57,505	1.2%	56,752
2012	58,597	1.9%	57,514
2013	60,313	2.9%	58,108
2014	61,523	2.0%	59,136
2015	62,623	1.8%	59,860
2016	64,226	2.5%	60,308
2017	64,788	0.9%	61,775
2018	65,200	0.6%	62,304
2019	66,243	1.6%	62,373
2020	67,303	1.6%	62,997

The population of Wellington has gradually increased over the last decade. A slight increase ranging from 0.6% - 2.9% is expected as the majority of Wellington is built out. Wellington experienced a housing boom from 2003 – 2008 when the developments along the State Road 7/441 corridor were constructed. These developments included Olympia, Buena Vida, Village Walk, Versailles, Oakmont, and Black Diamond.

(Source: US Census and BEBR data and estimates 2020)



(Source: US Census and BEBR data and estimates 2020)

WELLINGTON POPULATION ESTIMATES 2010-2040		
Year	US Census	BEBR
2010	58,832	56,712
2015	62,623	59,860
2020	67,303	62,997
2025	72,862	66,210
2030	78,881	69,588
2035	85,397	73,137
2040	92,450	76,868

Although Wellington is near buildout, there are still various locations that are expected to be developed, redeveloped, or annexed into Wellington (See Future Reinvestment and Future Annexation Areas within this analysis) which would result in an increase in population over the next 20 years.

(Source: US Census and BEBR data and estimates 2020)

POPULATION COMPARISONS			
Year	Wellington	Palm Beach County	Florida
2019	66,243	1,496,770	21,299,325
2024	72,862	1,549,092	22,730,808

(Source: US Census estimates 2020)

The Village of Wellington is approximately 45 square miles. It is located within Palm Beach County, which totals approximately 2,386 square miles (1,970 square miles of land and 413 square miles of water), making it the second largest county in Florida by land area and third largest by total area. It is also the third-most populous county in Florida. Wellington makes up approximately 1.8% of Palm Beach County's total area and 4.4% of its total population. It is the fifth largest municipality in the county.

2019 DEMOGRAPHICS				
	Wellington	Palm Beach County	Florida	United States
Persons per Household	3.1	2.6	2.65	2.6
Number of Households	20,559	548,216	7,621,760	136,384,292
Median Household Income	\$91,088	\$59,943	\$53,267	\$60,293
Median Age	41.1	44.6	41.9	37.9
Owner Occupied Dwelling Units	76.8%	68.6%	65.0%	63.8%
Median Rent per Month	\$1,726	\$1,320	\$1,128	\$1,023
Median Mortgage per Month	\$2,261	\$1,765	\$1,466	\$1,558
Median Property Values	\$390,700	\$287,100	\$247,600	\$250,000

(Source: US Census Bureau - American Community Survey Data, 1 and 5-Year Estimates Data Profiles and Zillow)

The median persons per household in Wellington is 3.1 persons compared to Palm Beach County's 2.6 and the United States average of 2.52 persons per household. This higher number indicates a larger household size, typically families with children. With Wellington's exceptional parks and A-rated schools, it is no wonder families are choosing to raise their families here. Wellington is an affluent neighborhood with a median income that is 151% higher than Palm Beach County's median household income. Due to Wellington's high median property values, mortgage payments and rents per month are significantly higher than the local and national average.

The median age has increased within the past 10 years. The median age is above the

MEDIAN AGE	
Year	Wellington
2010	38.8
2011	38
2012	39.1
2013	39.6
2014	40.8
2015	40.8
2016	41.3
2017	41.3
2018	39.5
2019	41.1

median age of the United States, but below the median age of the county and the state. This could be due to the increased senior housing options which is allowing seniors to age in place. Increase options include small and medium size congregate living facilities within single and multi-family neighborhoods throughout the Village and larger, full service facilities located at the Wellington Green Mall property. The Village also has various 55 and older single-family residential communities including Wellington Bay, Mayfair, and Buena Vida.

(Source: US Census Bureau - American Community Survey Data, 1 and 5-Year Estimates Data Profiles)

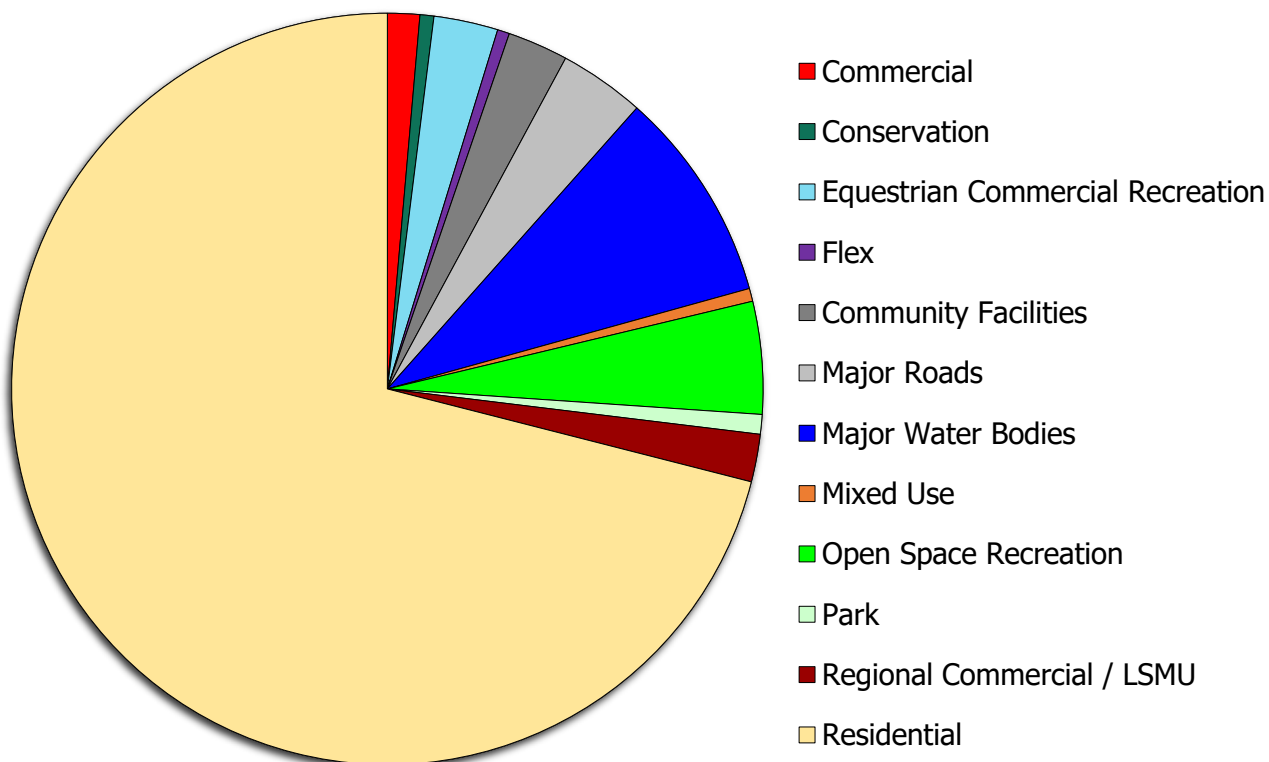
POPULATION AGE DISTRIBUTION			
Year	2010	2014	2018
Under 5	5.7%	4.9%	4.9%
5 to 19 years	25.3%	23.6%	26.2%
20 to 34 years	13.9%	13.8%	14.0%
35 to 44 years	16.1%	14.7%	13.1%
45 to 64 years	28.8%	29.7%	27.7%
65 years and older	10.1%	13.3%	14.1%

With Wellington's top rated schools, park facilities, and recreational programming, it is no wonder why over 30% of the population is 19 years or younger. There are also various housing options for all age groups and income levels.

(Source: US Census Bureau - American Community Survey Data, 1 and 5-Year Estimates Data Profiles)

LAND USE MAP DESIGNATIONS

LAND USE DESIGNATION



Source: Village of Wellington GIS Database

LAND USE BREAKDOWN

Land Use Designation	Acres	Percentage
Commercial	308.6	1.4%
Conservation	133.2	0.6%
Equestrian Commercial Recreation	615.0	2.8%
Flex	115.4	0.5%
Institutional/Public Facilities/Utilities	580.1	2.6%
Major Roads	821.5	3.7%
Major Water Bodies	2,034.8	9.1%
Mixed Use	123.6	0.6%
Open Space Recreation	1,076.9	4.8%
Park	188.2	0.8%
Regional Commercial/LSMU	456.4	2.0%
Residential	15,815.7	71.0%

Source: Village of Wellington GIS Database

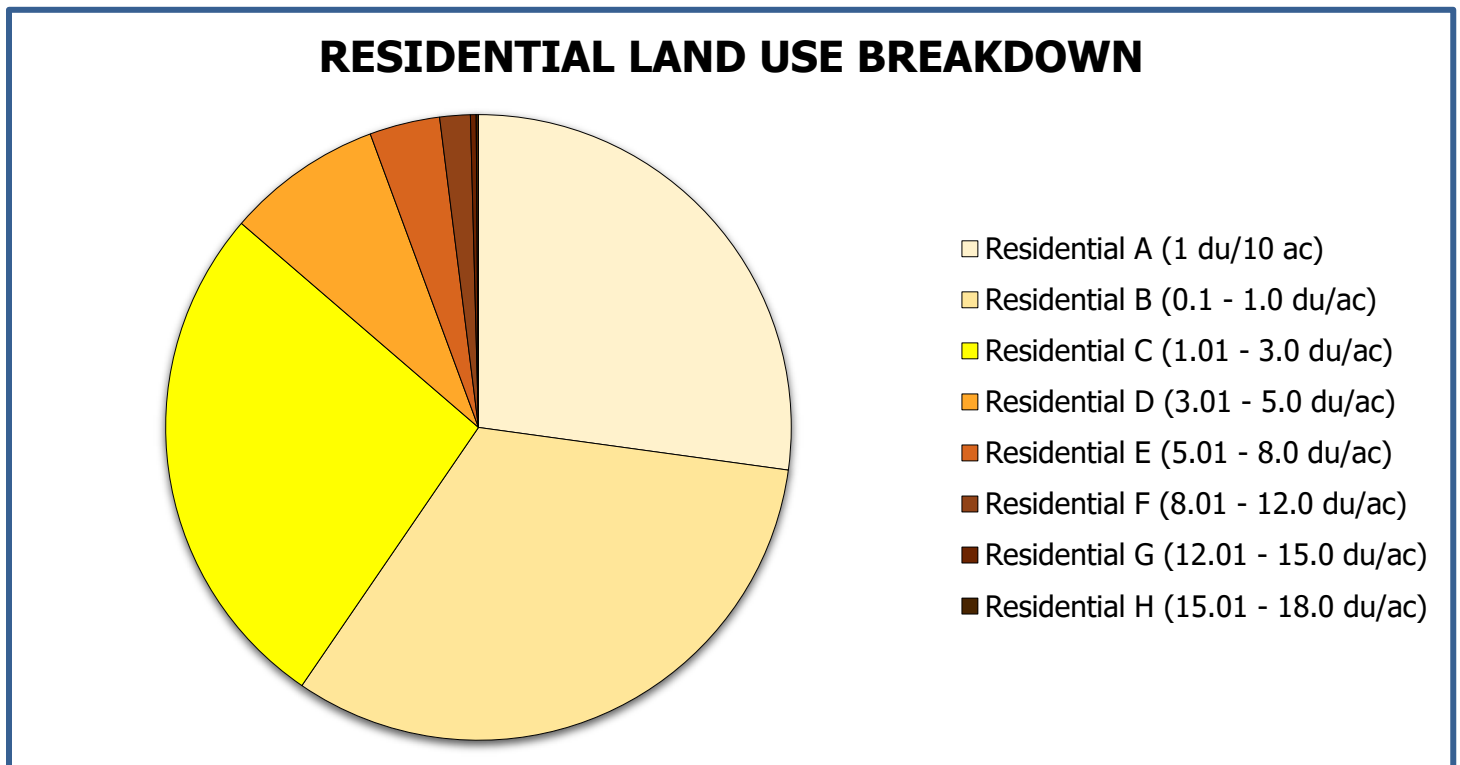
When Wellington first incorporated in 1996, it consisted of 18,353 acres or 28.67 square miles of land. Due to annexations, Wellington is now over 28,800 acres or 45 square miles. Wellington consists of over 15,000 acres of residential designated land which equates to 71% of the overall land area. The majority of Wellington's

residential neighborhoods are part of a planned development with the exception of the majority of the property within the Equestrian Overlay Zoning District.

RESIDENTIAL LAND USE

This category includes land used for residential purposes including: single-family, duplex, multiple-family, small group homes, group quarters, apartments, mobile homes and condominium dwelling units. This category does not include RV and recreational campgrounds, hotels, motels or other transient housing. Hotels are not permitted within residential land uses, as hotels are commercial in nature and are only permitted within commercial land uses.

In analyzing the existing land use patterns, eight broad residential land use categories were identified. These categories represent both existing and approved developments as reflected on the various master plans that comprise the community. These sub classifications range from low-density rural areas with a density of one unit per 10 acres to high-density areas with density approaching 22 dwelling units per acre (du/ac).



Source: Village of Wellington GIS Database

RESIDENTIAL LAND USE BREAKDOWN		
Land Use Designation	Acreage	Percentage
Residential A (1 du/10 ac)	4,298.7	27.2%
Residential B (0.1 - 1.0 du/ac)	5,119.4	32.4%
Residential C (1.01 - 3.0 du/ac)	4,232.6	26.8%
Residential D (3.01 - 5.0 du/ac)	1,275.8	8.1%
Residential E (5.01 - 8.0 du/ac)	574.9	3.6%
Residential F (8.01 - 12.0 du/ac)	249.1	1.6%
Residential G (12.01 - 18.0 du/ac)	46.6	0.3%
Residential H (18.01 - 22.0 du/ac)	18.6	0.1%

Source: Village of Wellington GIS Database

Low Density Residential Land Uses

The **Residential A** land use is found in the Equestrian Preserve Area to support equestrian and agricultural uses and activities. These residential lots are typically five to 10 acres in size.

The **Residential B** land use can be found in the central portion of the community and along the northern boundary in the Equestrian Preserve Area (EPA), the Aeroclub subdivision, Paddock Park I, and Pinewood Manor. These lots range in size from one acre to under five acres and are large enough to accommodate additional structures such as airplane hangars, accessory dwellings, grooms quarters, and barns.

The **Residential C** land use consists of single family detached units on lots from 1/3 acre to less than one acre in size. This category occurs in a variety of subdivisions located throughout the core of Wellington. Many of the planned residential communities along the 441/SR 7 corridor are limited to two du/ac by development orders.

Medium Density Residential Land Uses

The **Residential D** consists of a variety of single family housing types including zero lot line single family detached, patio home, and design clusters. This category is often found in transition areas between lower and higher densities.

The **Residential E** consists of single family and multiple family housing types including patio homes, zero lot line homes, townhouses, and apartments. This category is generally located with frontage along a major thoroughfare.

The **Residential F** consists of townhouses and apartments. Many of the dwelling units in this category are rental or seasonal units. This category is generally located along a

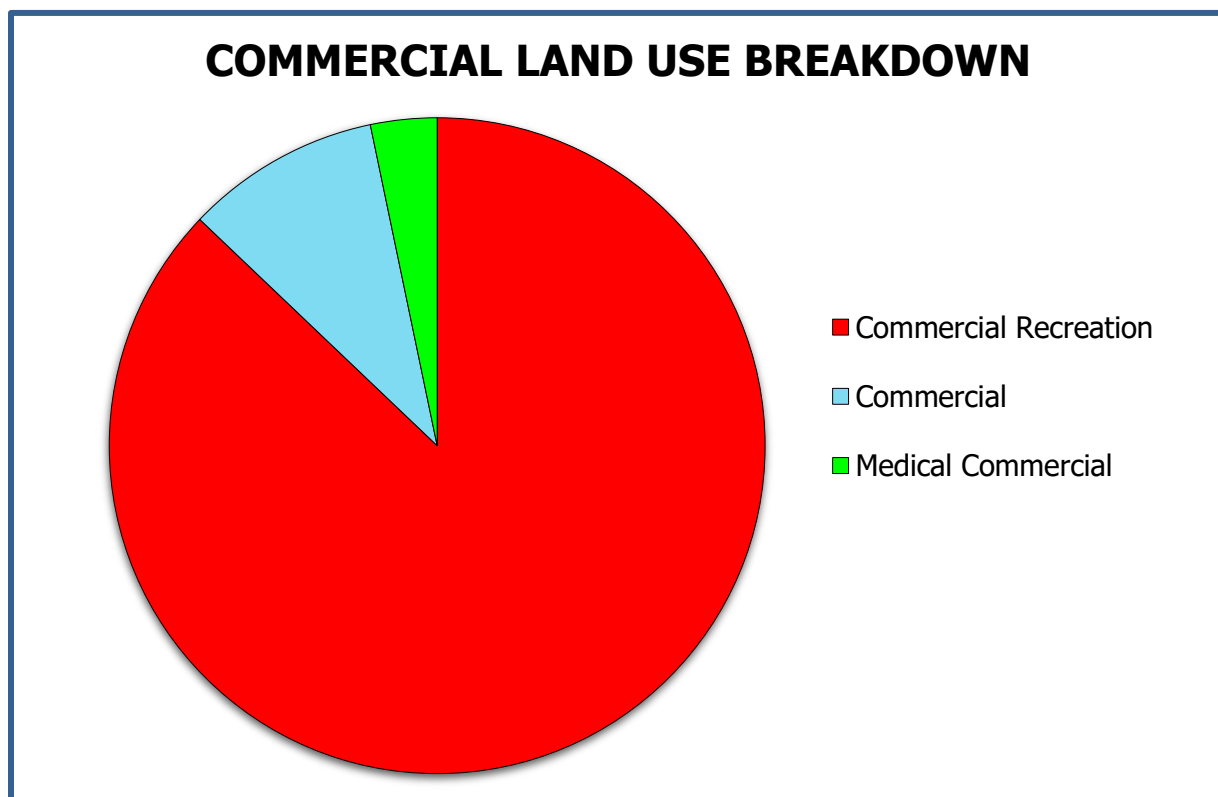
major thoroughfare or serves as a transition from single family residential neighborhoods to commercial developments.

High Density Residential Land Uses

The **Residential G** consists of condominiums and apartments that are two to three stories. This category is generally located along a major thoroughfare.

The **Residential H** consists of apartments and condominiums that are three stories or higher. This category is generally located at or near the intersection of two major thoroughfares or near the Wellington Green Mall (LSMU land use).

COMMERCIAL LAND USE



Source: Village of Wellington GIS Database

COMMERCIAL LAND USE BREAKDOWN		
Land Use Designation	Acreage	Percentage
Commercial	308.6	15.4%
Equestrian Commercial	615.0	30.7%
Open Space Recreation	1,076.9	53.8%

The **Commercial** land use category includes land used for retail, office, restaurants, personal services, and medical servicing the needs of the residents of the community. Commercial land uses can be found on the corner of major roadway intersections and along the State Road 7 corridor. Commercial development vary in size to accommodate small businesses that service the surrounding neighborhoods, to large commercial retail centers that service the region. All hospital and medical uses are included in this land use.

COMMERCIAL PROJECTS				
Commercial Project	Acreage	Existing Built SF	Year Built	Remaining Unbuilt SF
Binks Commercial	9.07	41,460	2006-2019	-
Chancellor	8.31	64,780	2002-2004	-
Cheddars	5.46	8,800	2012	20,000
Commons Mall	11.66	128,764	1982-1993	-
Courtyard Shops	13.25	129,261	1991	-
Family Vision	1.16	4,979	2014	-
Kobosko Plaza	4.99	38,100	2006	-
Lake Wellington Professional Center	2.17	17,825	1980	-
Mizner Place	4.75	45,677	2001	-
Orange Point Commercial	0.918	9,226	2003	-
Palomino	12.15	60,000	2007	-
Professional Center at Wellington	17.96	20,921	2009	140,457
Saddle Shops	5.22	46,823	2006	-
Town Square of Wellington	14.96	122,218	1982-2020	-
Village Green	15.89	113,862	2014-2019	-
Village Place	3.9	21,820	2008	4,130
Wellington Charter School	8.05	81,124	2014	-
Wellington Corporate Center	6	65,600	1990-1995	-
Wellington Country Plaza (Includes Dunkin)	17.48	168,599	1976-2018	-
Wellington Marketplace	20.49	193,573	1989-2016	-
Wellington Regional Medical Center	57.3	653,649	1986-2013	228,780
Wellington Reserve	20.43	139,750	2006	-
Total		2,176,811		393,367

(Source: Village of Wellington public records and approved site plans)

The **Equestrian Commercial Recreation** land use category includes lands within the EPA that consist of large equestrian commercial venues. Wellington has three venues – Palm Beach International Equestrian Center, International Polo Center, and Global Dressage.

The **Open Space Recreation** land use category includes golf courses providing participant recreation opportunities to the residents of the community and its visitors. Both active and inactive golf courses are included in the category. As of 2020, there were three active golf courses and three were closed within Wellington. See the Golf Course section in this analysis for more information.

MIXED USE LAND USE

The **Mixed Use** land use category includes lands that incorporate a combination of uses, usually a residential and commercial component. These properties are typically found along the SR7/US 441 corridor, however, as commercial projects within the core of Wellington are redeveloped with potentially a mix of uses, this would result in a land use change.

The **Regional Commercial/Large Scale Multiple Use (LSMU)** land use category includes regional commercial land that is intended to service a market area that extends well beyond the boundaries of the Village. This land use is typically located along major arterial intersections that can accommodate the intensity of the project. Multiple land use types and housing options exist within this land use.

MIXED USE/REGIONAL COMMERCIAL PROJECTS

Mixed Use Project	Land Use	Acreage	Approved Square Feet	Approved Units	Year Built
Isla Verde	MU	22.91	209,326	350	2008
Village Professional Park	MU	53.99	-	-	Vacant
Wellington Green	LSMU				
Wellington Green MUPD A	LSMU	8.67	69,519	-	2006-2018
Wellington Green MUPD B	LSMU	29.78	157,687	-	2006-2018
Wellington Green MUPD C	LSMU	23.92	152,637	-	2002-2007
Wellington Green MUPD D	LSMU	22.13	121,567	-	2003-2015
Wellington Green MUPD E	LSMU	10.30	58,000	-	2004-2006
Wellington Green MUPD F	LSMU	35.74	153,716	-	2008-2019
Wellington Green MUPD G	LSMU	110.96	1,552,756	-	2001-2019
Wellington Green PUD Pod A	LSMU	46.13	-	630	2011-2020
Wellington Green PUD Pod B	LSMU	25.97	-	400	2002
Wellington Green PUD Pod C	LSMU	17.64	-	273	2013
Wellington Parc	MU	15.83	31,830	92	2013-2018
Total			4,683,849	1,745	

(Source: Village of Wellington public records and approved site plans)

Note: MUPD = Multiple Use Planned Development; PUD = Planned Unit Development

OTHER LAND USE TYPES

The **Flex** land use category includes uses which will create local higher wage employment opportunities and offer a wide range of non-noxious uses, such as construction offices and supporting storage, light industrial, and automotive services. The Flex land use can be located on a small site and present a sustainable alternative to retail for commercially designated areas while retaining office uses.

The **Community Facilities** land use category includes uses such as churches, school, governmental centers, transmission lines, and other uses that support public infrastructure.

The **Parks** land use category include public neighborhood and community parks. Neighborhood parks are located throughout residential districts and are small in size (most under two acres) which are easily accessible to the surrounding neighborhoods. Community parks are larger in size (greater than five acres), and serve the entire Village and surrounding municipalities.

PARKS		
Type	Number	Acres
Neighborhood Parks	24	59.34
Open Space/Preserve	43	436.55
Community Parks	9	208.92
Memorial	2	1.17
Club	1	1.54

Source: Village of Wellington GIS Database

FUTURE REINVESTMENT

Economic Development

The success of Wellington's economic development efforts is influenced by our relationship with the business community. We are focused on expanding our employment centers and retaining and attracting businesses. To be sustainable is to thrive without compromising the ability of future generations to meet their needs. To be a truly sustainable community, today's decisions must guide us into the future we all want for Wellington. Economic development is the next logical step in Wellington's evolution from a well-planned residential community to a sustainable community with a strong economic base. The Village has identified the following areas of focus to ensure sustainability:

- Commitment to creating "value-added" employment – these are jobs that pay at least 10% over the county average.

- Reinvestment in our older communities and commercial centers – enhancing and preserving our existing neighborhoods.
- Focusing on infill development along State Road 7 and supporting the reinvestment in the Wellington Green Mall.

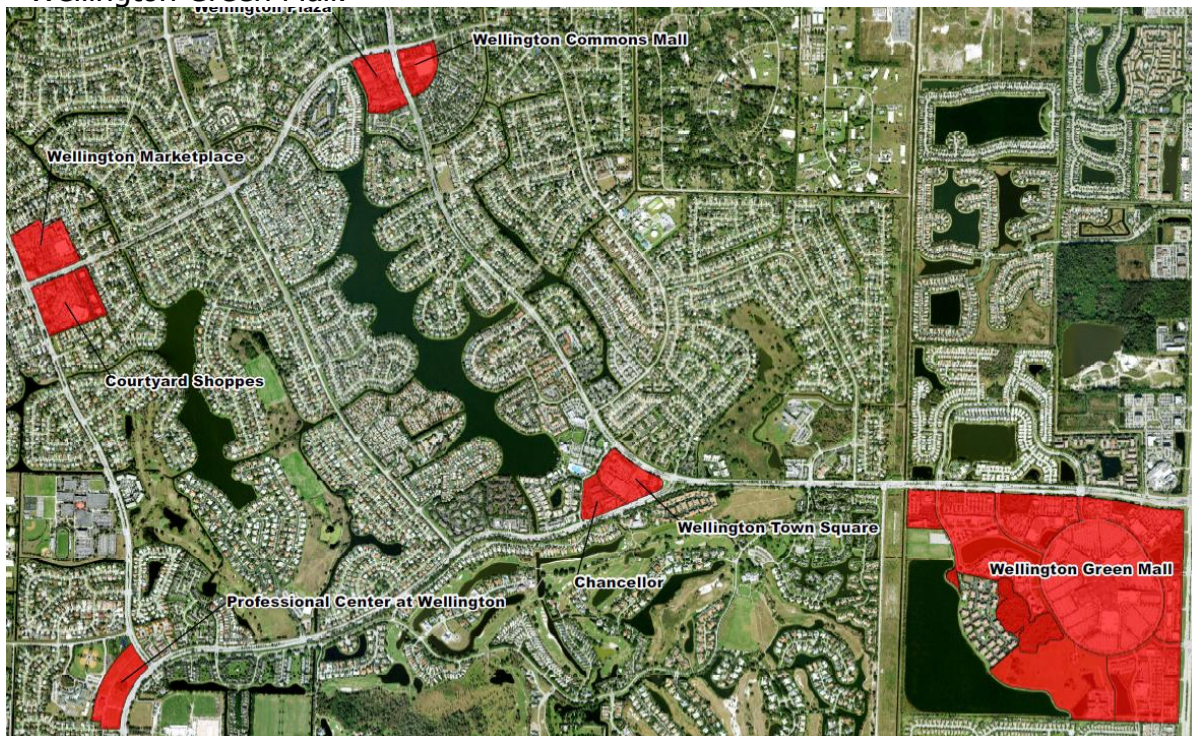
Commercial Redevelopment

Wellington is working on creating the perfect environment for job growth. It all begins with redeveloping or improving commercial sites, beginning with the areas experiencing the most need. Government doesn't actually create business, but Wellington is creating the best conditions to encourage business expansion and job creation. There needs to be a focus on creating relationships with the owners and management companies to determine what programs, incentives, and outreach can be implemented to decrease vacancy and promote growth within Wellington's commercial areas.

By determining the needs of each commercial area/plaza/location, strategies will be created to implement the concept plans that have been generated based on those needs and the future vision of Wellington's commercial element.

Private investment, along with public infrastructure improvements, will trigger the redevelopment and contribute to the sustainability of the commercial centers. Further a main focus of these projects will be pedestrian connectivity and creating a live, work, and play environment.

Color areas represent commercial centers within Wellington; the "Four Corners" and Wellington Green Mall.



Wellington Commons Mall

The 11.65 acre Mall site began construction in 1982 and contains a main building with office and retail shops, two multi-story office buildings, two out-parcel restaurants, and a bank. The Mall and the outparcels total approximately 130,000 square feet. It is located just east of Wellington Plaza, which is a very active commercial center.

The overall appearance and condition of the mall is dated. The façade has not been updated since it was built in the early 80's. The mall is showing signs that significant rehabilitation or redevelopment will be warranted in order to bring it to functionality corresponding Figure 4-27: Main Entrance to Wellington Mall with its prime location in the heart of Wellington.

Wellington Plaza

Wellington Plaza was developed in 1976 and is located at the southwest corner of Forest Hill Boulevard and Wellington Trace. Wellington Plaza is within walking distance of several residential neighborhoods including Monterey on the Lake to the west, the Pines of Wellington to the north and Hidden Landings to the south. This plaza is an active commercial area and located immediately west of the original Wellington Mall.

Wellington Country Plaza contains approximately 153,000 square feet of commercial space and is a mixture of one and two-story buildings with an additional 13,000 square feet of commercial outparcels, totaling approximately 166,500 square feet overall.

Courtyard Shoppes

The Courtyard Shoppes at Wellington is located on the southeast corner of Wellington Trace and Greenview Shores Boulevard. This plaza is located across Wellington Trace from the Wellington Marketplace.

The Courtyard Shoppes Plaza commenced construction in 1990. The plaza is approximately 128,300 square feet of commercial space on 18 acres. The main anchor store is Publix occupying 48,903 square feet. There are several outparcels including three banks, a McDonald's restaurant, and a Shell gas station. This main inline buildings were renovated in 2010 which included new signage, awning, lighting, stone veneer, upgraded landscaping, and painting. The site was again repainted in 2020. The McDonald's outparcel was renovated in 2019 to match the existing inline commercial buildings.

Wellington Corporate Center is located to the east of Courtyard Shoppes is 5 acres in size and contains approximately 60,000 square feet of professional and medical office space. The center consists of four (4) multi story office buildings and were built between 1990 and 1995. No major improvements have been done on within the center since constructed other than installing awnings over parking spaces.

Wellington Marketplace

Wellington Marketplace is located on the northeast corner of Wellington Trace and Greenview Shores Boulevard. The main building and three outparcels were built in 1989, followed by the Chevron in 1991 and Kentucky Fried Chicken (KFC) in 1996.

Wellington Marketplace sits on approximately 20 acres. This plaza contains over 190,000 square feet of commercial space. Bealls Outlet and Ace Hardware, formally occupied by Winn Dixie, are the current anchor stores that reside within the plaza. There is also a movie theater, a gym, restaurants, and mostly retail shops located here. There are four outparcels – a bank, Park Avenue BBQ, Taco Bell, and Walgreens.

When Winn Dixie closed, the space was split in preparation for these two new stores. According to the management company, the need for a grocery store chain was not in demand due to the Publix that is located in the Courtyard Shoppes of Wellington just to the south of Wellington Marketplace. In 2019, various aesthetic improvements were done throughout the center including repainting, landscape improvement, resurfacing parking lot, drainage improvements, etc.

Wellington Town Square

The Wellington Town Square Shopping Center is anchored by the Publix Supermarket and surrounded by various retail, office and restaurant uses. The center was constructed in 1982 and several outparcels were later built including the current PNC Bank in 1986 and the Chevron gas station in 1998. The center recently underwent a partial renovation beginning in 2018, demolishing the liquor store outparcel to create a freestanding CVS, and demolishing and expanding the southeast portion of the main building. The parking lot was also reconfigured and improved upon.

Wellington Professional Center

Wellington Professional Center is located on the southwest corner of South Shore Boulevard and Greenbriar Boulevard. It is approximately 18 acres in size and approved for over 160,000 square feet of professional/medical office, retail, and restaurant use. One (1) two-story office building exists on the property that was built in 2009. The remainder of the property is vacant.

Wellington Green Mall

On August 26, 1996, the Wellington Green Development of Regional Impact (DRI) was approved by Palm Beach County Board of County Commissioners (BCC). On December 2, 1999, the last Development Order Amendment adopted by the County contained conditions of approval for development of the subject property and divided the previous DRI conditions into Regional Conditions (RC) and Local Conditions (LC) of approval as adopted by PBC Resolution Number R99-2268. Wellington became the local government

with jurisdiction over the Wellington Green DRI, when it was annexed into the Village, on January 1, 2000.

The approved Wellington Green project consists of seven (7) Multiple Use Planned Developments (MUPD) and one (1) Planned Unit Development (PUD). The six perimeter MUPD's (A-F) and the central mall (G) were approved for a variety of commercial, retail, hotel, office, and personal service uses.

The PUD portion consists of 224.85 acres, with three residential pods (A, B & C) and a variety of features including water management areas, wetland preserves and a small endangered fern preserve. Pod "A" consists of approximately 46.1 acres and is approved for the 630 units, known as NuVista/Devonshire Congregate Living Facilities. Pod "B" consists of 26.0 acres and is the existing 400 unit Estates at Wellington Green apartment complex. Pod "C" consists of 17.6 acres with the 273 unit Axis (F.K.A. Camden Court) apartment complex.

The Wellington Green DRI sunset on December 31, 2016. As a result, Wellington is now able to review and approve all local development orders for the Wellington Green project.

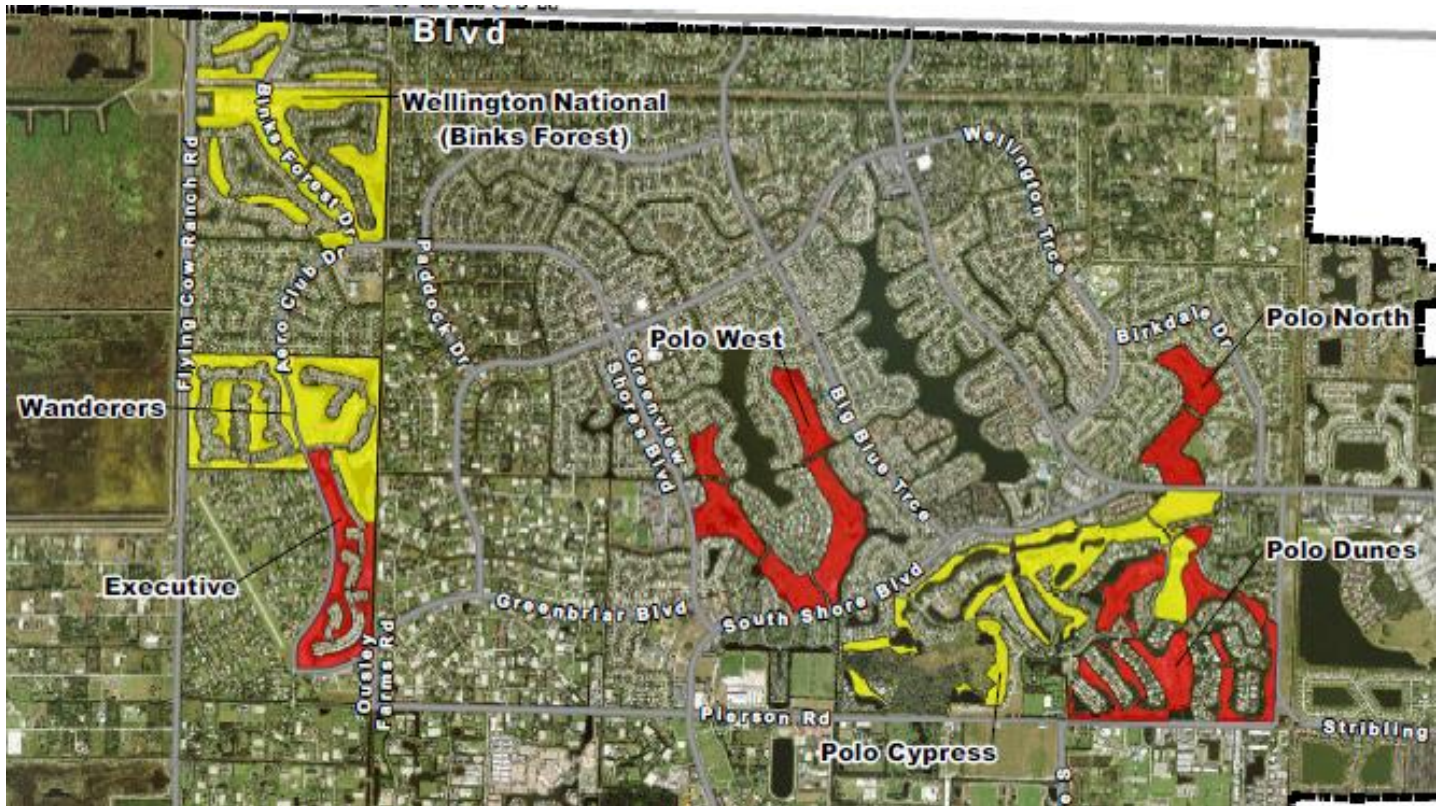
Due to the decline in brick and mortar retail shopping and an increase in ecommerce, the mall has been looking at various ways to repurpose their property. In 2019, the owners of MUPD G, Starwood, submitted a proposal at to demolish the vacant Nordstrom building and primarily develop a mixed use component including retail, restaurant, entertainment, and residential. The MUPDs surrounding the Mall are also looking at ways to convert their asphalt or big box vacant buildings into other uses.

Golf Courses

Golf has steadily declined nationally as a popular leisure or recreational activity over nearly the past two decades, resulting in many golf course closures. Over the five year period between 2015 and 2020, 14 courses have closed for every one that has been built, nationally. In the unincorporated areas of Palm Beach County, 25 golf courses have been converted to other land uses between 2010 and 2020, and another half that many have closed but have not yet sought alternative land uses. Numerous additional courses have been converted to other uses within the incorporated municipalities, as well.

It has become clear that a new frontier for residential and other development in Palm Beach County is golf course conversions. Wellington has not escaped this trend. On the date of Incorporation, there were seven golf course properties within our corporate boundary. One of these properties had been closed for several years before our incorporation, but six were operating. Since Incorporation, three additional courses have closed and one closed but was reopened and remains operational. One failed golf course in Wellington has received approval to be redeveloped as a residential subdivision, and two others made unsuccessful applications since 2017. Wellington understands that most golf courses that have closed will never return to that use and reasonable alternative

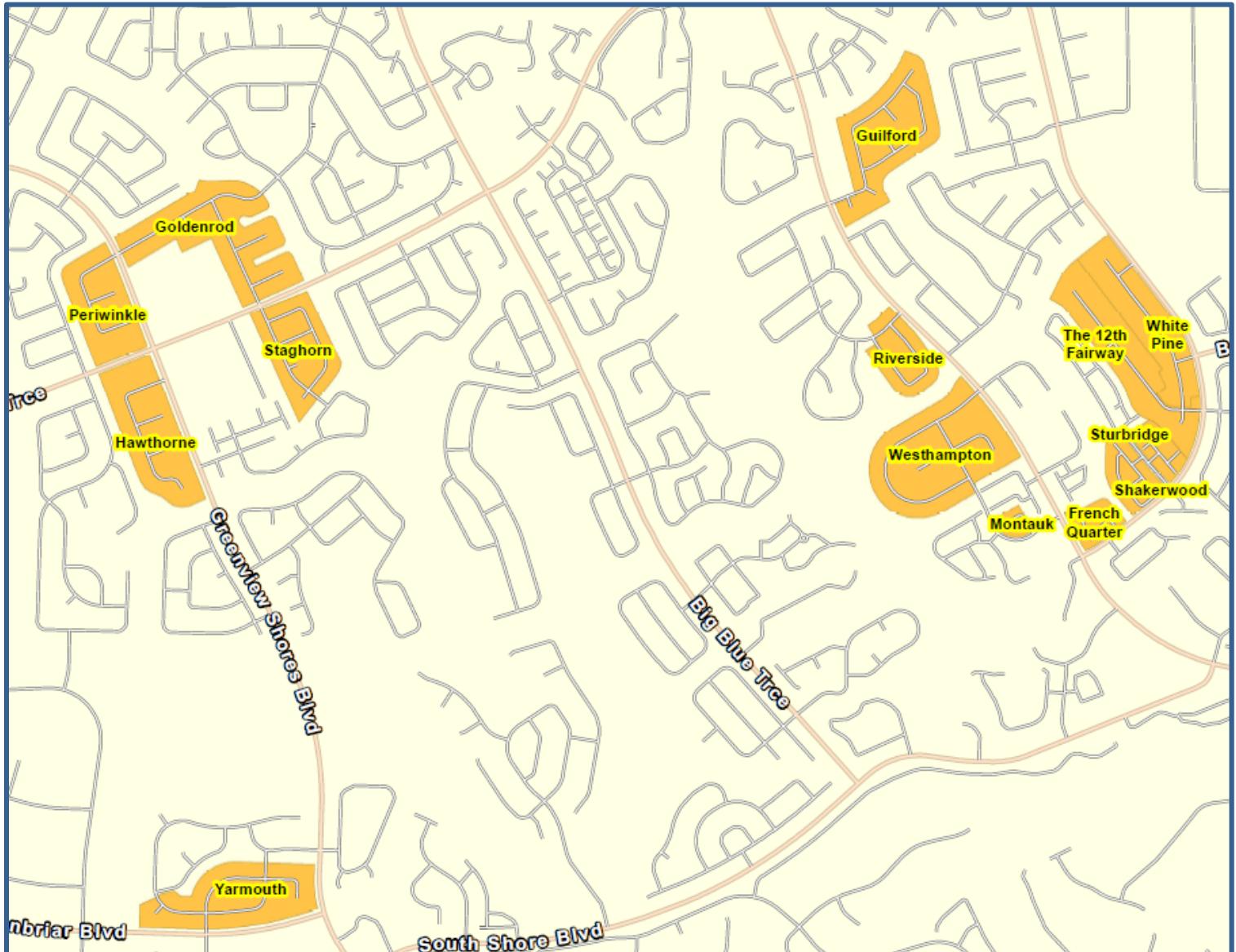
use(s) must be considered. Wellington also understands that conversion of golf courses must be done with consideration of the potential impacts on the loss of open space, increase in traffic, demands on Village facilities and services, and the potential change in character, quality of life, and value of adjacent residences.



GOLF COURSE STATUS		
Golf Course	Status	Approximate Acreage
Wellington National (aka Binks Forest)	Open – converted to private club	186
Polo West (east and west)	Closed – Pending conversion	151
Palm Beach Polo – Dunes Course	Closed – purchased by POA	179
Palm Beach Polo – Cypress Course	Open	122
Palm Beach Polo – North Course	Closed Since 2001	56
Wanderers Club	Open	135
Executive Course (aka Winding Trails)	Converted into nine residential equestrian lots	67

(Source: Village of Wellington GIS Database)

Residential Reinvestment



(Source: Village of Wellington GIS Database)

The core of Wellington, the Wellington PUD, was approved 45 years ago. As the community matures, our goal is to ensure that Wellington remains a vibrant and active Great Hometown. During the early development of housing within Wellington, there was a large amount of multifamily housing generated to supply the need for temporary housing while single family homes were being built in other areas of Wellington. These multifamily neighborhoods, identified in the map above became known as “transitional” neighborhoods due to their initial transitory nature. During the real estate boom ending in 2006, many of these smaller multifamily rental properties throughout the neighborhoods became condominium associations or homeowner associations with as little as four units within an association. As a result, the ownership patterns and stability of these neighborhoods became even more fractured and have become financially

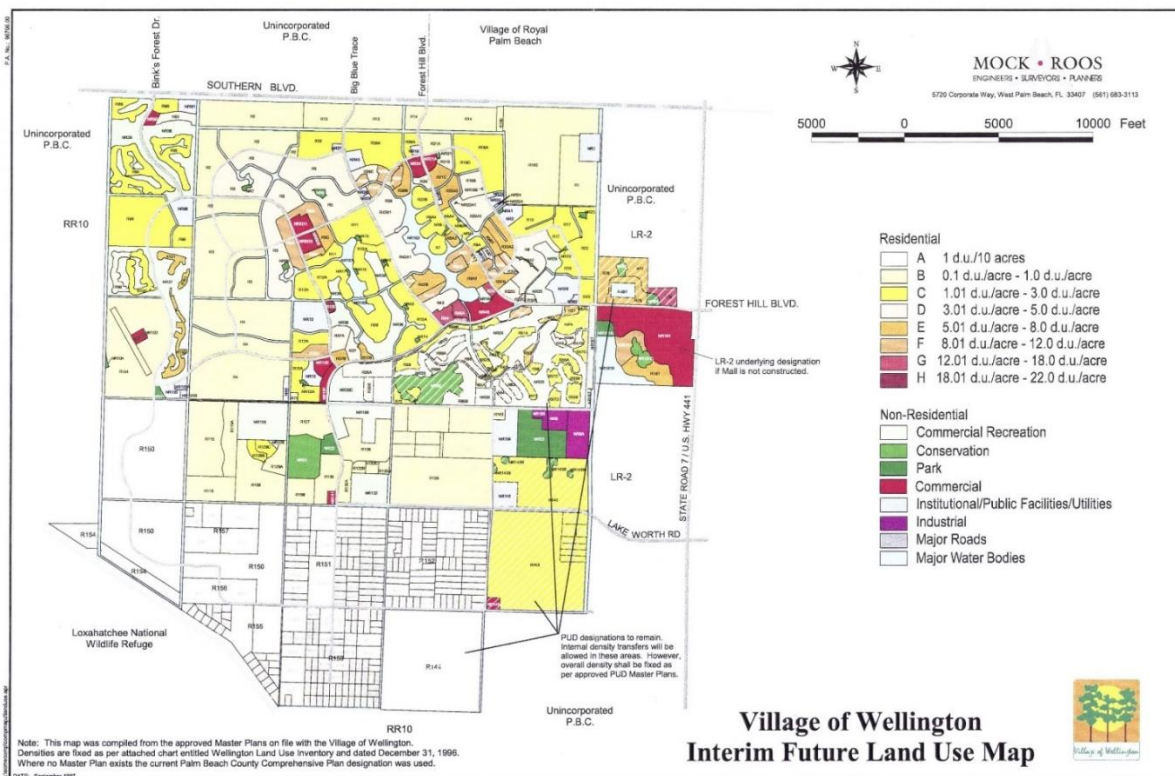
susceptible to even slight economic changes. In addition, a lack of private investment have resulted in neighborhoods in need of improvements to the housing stock in general.

Wellington is developing incentives to support reinvestment in these areas either by existing property owners or by larger scale reinvestment/redevelopment. Similar to those who used these residences while their single family home was being constructed, these areas can be a resident's first experience and perception of Wellington. The potential impact of these neighborhoods on the overall community cannot be understated and all efforts to maintain their value and aesthetic quality need to be undertaken.

FUTURE ANNEXATION AREAS

The Village understands that its Comprehensive Plan will not have the force and effect of law upon the properties included within the Village's Future Annexation Area (as illustrated on the Land Use Map). Wellington maintains that annexation is generally a voluntary action between a property owner and a municipality. Wellington anticipates that properties within the Future Annexation Area will annex into Wellington as they become contiguous and are ready to be developed/redeveloped.

It is important to articulate Wellington's vision for the area to provide general guidance and direction for future development of vacant parcels within the area whether annexed or not. Wellington recognizes that any development that occurs within the area will be required to address public facilities impacts. Below is the original Future Land Use Map that was adopted by Village Council on May 27, 1997, by Ordinance No. 97-02.



Source: Interim Future Land Use Map (Ordinance 97-02)

November 1, 2020

LU & CD 19

Since incorporation, Wellington has annexed approximately 11,650 acres of property, most projects annexed are located along the SR7/US 441 corridor with a mix of land uses including residential, commercial, mixed use, and institutional. Annexation of the years has resulted in an additional 5,200 residential units and almost 1,600,000 million square feet of commercial space. A history of Wellington's annexations is shown in the table below.

WELLINGTON ANNEXATION HISTORY				
Property Name	Year Annexed	Ordinance No.	Acreage	Land Use Designation
Olympia (Drexel)	1999	98-23	1,628.98	Residential C
Kobosko	1999	98-23	4.99	Commercial
Black Diamond	1998	98-27	237.31	Residential C
Versailles (Kahlert)	1998	98-28	226.38	Residential C
Wellington Reserve (Ching)	2000	2000-13	20.41	MUPD
Wellington Green Mall Sliver	2001	2001-24	.08	LSMU
New Community Church	2002	2002-15	10.00	Institutional
Isla Verde (Commons at Wellington)	2004	2003-01	53.63	Mixed Use
Iorizzo	2003	2003-24	5.45	
Oakmont Estates (Bangland)	2004	2003-35	101.43	Residential C
Village Green (Lanier)	2004	2003-36	144.36	Community Commercial
Castelina (Lanier)				Residential C
K-Park (Kahlert)	2004	2003-36	83.21	Institutional
Palomino Park	2004	2003-37	12.15	Office Commercial
Rustic Ranches	2004	2004-01	650.0	Residential B
Stormwater Treatment Area (East)	2004	2004-12	6,584	Stormwater Treatment Area
Stormwater Treatment Area (North)	2004	2004-13	1,478.0	Stormwater Treatment Area
Mickelson	2004	2004-26	80.0	Residential B
Village Professional Park	2004	2004-29	53.88	Mixed Use
Wellington Regional Medical Center	2004	2004-42	57.5	Medical Commercial
Wellington Parc (Wellington Pointe)	2004	2004-45	15.83	Mixed Use
McCarty	2004	2004-46	120.0	Residential B
Renaissance Charter School (Wellington Design Center)	2007	2007-06	8.35	Community Commercial
Whitehorse Financial Center	2008	2008-06	1.16	Community Commercial
Village Professional Park	2016	2016-01	10.5	Mixed Use

(Source: Village of Wellington Public Records)

POTENTIAL AREA FOR ANNEXATION	
Proposed FLU Designation	Acreage
Agricultural Reserve	2,694
Institutional	67
Mixed Use	70
Recreation	204
Residential A	5
Residential B	2,537
Residential C	2,378

Source: Wellington Comprehensive Plan 2020 Future Annexation Areas Map

Wellington has identified areas for future annexation that are currently within unincorporated Palm Beach County. A summary of the areas identified and their advisory Land Use designation are shown in the Potential Area for Annexation table.

Accommodating Growth

Wellington is approaching full build out, 10 acre or larger commercial or mixed-use zoned vacant properties are growing scarce across Palm Beach County, and more so within Wellington. Land development opportunities in Wellington to support new housing and/or job creation will not rely on ground-up development of very large vacant parcels, but a mixture of the development of smaller vacant lots, combined with the redevelopment and/or repurposing of existing commercial properties. Below is a table of potential development/redevelopment opportunities within the Village of Wellington boundaries:

PROJECTED DEVELOPMENT 2020-2030						
Project Location	Estimated DU Years 1-5	Estimated DU Years 6-10	Hotel Units Years 1-5	Hotel Units Years 6-10	Commercial S.F. Est. Years 1-5	Commercial S.F. Est. Years 6-10
Open Space/Recreation	300	737		232		230,000
French Quarter		44				
French Quarter II/Woodwind		48				
Sturbridge		40				
Periwinkle		86				
Yarmouth		148				
12th Fairway/White Pine		97				
Westhampton		155				
Brier Patch		11				
Channing Villas		41				
Montauk Village		0				
Shakerwood		14				
Waterway Cove		24				
Marketplace		100				18,000
Courtyard Shoppes		90				13,000
Wellington Country Plaza		72				19,200
Original Wellington Mall		54				12,800

PROJECTED DEVELOPMENT 2020-2030						
Project Location	Estimated DU Years 1-5	Estimated DU Years 6-10	Hotel Units Years 1-5	Hotel Units Years 6-10	Commercial S.F. Est. Years 1-5	Commercial S.F. Est. Years 6-10
Professional Center at Wellington					84,304	56,153
Town Square					78,600	52,400
Wellington Green Mall - LSMU Part	240	200	107		105,780	70,520
Wellington Green Mall - LSMU Devonshire	360	300				
State Road 7 - 441 Partners		254				320,000
State Road 7 - Fina	138				320,000	
K Park					180,000	120,000
Subtotal (Non-EOZD)	1,038	2,515	107	232	768,684	912,073
Equestrian Overlay Zoning District						
Section 34		5				
Section 33		2				
Section 32		4				
Section 27		5				
Section 28		12				
Section 29		18				
Palm Beach Point		0				
McCarthy	30					
IPC	150		50		50,000	
Crab Orchard		15				
Deeridge Farm		25				
Wellington CountryPlace		218				
Subtotal (EOZD)	180	304	50	0	50,000	0
Total	1,218	2,819	157	232	818,684	912,073

(Source: Village of Wellington Water Supply Plan 2020)