



Staff Report Exhibit E:

JUSTIFICATION STATEMENT

Wellington Green

Comprehensive Plan Map Amendment

Submittal: June 29, 2020

Resubmittal July 14, 2020

REQUEST

On behalf of the Petitioner (Wellington Green Master Property Owners Association, Inc.), WGI is requesting a Comprehensive Plan Map Amendment to modify the Village of Wellington's existing Future Land Use Element Map Number 1 (Future Land Use Map) to delete Palm Beach County's Large Scale Multiple Use Overlay (LS/MU) and underlying land uses originally approved in Ordinance Number 1996-026 under Item A- Amendment, in order to amend the entire subject site to be identified as the Village's Regional Commercial/LSMU Future Land Use (FLU) designation. This request is necessary to correct the FLU designations associated with the Wellington Green development, which were previously assigned in error.

BACKGROUND

Wellington Green [Formerly Known As (FKA) Wellington Green Development of Regional Impact (DRI)] is a Regional Commercial/Large Scale Multiple Use (LSMU) development that consists of 456.30 acres. It is located at the southwest corner of the US 441/State Road 7 and Forest Hill Boulevard intersection. It is comprised of various parcels developed with a mix of commercial and residential uses. The original approval and adoption of Wellington Green was granted by Palm Beach County on August 26, 1996 under Ordinance No 1996-026 as the County's first LSMU Overlay project. This overlay designation was carried over into the Village of Wellington after the annexation of the subject site as the Village's LSMU FLU designation. While the subject site predominantly retains the LSMU FLU designation, it also erroneously retains the Conservation and Residential F FLU designations. The subject site retains zoning classifications of PUD (Planned Unit Development) and Multiple Use Planned Development (MUPD).



DEVELOPMENT HISTORY

As aforementioned, the subject site was approved under the review of unincorporated Palm Beach County (PBC) as a 466-acre DRI utilizing the county's LSMU FLU Overlay category.

With the adoption of the LSMU Overlay category in 1996, (pursuant to Ordinance No. 1996-025), Palm Beach County implemented an overlay to be utilized for large-scale projects which identified minimum and maximum intensities, and allowed land uses to be located anywhere within the LSMU Overlay designation in accordance with a master development plan. This LSMU Overlay gave flexibility for the development of large-scale projects with the ability to apply special performance criteria. For multiple land uses approved under the LSMU Overlay, the appropriate land use designation (e.g. CH, HR-8, MR-5, etc.) was to be shown in a mosaic along with the LSMU symbol on the FLUM, and the minimum and maximum intensity/density was to be as stated in the ordinance which approved the LSMU designation.

4. **Manner of Designation on the FLUM:** The manner of designation of the LS/MU Overlay shall be as a symbol as described on the FLUM legend; and,
- a. For a single land use, the LS/MU Overlay symbol shall be placed upon the FLUM along with the appropriate land use designation (e.g., IND with the symbol) and the minimum and maximum intensity shall be as stated in the ordinance which affixes the LS/MU designation;
 - b. For multiple land uses, the appropriate land use designations (e.g., HR-12, HR-8, CH, etc) shall be shown in a mosaic along with the LS/MU symbol, appropriate land use designations and the minimum and maximum intensity shall be as stated in the ordinance which affixes the LS/MU designation. The allowable land uses may be located anywhere within the subject site in accordance with the project's master development plan as opposed to conforming to the land use map depiction.
 - c. For multiple land uses, the mix of land uses and the minimum and maximum intensity for each allowable land use, by category, along with other designation and/or mitigation measures shall be as allowed by the LS/MU Overlay designation, and shall be stated in the ordinance which affixes the LS/MU Overlay designation.

Excerpt from Ordinance 1996-025 explaining the Manner of Designation on the Future Land Use Map (FLUM).

[This space intentionally left blank.]

In the case of the Wellington Green LSMU, the entire 466-acre subject site was identified with the LSMU Overlay with the underlying land uses as identified below:

Amendment: Change from 466 acres of Low Residential 2 (LR-2), to Large Scale/Multiple Use (LS/MU) Overlay.

The following underlying uses shall apply to this amendment:

| LAND USE | MINIMUM AC. | MAXIMUM AC. |
|-------------------------------|-------------|-------------|
| Commercial High (CH) | 185 | 250 |
| Residential High 8 (HR-8) | 10 | 50 |
| Resid. Medium (MR-5) CLF Only | 35 | 60 |
| Wetland/Buffer | 28 | - |
| Active Park | 10 | - |
| Lakes/Drainage Control | 132 | - |
| TOTAL | 400 | 466 |

These uses shall be shown in a Mosaic pattern on the Future Land Use Atlas.

Excerpt from Ordinance 1996-026 indicating the underlying land uses approved for Wellington Green.

This Comprehensive Plan Map Amendment request is being petitioned in order to delete Palm Beach County's Large Scale Multiple Use Overlay (LS/MU) and underlying land uses originally approved in Ordinance Number 1996-026 under Item A- Amendment, in order to amend the entire subject site to be identified as the Village's Regional Commercial/LSMU Future Land Use (FLU) designation.

Following the site's incorporation into the Village of Wellington, the Village's Future Land Use Map was amended and identified the subject site with Future Land Use designations which were inconsistent with the original LSMU Overlay approval over the 466-acre property. The Village's Future Land Use Map erroneously identified portions of the subject site with Residential F and Conservation FLU designations.

[This space intentionally left blank.]

As aforementioned, the Applicant is proposing to amend the Future Land Use Map to correct previously assigned FLU designations which were incorrectly shown. For reference a copy of the existing future land use map and proposed land use map have been provided below.

| | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Wellington GIS • 12300 Forest Hill Blvd • Wellington, FL 33414 • 561.791.4000 • www.wellingtonfl.gov • www.wellingtonfl.gov | | Wellington 2020 Future Land Use August 31, 2010 • Ordinance 2010-09 | |
| REVISION 1 DATE: 1/22/2010 DRAWN: Christian Nadeau CHECKED: Planning & Zoning APPROVED: Future Land Use | LEGEND RESIDENTIAL A 1 du/10 ac (5 ac of record in this category are buildable as per policy 1.4.4 Land Use Element of the Comprehensive Plan) B 0.1 du/ac - 1.0 du/ac (no development order) C 1.01 du/ac - 3.0 du/ac (limited to 2 du/ac) D 3.01 du/ac - 5.0 du/ac E 5.01 du/ac - 8.0 du/ac F 8.01 du/ac - 12.0 du/ac G 12.01 du/ac - 18.0 du/ac H 18.01 du/ac - 22.0 du/ac NOTE: Specific dwelling unit counts are fixed on parcel by parcel basis as per the attached chart titled "Usage of Wellington Existing and Future Residential Land Use Chart" that is hereby adopted as part of the Future Land Use Map. Requests for additional units beyond the amounts listed in the chart will require a land use plan amendment. NON-RESIDENTIAL Commercial Recreation Conservation Parks COMMERCIAL Neighborhood Commercial Community Commercial Office Commercial Medical Commercial Regional Commercial/LSMU NOTE: For properties designated Large Scale Multiple Use (LSMU), the appropriate land use designations shall be shown in a mosaic along with the LSMU symbol. Appropriate land use designations and the minimum and maximum intensity shall be as stated in the ordinance, however in no case shall the maximum exceed the intensity measured in Policy LU 1.3.17, that affixes the LSMU designation. The allowable land use may be allocated anywhere within the subject site in accordance with the project's master development plan as approved to conforming to the land use map decision. FUTURE ANNEXATION AREAS Wellington Equestrian Overlay Zoning District Urban Service Boundary | LEGEND RESIDENTIAL A 1 du/10 ac (5 ac of record in this category are buildable as per policy 1.4.4 Land Use Element of the Comprehensive Plan) B 0.1 du/ac - 1.0 du/ac (no development order) C 1.01 du/ac - 3.0 du/ac (limited to 2 du/ac) D 3.01 du/ac - 5.0 du/ac E 5.01 du/ac - 8.0 du/ac F 8.01 du/ac - 12.0 du/ac G 12.01 du/ac - 18.0 du/ac H 18.01 du/ac - 22.0 du/ac NOTE: Specific dwelling unit counts are fixed on parcel by parcel basis as per the attached chart titled "Usage of Wellington Existing and Future Residential Land Use Chart" that is hereby adopted as part of the Future Land Use Map. Requests for additional units beyond the amounts listed in the chart will require a land use plan amendment. NON-RESIDENTIAL Commercial Recreation Conservation Parks COMMERCIAL Neighborhood Commercial Community Commercial Office Commercial Medical Commercial Regional Commercial/LSMU NOTE: For properties designated Large Scale Multiple Use (LSMU), the appropriate land use designations shall be shown in a mosaic along with the LSMU symbol. Appropriate land use designations and the minimum and maximum intensity shall be as stated in the ordinance, however in no case shall the maximum exceed the intensity measured in Policy LU 1.3.17, that affixes the LSMU designation. The allowable land use may be allocated anywhere within the subject site in accordance with the project's master development plan as approved to conforming to the land use map decision. FUTURE ANNEXATION AREAS Wellington Equestrian Overlay Zoning District Urban Service Boundary | LEGEND RESIDENTIAL A 1 du/10 ac (5 ac of record in this category are buildable as per policy 1.4.4 Land Use Element of the Comprehensive Plan) B 0.1 du/ac - 1.0 du/ac (no development order) C 1.01 du/ac - 3.0 du/ac (limited to 2 du/ac) D 3.01 du/ac - 5.0 du/ac E 5.01 du/ac - 8.0 du/ac F 8.01 du/ac - 12.0 du/ac G 12.01 du/ac - 18.0 du/ac H 18.01 du/ac - 22.0 du/ac NOTE: Specific dwelling unit counts are fixed on parcel by parcel basis as per the attached chart titled "Usage of Wellington Existing and Future Residential Land Use Chart" that is hereby adopted as part of the Future Land Use Map. Requests for additional units beyond the amounts listed in the chart will require a land use plan amendment. NON-RESIDENTIAL Commercial Recreation Conservation Parks COMMERCIAL Neighborhood Commercial Community Commercial Office Commercial Medical Commercial Regional Commercial/LSMU NOTE: For properties designated Large Scale Multiple Use (LSMU), the appropriate land use designations shall be shown in a mosaic along with the LSMU symbol. Appropriate land use designations and the minimum and maximum intensity shall be as stated in the ordinance, however in no case shall the maximum exceed the intensity measured in Policy LU 1.3.17, that affixes the LSMU designation. The allowable land use may be allocated anywhere within the subject site in accordance with the project's master development plan as approved to conforming to the land use map decision. FUTURE ANNEXATION AREAS Wellington Equestrian Overlay Zoning District Urban Service Boundary |

Proposed - Land Use Element Map No. 1

