



## Staff Report Exhibit F:

### JUSTIFICATION STATEMENT Wellington Green

#### Development Order Amendment

*Submittal: July 14, 2020*

### REQUEST

On behalf of the Petitioner (Wellington Green Master Property Owners Association, Inc.), WGI is requesting a Development Order Amendment (DOA) in order to amend the original Rezoning approval for the Wellington Green Development, pursuant to Palm Beach County resolution R-1996-1195, to delete conditions of approval contained within Exhibit C of said resolution because the conditions have either been previously satisfied or are now part of the Wellington Green Master Plan approval.

### SITE CHARACTERISTICS

The Wellington Green Development, herein referred to as “subject site,” is located at the south west quadrant of the State Road 7 and Forest Hill Boulevard intersection. The subject site retains a total site area of 456.30 acre. It is presently identified by three Future Land Use (FLU) designations of Regional Commercial/Large Scale Multiple Use (LSMU), Conservation, and Residential F. It should be noted that a Comprehensive Plan Map Amendment is being processed concurrently with this request in order to assign the entirety of the subject site the appropriate Regional Commercial/LSMU FLU designation. The subject site is further identified by the MUPD and PUD zoning district designations. The subject site is comprised of various commercial uses and multifamily residential uses consistent with the intent of its FLU designation and zoning district classifications. An aerial image of the subject site has been provided below for visual reference.



## **BACKGROUND**

The subject site was approved under the review of unincorporated Palm Beach County as a 466-acre Development of Regional Impact (DRI) utilizing the County's, Large Scale Multiple Use (LSMU) FLU overlay category. The adopting ordinance for the subject site is Ordinance Number 1996-026, which changed the 466-acres of land from the County's Low Residential 2 Units Per Acre (LR-2) to the LSMU Overlay. With the adoption of this Ordinance, the County approved a mix of allowable land uses within the subject site's overlay and designated minimum and maximum acreages for each land use which shaped the development of the subject site to what it is today.

Following the adoption of Ordinance 1996-026 came the subsequent adoption of the Zoning Resolutions associated with the development application. The Zoning Resolutions adopted in 1996 under Resolutions R-96-1193 (Public Facilities Agreement), R-96-1194 (Development Order (DO) approving the DRI including Regional Conditions of Approval), and R-96-1195 (Rezoning to one PUD and seven MUPDs including Local Conditions of Approval) included additional limitations to the maximum density and intensity.

Over time, the Conditions of Approval found within each adopting Ordinance of the subject site or Resolutions have been duplicated or have become inconsistent with one another due to the number of governing documents. The Conditions of Approval found within Resolution R-1996-1195 have either been satisfied or are now part of the Master Plan Approval adopted by the Village, and therefore are being requested to be deleted.

It should be noted that the Palm Beach County Resolution (R-1996-1194) which adopted the DRI, does not need to be amended as the DRI development order has passed its provided sunset date.

To further clarify, this request is necessary as the subject site currently retains multiple approvals and governing approval documents such as Planning Ordinances, Resolutions, and a Master Plan. This request will help clean the approval document provisions tied to the subject site.

## **DEVELOPMENT ORDER AMENMDENT STANDARDS**

The proposed DOA conforms to the Village of Wellington's Development Order Amendment criteria as follows:

### **A. The proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.**

The proposed amendment is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan. The proposed request to delete conditions of approval contained within R-1996-1195, does not jeopardize the intent of the subject site's consistency with the Plan, as the proposed conditions to be deleted have either been satisfied or are located within the Village's Master Plan Approval.

### **B. The proposed request is in compliance with Article 6 of the LDR (Zoning District, Use, Property Development and Supplementary regulations).**

The proposed request is in compliance with Article 6 of the LDR. There are no proposed changes which would affect the development of the subject site. The amendment is requested to clean up the governing approval documents associated with the subject site.

**C. That the proposed request is in compliance with the Article 7 of the LDR (Site Development Standards).**

The proposed request is in compliance with Article 7 of the LDR. As aforementioned there are no proposed changes which would affect the site development details of the subject site.

**D. That the proposed request is consistent with applicable neighborhood plans.**

The proposed amendment will maintain the subject site's consistency with the applicable neighborhood plans. The subject site has previously been determined to be consistent with any applicable neighborhood plans. It should be noted that the request is to delete conditions of approval contained within R-1996-1195, which have been either satisfied or are contained within the Village's Master Plan Approval. This amendment will not delete any requirements associated with applicable neighborhood plans.

**E. That the proposed request complies with Wellington building standards and all other relevant and applicable provisions of the LDRS.**

There are no modifications proposed to structures or buildings as part of this request. This amendment is requested in order to clean the governing documents associated with the Wellington Green development.

**CONCLUSION**

The proposed Development Order Amendment, to delete conditions of approval within the resolution R-1996-1195 is requested to enable and encourage redevelopment of the Wellington Green project under consistent approvals that are governed by the Village and Village Council as part of the Wellington Green Master Plan and Conditions of the Zoning Resolution.

***Based upon the above, attached and referenced information, we respectfully request approval of the subject application.***