



# ***Comprehensive Plan***

**Ordinance 99-01, adopting the Wellington Comprehensive Plan, was adopted by the Wellington Council on January 19, 1999.**

**Wellington Council**

Anne Gerwig, Mayor  
Michael J. Napoleone, Vice Mayor  
John T. McGovern, Councilman  
Michael Drahos, Councilman  
Tanya Siskind, Councilwoman

This Plan has been updated to include Ordinances 1999-22, 2000-02, 2000-06, 2000-24, 2000-25, 2000-26, 2000-27, 2000-30, 2000-31, 2001-02, 2001-11, 2001-14S, 2001-15, 2001-16, 2002-23, 2002-25, 2003-15, 2003-16, 2003-17, 2003-19, 2003-21, 2003-32, 2004-05, 2004-07, 2004-08, 2004-28, 2004-30, 2004-31, 2004-33, 2004-36, 2005-02, 2005-06, 2005-07, 2005-09, 2006-09, 2006-17, 2006-18, 2006-22, 2007-13, 2008-03, 2008-07, 2008-09, 2008-12, 2008-16, 2008-20, 2009-09, 2010-07, 2010-09, 2010-11, 2010-25, 2011-02, 2012-04, 2012-07, 2012-10, 2013-02, 2013-04, 2013-12, 2013-14, 2014-09, 2014-22, 2014-26, 2014-30, 2016-03, 2016-08, 2016-16, 2017-08, 2017-20, 2018-09, 2019-05, 2019-07 and 2019-13

January 2020

## **Village of Wellington Comprehensive Plan**

### **INTRODUCTION**

#### **Growth Management and Comprehensive Planning**

Chapter 163 of the Florida Statutes requires all local governments to adopt comprehensive plans to serve as policy guides and manage future growth and development. These statutes establish the minimum requirements for local comprehensive plans, including the required and optional plan elements.

Adopted by the 2011 Legislature, the Community Planning Act requires comprehensive plans to contain elements that address: future land use, housing, transportation, infrastructure, coastal management, conservation, recreation and open space, intergovernmental coordination, and capital improvements. Local governments may also add optional elements if desired.

The Village of Wellington adopted its first comprehensive plan in January 1999 with the passage of Ordinance No. 99-1.

The Village's Comprehensive Plan consists of 11 plan elements:

1. Land Use
2. Transportation
3. Housing
4. Infrastructure
5. Conservation
6. Recreation & Open Space
7. Intergovernmental Coordination
8. Capital Improvements
9. Education
10. Public School Facilities
11. Equestrian Preservation

The Equestrian Preservation and Public School Facilities are optional elements added by the Village to ensure both the equestrian community and public school needs are factored into future decision making.

#### **State and Regional Agencies' Roles in Comprehensive Planning**

The Community Planning Act authorizes the state land planning agency to review proposed amendments for comprehensive plans. Other reviewing agencies for the Village include: Treasure Coast Regional Planning Council, South Florida Water Management District, Department of Environmental Protection, Department of State, Department of Transportation, Department of Education, Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Service also review the Village's Comprehensive Plan Amendments. There are "Large Scale" and "Small Scale" Comprehensive Plan Amendments. Section 163.3187(1)(c) of the Florida Statutes allows "Small Scale"

(parcels of 10 acres or less) Comprehensive Plan Amendments Both types of amendments may be processed at any time.

Small scale amendments and many large scale comprehensive plan amendments can be reviewed under an expedited state review amendment process as established by Section 163.3184(3) and (5) of the Florida Statutes. **Exhibit “A”** details the expedited review process.

### **State Consistency with Changes to the Strategic Regional Policy Plan**

Proposed comprehensive plan amendments are reviewed by Treasure Coast Regional Planning Council (TCRPC) for consistency with the Strategic Regional Policy Plan (SRPP). The Village of Wellington is in a four-county region that comprises the TCRPC. The TCRPC adopted its SRPP in December 1995 to guide growth and development in the region. The TCRPC reviews local government plans and plan amendments for consistency with the SRPP Plan as well as for jurisdictional impacts on other local governments.

### **Overview of State Requirements**

A review of a comprehensive plan is known as Evaluation and Appraisal Report or EAR. Section 163.3191, Florida Statutes requires local governments to evaluate their comprehensive plans every seven years to determine if plan amendments are necessary to address any changes. The state land planning agency must be notified by letter of this determination. If the local government determines amendments to the comprehensive plan are necessary, the local government shall prepare and transmit the proposed amendments to the state land planning agency within one year of such determination.

### **Village Population**

The U.S. Census Bureau estimates the Village's 2013/2014 population to be 58,679. The Village's population is projected to continue to grow, but at a progressively flattening rate as the Village approaches built-out status.

### **Land-Use Analysis**

When it was incorporated in 1996, Wellington consisted of approximately 18,000 acres. Since that time, approximately 11,000 acres have been annexed. This results in the total land area of the Village being approximately 30,000 acres or more than 40 square miles.

A total of 3,777 acres of vacant land existed in 1999 when the Comprehensive Plan was adopted. Vacant land increased by approximately 7,445 acres. Most of this land is used for water quality purposes and is owned by the South Florida Water Management District (SFWMD). These areas, located in the western portion of the Village, are utilized as stormwater treatment areas (STA's) and compromise approximately 7,249.9 acres (at the request of the SFWMD the comprehensive plan designation for the STA's has retained the Palm Beach County designation of Rural Residential-10. This request was made as an

annexation of the STA's and installation if improvements were initiated under that land use designation). The remaining vacant areas are primarily small parcels of 50 acres or less and are mostly clustered in the southern one-half of the Village.

The development that occurred since the plan was adopted in 1999 has almost exclusively occurred to the east and south of the Village's original boundaries. This development was generally anticipated by the Future Land Use Map (FLUM). All of the development outside of the original Village boundaries occurred in the planned Future Annexation Area depicted on the Future Land Use Map. The development to the east occurred along State Road 7 and Forest Hill Boulevard. These two corridors were the locations of available vacant land and major arterial roadways that could support the additional development. The initial development in this area was residential. However, increased amounts of non-residential development have occurred in this area in recent years. The development to the south has been less extensive, and generally was to provide facilities for the equestrian community.

**Exhibit "B"** indicates the adopted amendments to the Future Land Use Map since plan adoption in January 1999. The map shows that the majority of amendments were for areas annexed to the east along the State Road 7 Corridor. The Comprehensive Plan anticipated annexations east of the original Village boundaries along State Road 7 and the Village.

### **Services**

The Village of Wellington prides itself on providing many services to the public. Potable water is provided by the Village of Wellington Utilities Department. Wastewater collection and treatment is also carried out by the Village at its facility located along Pierson Road and solid waste collection/disposal is provided by a commercial waste hauler. There are numerous recreational facilities including: Village Park, Wellington Community Center, Olympia Park and 30 neighborhood parks. Wellington's public roads are maintained by the Village's Public Works Division. Roadways under Wellington control are maintained within adopted levels of service. East of State Road 7 water and sewer service is provided by Palm Beach County.

### **Concurrency**

A key component of the Community Planning Act is its "concurrency" provision that requires facilities and services to be available concurrent with the impacts of development. Sanitary sewer, solid waste, drainage and potable water are concurrency elements that are required by the state. Parks and recreation, schools and transportation have optional concurrency requirements; however, the Village of Wellington will continue to retain these elements.

# Exhibit "A"

## Expedited State Review Amendment Process – Section 163.3184(3) and (5), Florida Statutes

### Expedited State Review Amendment Process Section 163.3184(3) and (5), Florida Statutes

#### Proposed Phase

Local government transmits three copies<sup>1</sup> of the plan amendment to the State Land Planning Agency and one copy to review agencies.<sup>2</sup>  
(Within 10 working days of initial public hearing)

Local government and agencies are notified by State Land Planning Agency of receipt of amendment.  
(Within five working days of receipt)

Reviewing agencies send comments directly to Local Government and State Land Planning Agency.<sup>3</sup>  
(Must be received by local government within 30 days of receipt of amendment by review agencies)

State Land Planning Agency issues its comment letter to local government.<sup>3</sup> (Must be received by local government within 30 days of receipt of amendment by State Land Planning Agency)

#### Adopted Phase

Local government adopts plan amendments with effective date.  
(Within 180 days after receipt of agency comments)<sup>4</sup>

Affected person may file petition with Division of Administrative Hearings within 30 days after the local government adopts amendment.

Local government notified submittal is incomplete  
(within 5 working days of receipt)

Incomplete

Local government submits three copies<sup>1</sup> of the adopted plan amendment to State Land Planning Agency: one copy to agency or local government that provided timely comments.  
(Within 10 working days after adoption)

Complete

"Challenge"

State Land Planning Agency requests hearing, DOAH  
(Division of Administrative Hearings, Department of Management Services)

Administrative Proceedings pursuant to s. 120.57 and 163.3184(5), FS.

State Land Planning Agency or Administrative Commission Final Order  
(Amendments become effective if the Final Order determines the adopted amendment is in compliance.)

If challenged or found not in compliance negotiation may lead to a compliance agreement and remedial plan amendment pursuant to s. 163.3184(6), FS.

State Land Planning Agency reviews adopted amendment.  
(Within 30 days of receipt of a complete adopted plan amendment.)

"No Challenge"

Effective Date  
(Amendment becomes effective 31 days after State Land Planning Agency determines the amendment package is complete. No Petition was filed by an affected party.)

<sup>1</sup> Local government should submit 1 complete paper copy and 2 complete electronic copies on CD ROM in PDF format in order to assist in expediting processing and review.

<sup>2</sup> Reviewing Agencies include: appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

<sup>3</sup> Comments must be received by local government no later than 30 days from the date on which the agency or local government received amendment.

<sup>4</sup> If local government fails, within 180 days after receipt of agency comments, to hold second public hearing, the amendments shall be deemed withdrawn unless extended by agreement and notice to State Land Planning Agency and any affected party that provided comments on the amendment.

## Exhibit “B”

### COMPREHENSIVE PLAN AMENDMENTS Updated January 10, 2019

ORDINANCE	SUBJECT	TEXT OR FLUM	ADOPTION DATE	ACRES	PETITION
99-1	Adoption of Comp Plan	TEXT & FLUM	1/11/99	N/A	-----
99-22	Land Use Amendment – Kahlert	FLUM	12/7/99	226.38	LUPA 1/99-1
2000-02	Capital Improvement Element	TEXT	2/8/00	N/A	-----
2000-06	Intergovernmental Coordination Element	TEXT	2/29/00	N/A	LUPA 1/99-4
2000-24	Amend Land Use Element & Existing & Future Land Use Maps – Black Diamond	FLUM	11/14/00	237.31	LUPA 1/2000/1
2000-25	Amend Land Use Element and Existing & Future Land Use Maps – Ching	FLUM	11/14/00	20.41	LUPA 1/2000/3
2000-26	Amend Land Use Element & Existing & Future Land Use Maps - Minto	FLUM	11/14/00 (Not effective due to challenge – replaced by CPA 2001-03-01)	1628.98	LUPA 1/2000/2
2000-27	Peacock Pond	FLUM	12/12/00 (appealed at DCA – DENIED)	80.27 (DENIED)	LUPA 1/2000/4
2000-30	Amend Land Use Element & Existing & Future Land Use Maps - Kobosko	FLUM	12/12/00	4.99	LUPA 2/2000/01
2000-31	Transfer Development Rights – Amending Land Use, Conservation & Equestrian Elements	TEXT	12/12/00	N/A	LUPA 2/2000/02
2001-02 (R-2001-15)	Amendment to Capital Improvement Element	TEXT	5/15/01	N/A	CPA 2001-01-01
2001-11	Amendment Capital Improvement and Transportation Elements	TEXT	10/23/01	N/A	CPA 2001-01-02
2001-14	Amend Capital Improvement Element by changing it to include necessary Village projects	TEXT	11/27/01	N/A	-----
2001-15	Amend Future Land Use Element, Capital Improvement Element, and Education Element, adding new Public School Facilities Element	TEXT	11/27/01	N/A	CPA 2001-01-03
2001-16	Amend Transportation and Equestrian	TEXT	11/27/01	N/A	CPA 2001-03-01

ORDINANCE	SUBJECT	TEXT OR FLUM	ADOPTION DATE	ACRES	PETITION
	Elements; Amend Future Transportation Map and Equestrian Circulation Map, relating to design and configuration of Pierson Road.				(Replaced LUPA1/2000/2 Ord. 2000-26)
2002-23	Amend Land Use Element & Existing & Future Land Use Maps – New Community Church	FLUM	9/10/02	10	LUPA-2002-05-01
2002-25	Building Height Limitations	TEXT	8/27/02	N/A	CPA 2001-02-01
2003-15	Amend Land Use Element & Existing and Future Land Use Maps – Isla Carroll	FLUM	11/18/03	58.4	CPA 2003-01-01
2003-16	Amend Land Use Element	TEXT	11/18/03	N/A	CPA 2003-01-02
2003-17	Amend Land Use Element & Existing and Future Land Use Maps – Commons at Wellington	FLUM	10/26/04	53.8	CPA 2002-024
2003-19	Amend Land Use Element & Existing and Future Land Use Map to include Mixed-Use Future Land Use Designation	TEXT	10/26/04	N/A	-----
2003-21	Amend Public School Facilities Element to Update Student Enrollment Projections	TEXT	11/18/03	N/A	CPA 2003-01-01
2003-32	Amend Land Use Element & Existing and Future Land Use Maps – Lanier	FLUM	10/26/04	144.36	-----
2004-05	Amend Land Use Element & Existing and Future Land Use Maps – Village Park	FLUM	10/26/04	67.66	-----
2004-07	Amend Land Use Element & Existing and Future Land Use Maps – Oakmont Estates	FLUM	10/26/04	101.43	
2004-08	Amend Land Use Element & Existing and Future Land Use Maps – Palomino	FLUM	10/26/04	12.15 Acres	CPA1 2003-024
2004-28	Amend Land Use Element & Existing and Future Land Use Maps – Village Professional Center	FLUM	10/26/04	53.88	-----
2004-30	Amend Land Use Element & Existing and Future Land Use Maps – Binks Forest Driving Range	FLUM	11/23/04	14.422	-----
2004-31	Amend Land Use Element & Existing and Future Land Use Maps – Rustic Ranches	FLUM	10/26/04	638.9	-----
2004-33	Amend Land Use Element & Existing and Future Land Use Maps – Mickelson	FLUM	10/26/04	80	-----

ORDINANCE	SUBJECT	TEXT OR FLUM	ADOPTION DATE	ACRES	PETITION
2004-36	Amend Land Use Element & Existing and Future Land Use Maps – Pierson Road	FLUM	8/24/04	9.455	-----
2005-02	Amend Land Use Element & Existing and Future Land Use Maps – Wellington Pointe	FLUM	5/23/06	15.83	-----
2005-06	Amend Land Use Element & Existing and Future Land Use Maps – Iorizzo	FLUM	6/28/05	5.45	-----
2005-07	Amend Land Use Element & Existing and Future Land Use Maps – Cultural Trust of the Palm Beaches	FLUM	9/27/06	10	-----
2005-09	Amend Land Use Element & Existing and Future Land Use Maps – Wellington Regional Medical Center	FLUM	5/23/06	56.75	-----
2006-09	Amend Land Use Element & Existing and Future Land Use Maps – DCA Palomino Executive Park	FLUM	3/7/06	12.15	-----
2006-17	Amend Land Use Element & Existing and Future Land Use Maps – K-Park	FLUM	10/24/06	5.3	-----
2006-18	Amend Land Use Element & Existing and Future Land Use Maps – Rustic Ranches	FLUM	12/12/06	638.9	-----
2006-22	Amend Future Land Use Map – WARD CPA	FLUM	5/22/07	15.9	
2008-03	Amend Land Use Element & Existing and Future Land Use Maps – Wellington Design Center	FLUM	3/4/08	8.35	
2008-07	Amend Land Use Element & Existing and Future Land Use Maps – Mystic Equestrian	FLUM	4/22/08	4.2	
2008-09	Amend Land Use Element & Existing and Future Land Use Maps – Whitehorse Financial Center	FLUM	5/27/07	1.16	
2007-13	Mixed Use Policy - Revised Mixed Use criteria.	TEXT	10/14/08	N/A	
2008-12	Congregate Living Facilities – 1. within the SR7 Corridor to be constructed at a maximum height of 72 feet. 2. within the Residential F Land Use category be eligible for a density bonus of 25% in addition to the PUD maximum density bonus.	TEXT	10/14/08	N/A	

ORDINANCE	SUBJECT	TEXT OR FLUM	ADOPTION DATE	ACRES	PETITION
	3. allowance for the residential density bonus of 25% to be made part of LDR. 4. provisions for residential density bonus				
2008-16	Water Supply Plan	TEXT	8/11/09	N/A	
2008-20	EAR Based Amendments	TEXT	9/25/09	N/A	
2009-09	Amend Land Use Element & Existing and Future Land Use Maps – Mystic Equestrian	FLUM	9/15/09	4.2	2007-005 CPA 2
2010-07	McCarthy	FLUM	8/31/10	150	2009-013 CPA
2010-09	HB 697 Revisions	TEXT	8/31/10	N/A	2009-011 CPA
2010-11	CIE 2009-10 Update	TEXT	6/8/10	N/A	2010-01 CPTA
2010-011 (same # as previous update)	CIE 2010-11 Update	TEXT	1/11/11	N/A	2010-01 CPTA
2011-02	Iorrizo (Cheddar's Casual Café)	Conditions of approval for previous CPA (Ordinance 2005-06)	4/12/11	N/A	2003-017 CPA2
2012-04	Palomino Executive Park	Conditions of Approval for previous CPA (Ordinance 2006-09)	4/10/12	12.15	2011-40 CPA2
2012-07	Comprehensive Plan Amendment	TEXT	4/10/12	NA	NA
2012-10	Wellington Charter School	Approval for previous CPA (Ordinance 2008-03)	10/09/12	8.35	2011-45 CPA4
2013-02	School Siting CPTA	TEXT	5/14/13	NA	2013-037 CPTA
2013-04	Village Green - PDQ	Approval for previous CPA (Ordinance 2006-22)	4/9/13	15.89	2012-53 CPA5
2013-12	Village Hall	FLUM	2/25/14	5.11	-
2013-14	Annual CIE Update (no longer considered a CPA due to 2012 change in state statutes)	TEXT	9/24/13	N/A	-
2014-09	Palm Beach Equine	FLUM	7/8/14	11.94	2013-071 CPA1
2014-20	Isla Verde	Conditions of Approval for previous CPA Ordinance (Ordinance 2003-17)	9/23/14	53.57	2013-064 CPA2
2014-22	Binks Pointe	FLUM	11/11/14	.26	2013-061 CPA2

<b>ORDINANCE</b>	<b>SUBJECT</b>	<b>TEXT OR FLUM</b>	<b>ADOPTION DATE</b>	<b>ACRES</b>	<b>PETITION</b>
2014-26	Equestrian Circulation Plan	TEXT	3/10/15	N/A	-
2014-30	Annual CIE Update	TEXT	9/23/14	N/A	-
2015-13	Annual CIE Update	TEXT	1/12/16	N/A	
2016-03	Bicycle and Pedestrian Circulation Plan	TEXT	4/12/16	N/A	
2016-08	Mixed Use Parcel	TEXT	12/13/16	N/A	
2016-16	Winding Trails	FLUM	2/28/16	64.45	2016-021 CPA3
2016-21	Annual CIE Update	TEXT	9/27/16	N/A	
2017-08	Village Green	FLUM	1/23/18	15.89	2017-029 CPA6
2017-20	Annual CIE Update	TEXT	10/24/17	N/A	
2018-09	Annual CIE Update	TEXT	9/25/18	N/A	
2019-05	Building Height CPTA	TEXT	11/12/19	N/A	2019-012 CPTA2
2019-07	Players Club	FLUM	11/12/19	5.58	2019-002 CPA1
2019-13	Annual CIE Update	TEXT	1/14/20	N/A	

# ***Wellington Comprehensive Plan***

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***Wellington Comprehensive Plan  
Land Use Element***

## **LAND USE ELEMENT GOALS, OBJECTIVES AND POLICIES**

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

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

### **COMMUNITY PRESERVATION**

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

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

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

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

### **MANAGED GROWTH**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **COMMERCIAL, NON-RESIDENTIAL AND INDUSTRIAL DEVELOPMENT**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **COMMERCIAL USE AND INTENSITY MEASURES**

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

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

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

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

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

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

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

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

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

## **NON-RESIDENTIAL USE AND INTENSITY MEASURES**

Wellington has adopted regulations that are consistent with the following:

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

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

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

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

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

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

## **INDUSTRIAL USE AND INTENSITY MEASURES**

Wellington has adopted regulations that are consistent with the following:

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

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

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

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

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

**Table 1.3.25.1  
Minimum Number of Land Uses**

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

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

Table 1.3.25.2

Table 1.3.25.2

**Minimum and Maximum Land Uses Allocation**

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

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

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

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

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

**Table 1.3.25.3**  
**Maximum Residential Density**

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

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

MF means Multifamily

ALF means Assisted Living Facility

CLF means Congregate Living Facility

N/CLF means Nursing/Convalescent Facility

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

**Table 1.3.25.4**  
**Land Area Used for Calculation of Residential Density**

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

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

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

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

## RESIDENTIAL DEVELOPMENT

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

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

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

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

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

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

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

### RESIDENTIAL DENSITY

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

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

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

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

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

## **INNOVATIVE PLANNING**

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

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

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

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

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

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

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

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

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

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

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

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

The additional density can be awarded for standard housing units, senior housing units and for LEED-ND<sup>1</sup> certified development or redevelopment. The additional density is intended to be cumulative, that is a project density can calculate all additional units allowed by the overlay district.

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

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

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

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

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

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

## **ANNEXATION AND MULTI-JURISDICTIONAL PLANNING STUDIES**

### **The State Road 7 Corridor Study**

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

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

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

**Objective 1.6** Wellington shall continue to encourage the preparation and adoption of a Corridor Study<sup>2</sup> of Wellington's Future Annexation Area and future municipal service boundaries. Wellington recognizes that in the absence of a Joint Planning Agreement or prior to annexation this study will not have the effect of law on the effected properties. The purpose of the study is to establish a future vision for the area that respects the environmental constraints that may exist, identifies area wide land use needs and anticipates the infrastructure needs to service the development. Towards this objective the Corridor Study shall:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## SCHOOL SITING

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

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

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

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

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

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

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

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

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

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

## **GREENHOUSE GAS REDUCTION STRATEGIES**

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

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

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

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

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

## **WIRELESS COMMUNICATION SITING**

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

## *Exhibit “A”*

# *Land Use and Energy Conservation Map Series*

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

Land Use Element  
Map No. 1

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
- B 0.1 du/ac - 1.0 du/ac (no development order)
- C 1.01 du/ac - 3.0 du/ac
- 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 "Village 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

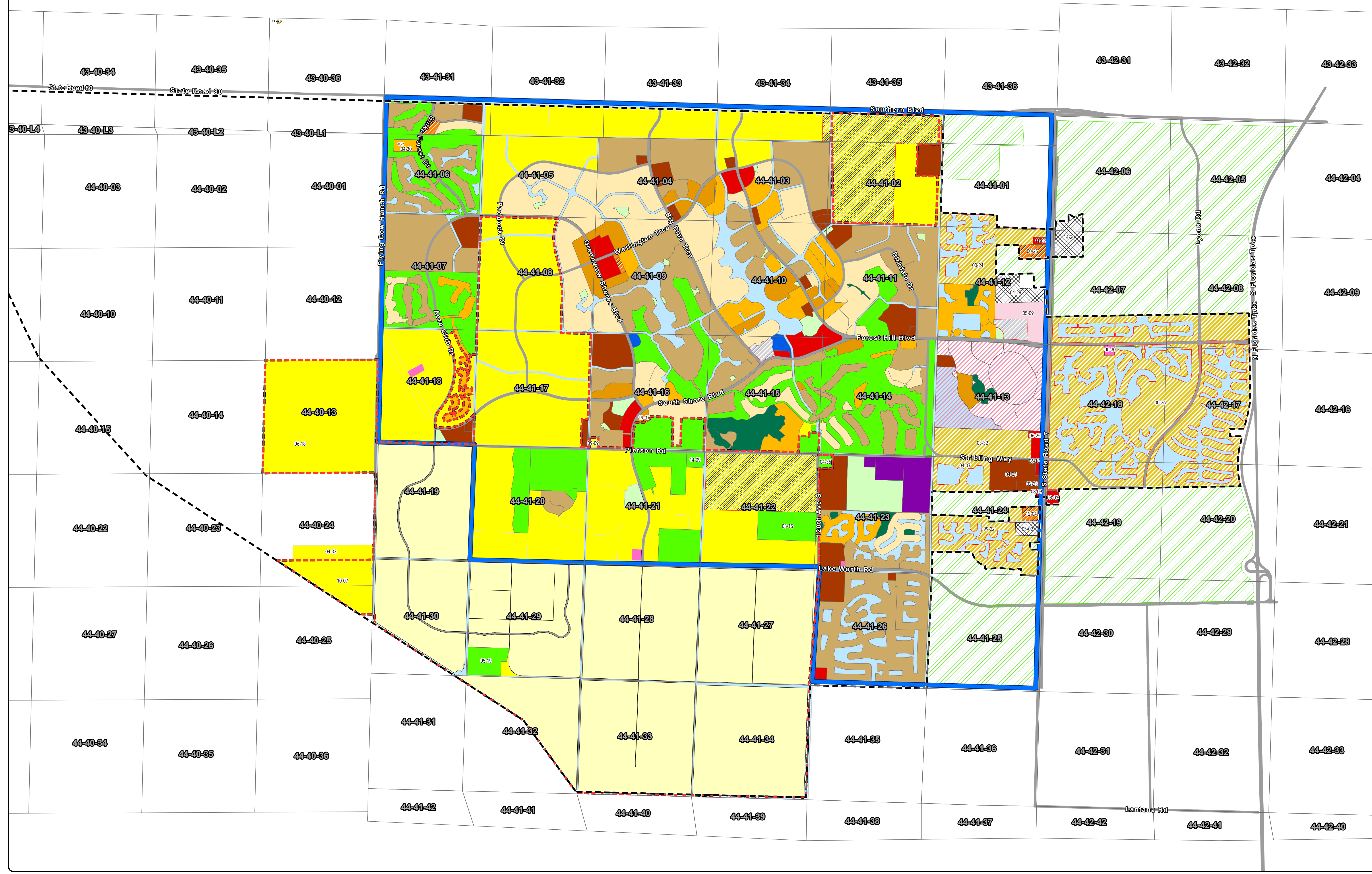
- Commercial Recreation
- Conservation
- Parks

Commercial

- Neighborhood Commercial
- Community Commercial
- Office Commercial
- Medical Commercial
- Regional Commercial/LSMU

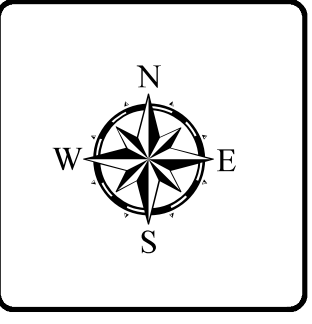
NOTE: For properties designated Large Scale Multiple Use (LSMU), the appropriate land use designations shall be shown in a mosaic along with the LSMU symbol. Appropriate land use designations and the minimum and maximum intensity shall be as stated in the ordinance, however in no case shall the maximum exceed the intensity measures in Policy LU 1.3.17, that affix the LSMU designation. The allowable land uses may be allocated anywhere within the subject site in accordance with the project's master development plan as opposed to conforming to the land use map depiction.

- Mix Use
- Institutional/  
Public Facilities/Utilities
- Industrial
- Major Roads
- Major Water Bodies
- Future Annexation Areas
- Wellington
- Equestrian Overlay Zoning District
- Urban Service Boundary



Wellington GIS • 12300 Forest Hill Blvd • Wellington, FL 33414 • 561.791.4000 • gis@wellingtonfl.gov • www.wellingtonfl.gov

Ticket Number 1408	SHEET NO. 1	DATE	1/22/2020
		DRAWN	Christian Nakotey
		SCALE	1 inch = 2,000 feet
		REQUESTED	Planning & Zoning
		FILENAME	FutureLandUse



Wellington 2020  
Future Land Use

August 31, 2010 - Ordinance 2010-09

DATE	ORD	NAME
01/19/99	99-01	COMPREHENSIVE PLAN
12/14/99	99-22	VERSAILLES
11/14/00	00-24	BLACK DIAMOND
11/14/00	00-25	CHING
11/14/00	00-26	MINTO
12/12/00	00-30	KOBOSKOS
09/10/02	02-23	LIFE CHURCH
11/18/03	03-15	ISLA CARROL
08/24/04	04-36	BLACK WATCH STABLES

DATE	ORD	NAME
10/26/04	03-17	COMMONS AT WELLINGTON
10/26/04	03-32	LANIER
10/26/04	04-05	K PARK
10/26/04	04-07	OAKMONT ESTATES
10/26/04	04-08	PALOMINO EXECUTIVE PARK
10/26/04	04-28	VILLAGE PROFESSIONAL CENTER
10/26/04	04-33	MICKELSON PROPERTY
11/23/04	04-30	BINKS FOREST DRIVING RANGE
06/28/05	05-06	IORIZZO

DATE	ORD	NAME
03/07/06	06-09	PALOMINO EXECUTIVE PARK
05/23/06	05-02	WELLINGTON PARC
08/31/10	10-07	WELLINGTON REGIONAL MEDICAL CENTER
10/24/06	06-17	K PARK COMMERCIAL SITE
12/12/06	06-18	RUSTIC RANCHES LPA
05/22/07	06-22	VILLAGE GREEN CENTER
10/09/07	05-19	LITTLEWOOD EQUESTRIAN CENTER
03/04/08	08-03	WELLINGTON DESIGN CENTER
04/22/08	08-07	MYSTIC EQUESTRIAN

DATE	ORD	NAME
05/27/08	08-09	WHITE HORSE FINANCIAL
09/15/09	09-09	MYSTIC EQUESTRIAN
08/31/10	10-07	MCCARTHY PROPERTY
04/10/12	11-02	IORIZZO (CPTA)
04/10/12	12-04	PALOMINO EXECUTIVE PARK (CPTA)
10/09/12	12-10	WELLINGTON CHARTER (CPTA)
04/09/13	13-04	VILLAGE GREEN CENTER-PDQ (CPTA)
02/25/14	13-12	VILLAGE HALL SITE
05/13/14	14-09	PALM BEACH EQUINE SPORTS COMPLEX

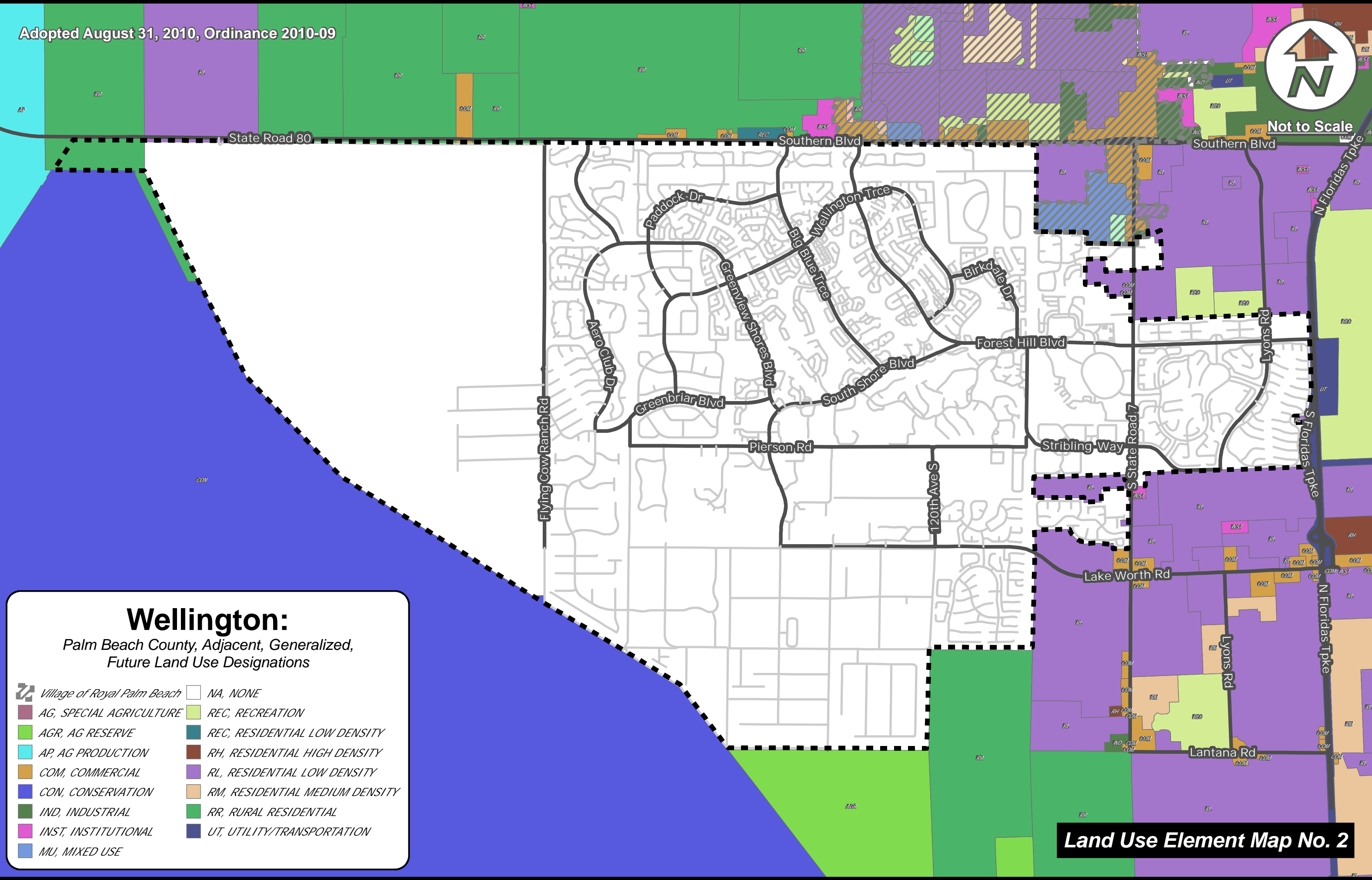
DATE	ORD	NAME
09/23/14	14-20	ISLA VERDE MIXED (CPTA)
11/11/14	14-22	BINKS POINTE
02/28/17	16-16	WINDING TRAILS
01/23/18	17-08	VILLAGE GREEN
11/12/19	19-07	THE PLAYERS CLUB RESIDENCES



Adopted August 31, 2010, Ordinance 2010-09



Not to Scale



# Wellington:

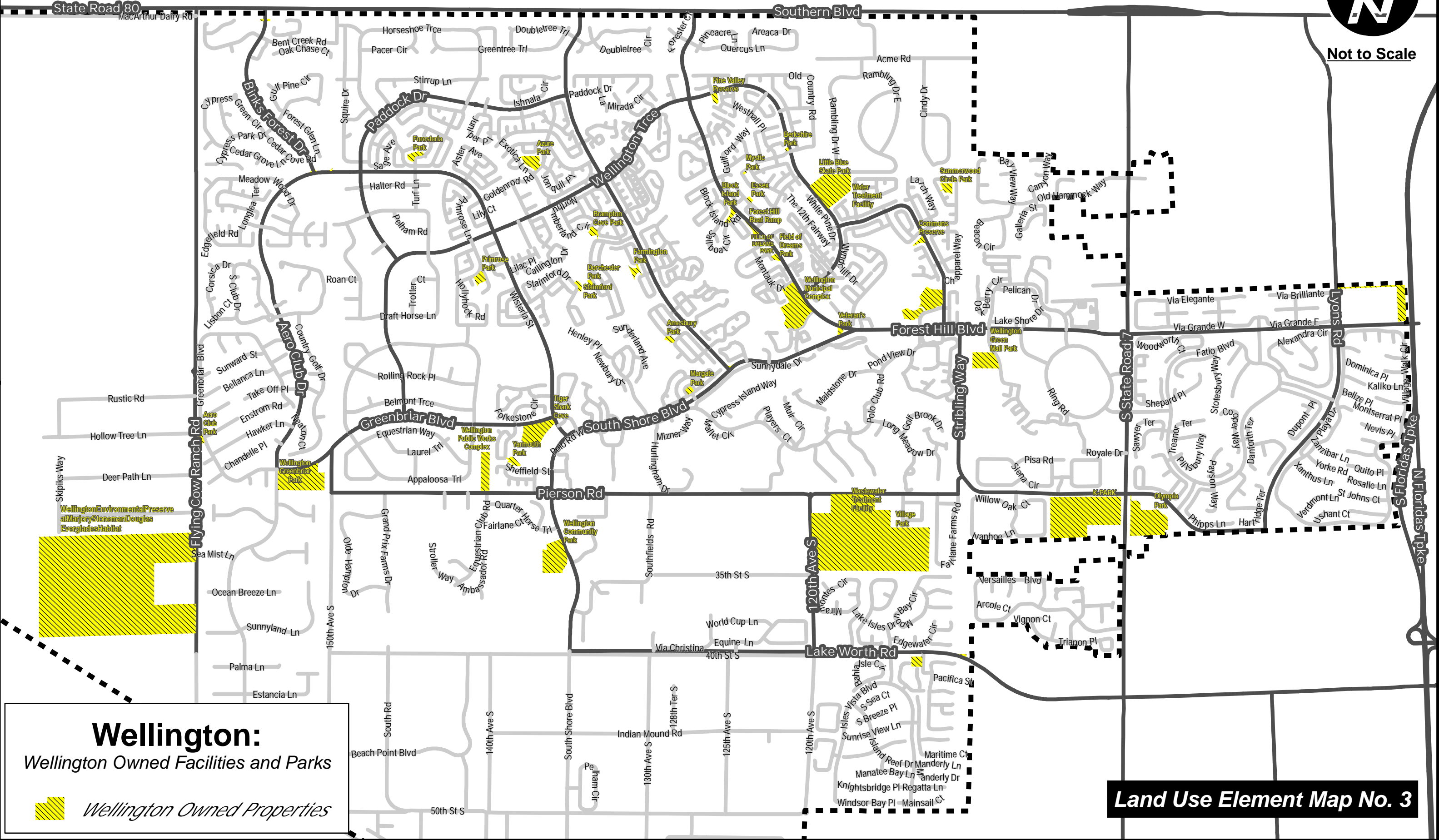
Palm Beach County, Adjacent, Generalized,  
Future Land Use Designations

- |                             |                                |
|-----------------------------|--------------------------------|
| Village of Royal Palm Beach | NA, NONE                       |
| AG, SPECIAL AGRICULTURE     | REC, RECREATION                |
| AGR, AG RESERVE             | REC, RESIDENTIAL LOW DENSITY   |
| AP, AG PRODUCTION           | RH, RESIDENTIAL HIGH DENSITY   |
| COM, COMMERCIAL             | RL, RESIDENTIAL LOW DENSITY    |
| CON, CONSERVATION           | RM, RESIDENTIAL MEDIUM DENSITY |
| IND, INDUSTRIAL             | RR, RURAL RESIDENTIAL          |
| INST, INSTITUTIONAL         | UT, UTILITY/TRANSPORTATION     |
| MU, MIXED USE               |                                |

Land Use Element Map No. 2



Not to Scale



Adopted August 31, 2010, Ordinance 2010-09



Not to Scale

# Wellington: *National Cooperative Soil Survey*

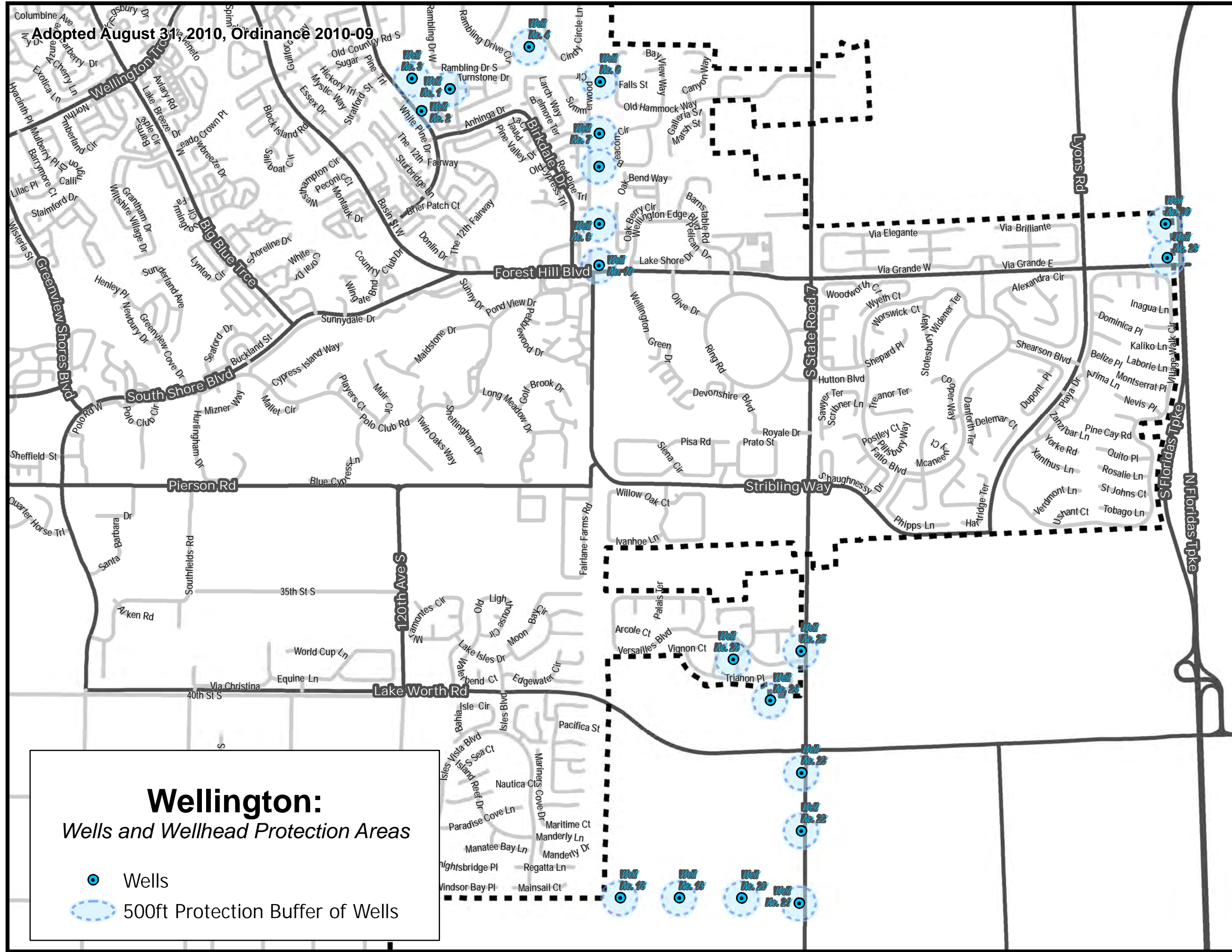
- |   |   |  |
|---|---|--|
| 10, BOCA FINE SAND                                      | 24, OKEELANTA MUCK  | 42, TEQUESTA MUCK                                |
| 100, WATERS OF THE ATLANTIC OCEAN                       | 25, OLDSMAR SAND  | 43, TERRA CEIA MUCK                              |
| 11, CANAVERAL-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES | 26, PAHOKEE MUCK  | 44, KESSON MUCKY SAND, TIDAL                     |
| 12, CHOBEE FINE SANDY LOAM                              | 27, PALM BEACH-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES      | 45, WULFERT AND DURBIN MUCK, TIDAL               |
| 13, COCOA-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES     | 29, PINEDA FINE SAND  | 46, TORRY MUCK                                   |
| 14, DANIA MUCK  | 30, PINELLAS FINE SAND  | 47, UDORTHENTS, 2 TO 35 PERCENT SLOPES           |
| 15, FLORIDANA FINE SAND                                 | 31, PITS, 0 TO 5 PERCENT SLOPES                               | 48, URBAN LAND                                   |
| 16, HALLANDALE FINE SAND                                | 33, POMELLO FINE SAND, 0 TO 5 PERCENT SLOPES                  | 49, WABASSO FINE SAND                            |
| 17, HOLOPAW FINE SAND                                   | 34, POMANO FINE SAND  | 5, ARENTS-URBAN LAND COMPLEX, ORGANIC SUBSTRATUM |
| 18, IMMOKALEE FINE SAND                                 | 35, QUARTZIPSAMMENTS, SHAPED, 0 TO 5 PERCENT SLOPES           | 50, WINDER FINE SAND                             |
| 19, JUPITER FINE SAND                                   | 36, RIVIERA FINE SAND   | 6, BASINGER FINE SAND                            |
| 2, ANCLOTE FINE SAND                                    | 37, RIVIERA FINE SAND, DEPRESSIONAL                           | 7, BASINGER-URBAN LAND COMPLEX                   |
| 20, LAUDERHILL MUCK                                     | 38, RIVIERA-URBAN LAND COMPLEX                                | 8, BASINGER AND MYAKKA SANDS, DEPRESSIONAL       |
| 21, MYAKKA FINE SAND                                    | 39, SANIBEL MUCK  | 9, BEACHES                                       |
| 22, MYAKKA-URBAN LAND COMPLEX                           | 4, ARENTS-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES           | 99, WATER  |
| 23, OKEECHOBEE MUCK                                     | 41, ST. LUCIE-PAOLA-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES |  |

Land Use Element Map No. 4

Adopted August 31, 2010, Ordinance 2010-09



Not to Scale



# Wellington:

## Wells and Wellhead Protection Areas

-  Wells
-  500ft Protection Buffer of Wells

State Road 80

X500

ANI

X500

X500



Not to Scale

A0

D

# Wellington:

Owned Lakes and Canals

## FEMA Flood Plain

### Zone:

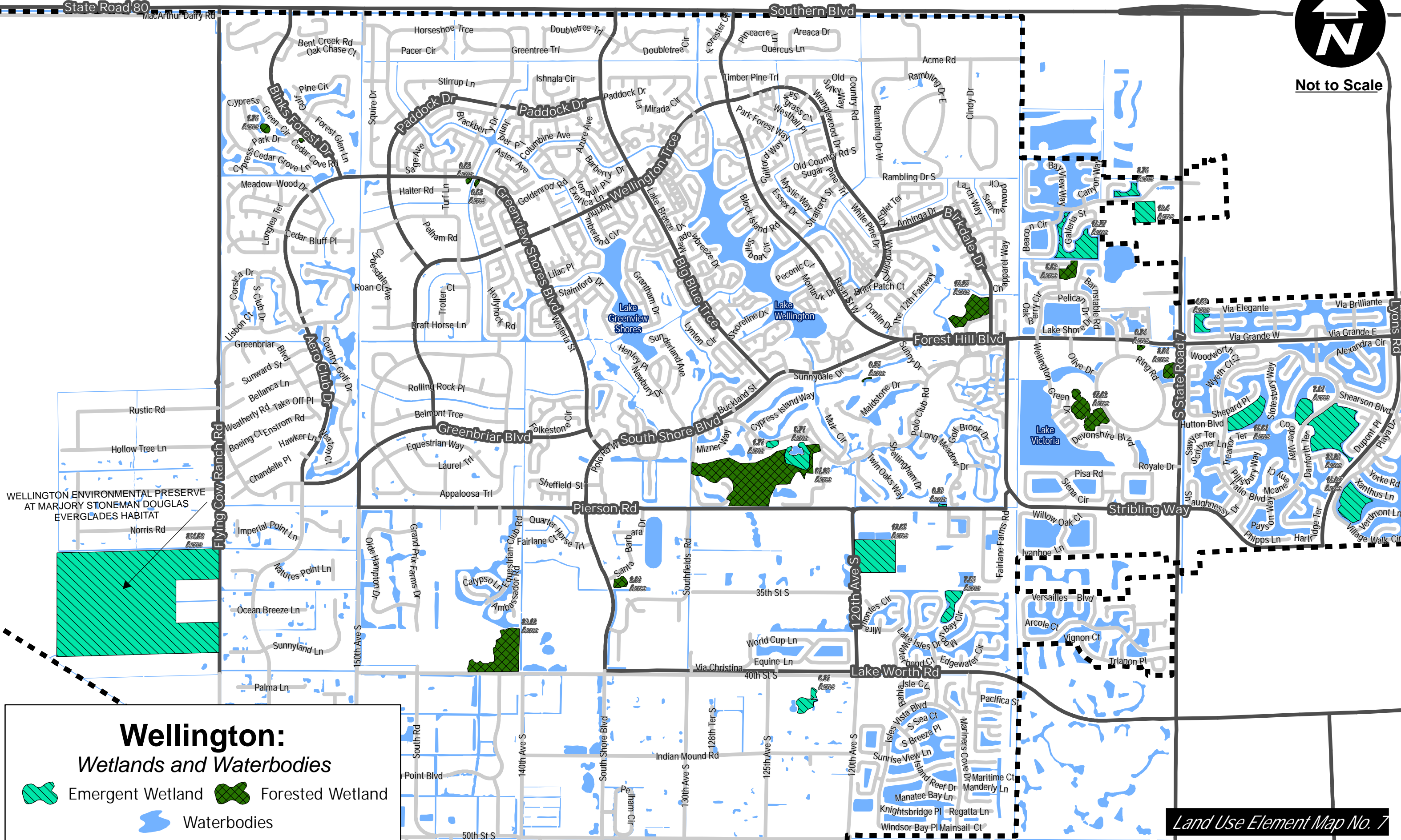
- A
- AE
- AH

- ANI
- AO
- D
- X500

- Wellington Owned Lakes
- Wellington Owned Canals



Not to Scale





***Wellington Comprehensive Plan  
Transportation Element***

## TRANSPORTATION ELEMENT GOALS, OBJECTIVES AND POLICIES

**GOAL 1.0** *Provide a transportation system that meets the needs of Wellington and the larger community of which Wellington is a part while maintaining a high quality of life for Wellington residents and businesses.*

### TRAFFIC CIRCULATION OBJECTIVES and POLICIES

**Objective 1.1 Motorized and non-motorized transportation system:** Achieve a safe, convenient, and efficient motorized and non-motorized transportation system consisting of arterial, collector and local street and roads; pedestrian ways; bicycle ways and equestrian trails which provide: 1) acceptable levels of service; 2) alternate routes of travel for major traffic flows; and 3) minimal vehicular intrusion into residential neighborhoods. This objective shall be made measurable by its implementing policies. Wellington has been successful in implementing the Future Transportation Map, Public Transit Systems Map, and Equestrian Circulation Map adopted in the Comprehensive Plan. The various modes of transportation utilized throughout Wellington operate at acceptable levels of service and with minimal intrusion into residential neighborhoods. Alternative routes for major traffic flows are available and can be developed as necessary. The Transportation Map series is Exhibit "A".

### LEVEL OF SERVICE, CONTINUITY AND FINANCING POLICIES

Exhibit "B" includes data and analysis analyzing the Roadway Level of Service performance of the roadways within Wellington and projects the transportation system needs through the five-year planning time frame. The schedule of Capital Improvements with committed funding for necessary Roadway Level of Service projects is located as Exhibit "A" of the Capital Improvement Element.

**Policy 1.1.1** Wellington shall regulate the timing of development for the purpose of maintaining at least the following peak hour Level of Service Standards on streets and roads that lie within its municipal boundaries:

Street or Road	LOS	Qualifying criteria
State Road 7/U.S. 441	D	Or as otherwise allowed and mandated by the Florida Department of Transportation
Forest Hill Boulevard	D	or as otherwise allowed by applicable traffic standards.
All Wellington local, collector and arterial streets and roads	D	
All Wellington rural collector and arterial streets and roads	E	

For purposes of this plan the following definitions shall apply:

**Rural Collector:** These roads shall be designed to maximize safety and minimize traffic speeds in the Equestrian Preserve Area. They shall be no more than two lanes, except for turn lanes. Rural Collectors may be paved or unpaved and shall be designed and marked in a manner to limit vehicular speeds.

**Rural Local Roads and Streets:** These roads shall be designed to maximize safety and minimize traffic speeds in the Equestrian Preserve Area. They shall be no more than two lanes. Rural local roads shall be unpaved except when a majority of the owners along such road agree to paving. These roads shall be designed and marked in a manner to limit vehicular speeds.

**Rural Arterial:** These roads shall be designed to maximize safety and minimize traffic speeds in the Equestrian Preserve Area. They shall be no more than two lanes, except for turn lanes. Rural Arterial Roads shall be paved and shall be designed and marked in a manner to limit vehicular speeds.

**Policy 1.1.2** Wellington shall review all proposed developments and issue development orders only when it finds that a proposed development will not cause roadway levels of service to fall below the above Policy 1.1.1 standards or cause further degradation of service if conditions at the time of the review indicate that standards are already below the above standards.

**Policy 1.1.3** Immediately upon adoption of this comprehensive plan, Wellington shall, as a matter of policy, pursue practical strategies designed to protect the interregional and intrastate functions of State Road 80/Southern Boulevard, a Strategic Intermodal Systems (SIS) facility. Such strategies shall be designed to keep local traffic from using State Road 80/Southern Boulevard to the maximum extent feasible given the constraints of the existing build environment. Such strategies may include, but not necessarily be limited to:

Maintaining a lot density of residential development in the Palm Beach Little Ranches area in order to minimize the number of local trips which originate in this isolated area of Wellington and designate in the main part of Wellington and which utilize State Road 80/Southern Boulevard.

Maintaining a low density of residential development along the northern boundary of Wellington in proximity to State Road 80/Southern Boulevard in order to minimize the number of local trips which originate in this area of Wellington and designate in another area and which utilize State Road 80/Southern Boulevard.

Relocating the access to the Palm Beach Little Ranches area in order to minimize conflicts between traffic entering and leaving this area and through traffic on State Road 80/Southern Boulevard.

Studying alternative means of connection between Palm Beach Little Ranches and Wellington without having to access the regional transportation system and without creating a direct connection between Forest Hill Boulevard and Southern Boulevard.

Permitting and encouraging the development of employment accommodating land uses in parts of Wellington not directly served by State Road 80/Southern Boulevard or served by separate access roads connecting with State Road 80/Southern Boulevard. Such land uses shall be encouraged because the employment opportunities which they provide reduce the need to use State Road 80/Southern Boulevard as a means of reaching the jobs which are disproportionately located in areas to the east of Wellington, areas which are accessible only or primarily via State Road 80/Southern Boulevard. As a matter of public policy, Wellington hereby affirms the following finding of Reid Ewing, *et al* as published in *Developing Successful New Communities*: Wellington has been developed in accordance with a well designed plan which can be improved primarily by the addition of employment opportunities.

Maintaining the existing distribution of higher density residential land uses and higher intensity non-residential land uses in locations which are accessible to public transit routes.

Policy 1.1.4 As a condition for development approval, Wellington shall require that proposed new developments include internal connections with existing and proposed collectors where feasible and efficient to disperse traffic and alleviate congestion.

Policy 1.1.5 Wellington shall maintain safe, handicapped-accessible walkways where feasible along heavily traveled roadways.

Policy 1.1.6 Wellington shall annually prepare a report on the status of streets and roads within and near Wellington. Such reports shall document traffic volumes and accident frequencies, evaluate levels of service, identify needed improvements and estimate the costs of improvements. Such reports shall be part of the factual basis for formulating capital improvements policies and budgets. As a part of such reports, Wellington shall evaluate the desirability of adopting lower Level of Service Standards as an option to constructing additional lanes over and above the number shown in the Future Traffic Circulation Map.

Policy 1.1.7 Wellington shall enact and enforce land development code standards and a review process to control roadway access points, on-site traffic flow and on-site parking. The land development code may require the use of joint access drives for adjacent uses. It will set minimum design standards for: **1)** the spacing and design of driveway curb cuts; **2)** the size of ingress and egress lanes for major land uses; **3)** the spacing and design of median openings; and **4)** the provision of service roads. State highway access management standards will be utilized in developing roadway access point

controls, particularly on Forest Hill Boulevard. The access management controls will be tailored to help achieve the ends set forth in Objective 1.1.

**Policy 1.1.8** Wellington shall require that on-site circulation and parking be designed to ensure adequate circulation isles, turning radii and parking spaces. Parking regulations shall establish the minimum number of parking spaces which shall be required to serve uses; minimums shall be based on intensity measures such as building square feet. Parking regulations shall establish appropriate minimum sizes for circulation isles, parking stalls and parking stall angles. General standards may provide guidance for discretionary review of parking lot layout in order to ensure that the layout will be safe, convenient and attractive. On-site traffic flow and on-site parking standards may be designed to encourage the use of bicycles by requiring bike racks under certain conditions. Pedestrian access ways may be required through large parking lots to connect building areas to public sidewalks.

## **COMMUNITY CHARACTER AND NEIGHBORHOOD COMPATIBILITY POLICIES**

**Policy 1.1.9** Wellington shall not increase the number of lanes of any collector under Wellington jurisdiction from four lanes to six.

**Policy 1.1.10** Wellington shall take appropriate additional coordination steps as it deems practical and effective to encourage Palm Beach County to maintain the “Palm Beach County Comprehensive Plan 2025 Roadway Network” map and other relevant documents so that Forest Hill Boulevard is shown as a four-lane cross section rather than a six-lane cross section between South Shore Boulevard and Wellington Trace North. Appropriate steps might include political persuasion, providing funding for other road improvements inside or outside Wellington and applying for special classifications (such as CRALLS) that allow a lower level of service standard. Wellington shall encourage the Palm Beach County MPO and other appropriate agencies to provide funds to widen Southern Boulevard to the maximum possible cross section west of U.S. 441. If and when Palm Beach County shall change the proposed cross section of Forest Hill Boulevard between South Shore Boulevard and Wellington Trace North, then this policy shall be interpreted as requiring no more than a four-lane cross section for that segment. At all times, this comprehensive plan shall be interpreted as articulating the public policy preference of Wellington that Forest Hill Boulevard between South Shore Boulevard and Wellington Trace be a four-lane cross section rather than a six-lane cross section. This policy preference is articulated subject to the understanding that it cannot be implemented against the will of the governmental unit having jurisdiction.

**Policy 1.1.11** Wellington shall take such appropriate additional coordination steps as it deems practical and effective to encourage Palm Beach County to maintain the “Palm Beach County Comprehensive Plan 2025 Roadway Network” map and other relevant documents as they are currently configured with respect to Lake Worth Road which is shown not connecting to Southern Boulevard and/or to Seminal Pratt Whitney Road and/or to any other such road that would have the effect of introducing regional through traffic into the Wellington equestrian area. Appropriate steps might include political persuasion,

providing funding for other road improvements inside or outside Wellington and applying for special classifications for other roads (such as CRALLS) that allow a lower level of service standard. Wellington shall take such additional appropriate steps as may be necessary to coordinate with the State Planning Agency with respect to Lake Worth Road by informing the Department that Wellington has undergone an extensive coordination effort with Palm Beach County with respect to Lake Worth Road. That effort resulted in official actions being taken in 1997 by Palm Beach County to amend its Comprehensive Plan to delete a previously shown connection of Lake Worth Road to Southern Boulevard. That coordination effort continues in the form of monitoring the actions of Palm Beach County with respect to Lake Worth Road, which is now not shown as connecting to Southern Boulevard on the “Palm Beach County Comprehensive Plan 2025 Roadway Network” map in effect as of the date of the enactment of this Policy 1.1.11 by Wellington.

Wellington shall take appropriate additional coordination steps as it deems practical and effective to encourage Palm Beach County to change the “Palm Beach County Comprehensive Plan 2025 Roadway Network” map and other relevant documents so that South Shore Boulevard and Lake Worth Road are shown as a two-lane cross sections rather than a four-lane cross sections between Pierson Road and 120<sup>th</sup> Street.

Policy 1.1.12 Wellington shall coordinate with the Metropolitan Planning Organization (MPO) and Florida Department of Transportation (FDOT) plans to improve State Road 7 and State Road 80/Southern Boulevard.

Policy 1.1.13 Wellington shall utilize State Gas Tax funds for a repaving and reconstruction program and other transportation activities. Among the items which are specifically authorized and encouraged by this policy are the installation, repair and replacement of: streets, roads, bridges, sidewalks, pedestrian ways, bicycle ways, equestrian trails, rights-of-way, street lighting, traffic signs, traffic signals, other traffic control devices, pavement markings, and public transportation facilities. This policy specifically authorizes debt service as well as current expenditures. The types of expenditures listed here are representative and the types enumerated are not meant to exclude any other expenditure which would otherwise be consistent with state law.

## **PEDESTRIAN AND BICYCLE POLICIES**

Policy 1.1.14 Wellington, via the Bicycle and Pedestrian Circulation Plan (including, but not limited to, Exhibit A /Pedestrian Pathways and Exhibit B / Bicycle Lanes, shall continue to encourage the creation and maintenance of bicycle and pedestrian links that improve connectivity to neighborhoods, schools, parks, community centers, along with transit stops, in a safe and convenient manner.

Policy 1.1.15 Wellington shall review annually bicycle facilities and improvements, per the bicycle and pedestrian circulation plan that may be in need of completion or enhancement. The review shall consider prioritization, and the potential for placement in

the 5 Year Capital Improvements Program, including vis-à-vis the timing of other types of infrastructure improvements that may be proposed in the same location or adjacent to such proposed facilities or improvements.

Policy 1.1.16 New bicycle or pedestrian facilities or maintenance projects shall, to the extent feasible, consider ways to decrease bicycle and pedestrian travel time, maintain efficient vehicular movement while reducing bicycle and pedestrian conflicts, provide for user-friendly traffic control devices, provide for the physically handicapped, and encourage increased use.

Policy 1.1.17 Wellington shall continue to ensure that new development contains sidewalks, pedestrian and bicycle related amenities and linkages as required by the Land Development Regulations.

Policy 1.1.18 Relative to other pedestrian facilities, Wellington may consider placing higher Capital Improvements priority on pedestrian facilities or improvements within 5 to 10 minute pedestrian walking distances of neighborhoods, and/or where the Comprehensive Plan Land Use or Transportation elements indicate special emphasis areas for walkability.

Policy 1.1.19 Wellington shall coordinate to the extent feasible with the objectives of the Palm Beach County Comprehensive Plan Transportation Element as to bicycle, pedestrian, and linked open space facilities, and with the Metropolitan Planning Organization's (MPO) Master Comprehensive Bicycle Transportation Plan.

Policy 1.1.20 Wellington shall continue to coordinate with the MPO as a member of Bicycle/Greenway/Pedestrian Advisory Committee (BGPAC).

## EQUESTRIAN POLICIES

Policy 1.1.22 Wellington shall implement its system of streets and roads in coordination with the system of equestrian trails and other equestrian facilities set forth in the Goals, Objectives and Policies of the Equestrian Element.

**Objective 1.2 Coordination of traffic circulation with land use:** Wellington shall continue to coordinate the traffic circulation system with land uses shown on the Future Land Use Map in a manner consistent with the Future Traffic Circulation Map. This objective shall be made measurable by its implementing policies.

Policy 1.2.1 Wellington shall approve no alteration in the existing traffic circulation system, which materially reduces the continuity and rights-of-way of arterials or collectors shown on the Future Traffic Circulation Map.

Policy 1.2.2 Wellington shall utilize traffic calming devices at appropriate locations on collectors, rural collectors and local streets.

**Objective 1.3 Coordination with the MPO:** Wellington shall continue to coordinate with the plans and programs of the Metropolitan Planning Organization. Wellington has also coordinated its transportation planning with the MPO. A member of The Wellington Council now is on the MPO Board. Staff also serves on MPO Technical Advisory Committees.

Policy 1.3.1 The Wellington staff shall annually review and evaluate the Florida Department of Transportation 5-Year Transportation Plan, the Palm Beach County Transportation Improvement Program and the traffic circulation plans and programs of adjacent communities to determine if plans and programs contained therein necessitate any revision to this or other elements of this Comprehensive Plan.

Policy 1.3.2 Appropriate Wellington staff shall attend selected meetings of Metropolitan Planning Organization and any related *ad hoc* committees pertaining to traffic and transportation issues affecting Wellington.

Policy 1.3.3 Wellington shall revise this Traffic Circulation Element as necessary in response to the above.

Policy 1.3.4 Wellington shall coordinate with the MPO for the County's planned urban interchange at the intersection of Forest Hill Boulevard and State Road 7.

**Objective 1.4 Coordination with transit authority:** Wellington shall continue to coordinate with the plans and programs of Palm Tran and with the MPO. This objective shall be made measurable by its implementing policy.

Policy 1.4.1 Appropriate Wellington staff shall attend selected meetings of Palm Tran pertaining to levels of service for buses and other transit.

Policy 1.4.2 Wellington shall continue to coordinate with Palm Tran and the MPO regarding the planning, construction and maintenance of a park and ride facility adjacent to the Wellington Green Mall or other appropriate location.

**Objective 1.5 Right-of-way protection:** Wellington shall protect existing rights-of-way and future rights of-way from building encroachment. In particular, achieve zero net loss of right-of-way from building encroachment.

Policy 1.5.1 Wellington shall use the Land Development Regulations and the Building Code enforcement procedures to protect existing rights-of-way through setback requirements which prohibit right-of-way encroachments of any kind. These regulations shall be adopted and implemented consistent with the requirements of Chapter 163, F. S.

Policy 1.5.2 Wellington hereby adopts the following standard right-of-way widths for public collector streets, local streets, rural arterial roads, rural collector roads and rural local roads:

Type	Standard right-of-way
Collector Street	120 feet
Local Street	60 feet
Rural Arterial Road	120 feet
Rural Collector Road	120 feet
Rural Local Roads	120 feet

Collector street rights-of-way are set at 120 feet because existing collectors have a 120-foot right of way and because a 120-foot right-of-way provides ample width for a four lane divided configuration plus pedestrian and bicycle facilities and swales. Rural arterial roads, rural collector roads and rural local roads are set at 120 feet to allow comfortable separation between vehicles and horses. The classifications referred to above are the same as the classifications on the Future Traffic Circulation Map. The standards in this policy shall not apply to private roads, which may be less than 60 feet in width.

The Amended Future Transportation Map including Figure T.1 (Street and Road Classifications and 2001 Cross Sections), T.2 (Future Traffic Circulation Map) and T.3 (Street and Road Classifications and Jurisdictions) attached hereto are hereby adopted.

**Policy 1.5.3** Wellington shall require conveyance of roadway and intersection rights-of-way consistent with the adopted Palm Beach County Thoroughfare Right-of-way Identification Map (with respect to state and county thoroughfares) and The Wellington Future Traffic Circulation Map and the objectives and policies of this comprehensive plan.

## **MASS TRANSIT OBJECTIVES AND POLICIES**

**Objective 1.6 Greater use of mass transit:** Wellington shall encourage greater use of existing mass transportation facilities and encourage mass transit usage along major roadways. Achievement of this objective shall be measured by the implementation of the following policies:

**Policy 1.6.1** Wellington staff shall keep abreast of bus service needs and notify the Palm Tran staff of desirable service changes as necessary.

**Policy 1.6.2** Wellington shall encourage the inclusion of bus stops and bus shelters in the design of any expansions of roads not under Wellington jurisdiction and in private developments which might generate significant bus demand. The policy shall be effectuated wherever feasible by locating bus shelters on or near local roads where necessary and desirable to provide convenient service to residential areas of relatively high density.

**Policy 1.6.3** Wellington shall maintain and enhance where feasible the current configuration of land uses which places higher density residential uses and retail and other non-residential uses in close proximity with transit routes.

**Objective 1.7 Provision of transit and coordination of transit planning:** The Wellington shall provide efficient mass transit and paratransit services based on existing and proposed major trip generators. In particular, provide the Palm Beach County transportation planning agencies with ad hoc periodic development reports and other input on the status of any development which could alter the need for bus and paratransit services. This objective shall be made measurable by its implementing policies.

Policy 1.7.1 Wellington shall support increases in the frequency of bus service on arterial and collector streets when such increases are determined to be an effective means to relieve over capacity during peak hours. Wellington shall support increases in service provided on local streets where such service meets the needs of areas of high population concentration or populations with special transportation needs and where such service can be accomplished with the minimum realistic disruption of neighborhood quietude.

Policy 1.7.2 Appropriate Wellington staff shall attend selected meetings of Palm Tran, the Metropolitan Planning Organization, the Florida Department of Transportation and any other public transportation agency offering special services for the disadvantaged.

Policy 1.7.3 Transit level-of-service standards in coordination with those adopted by Palm Beach County are hereby adopted for Wellington by reference. The relevant Palm Beach County policies are Palm Beach County Transportation Element Policies 1.1-h and 1.1-i which read as follows:

The County shall maintain a level of service, for the purpose of concurrency management, that requires mass transit services be available to accommodate a minimum of ½% of the total trip demands.

The County (through the MPO) shall maintain a level of service performance standard to regularly monitor and evaluate each mass transit bus route by assessing peak hour headways. For each individual route, a minimum LOS shall be established which would dictate that no individual route shall exceed 1.5-hour peak-hour headway.

The above standards are adopted for Wellington subject to the interpretation that they are to apply on a countywide basis rather than in Wellington per se. Wellington hereby makes a legislative determination that such standards could be mutually exclusive and detrimental to the development of transit service if they were to be applied in Wellington per se (as opposed to county-wide) and thereby used via the concurrency management system to block development that could help support ridership. Also, Wellington hereby makes a legislative determination that such standards are adopted in coordination with motorized traffic level-of-service standards as set forth in Policy 1.1.1 above.

Policy 1.7.4 Wellington shall ensure development or redevelopment along major transportation corridors accommodates mass transit.

**Objective 1.8 Coordinate with plans for “transportation disadvantaged people:”** On a continual basis, Wellington shall coordinate with Palm Tran, the Metropolitan Planning

Organization, the Florida Department of Transportation and any public transportation agency offering special services for “transportation disadvantaged people.” This objective shall be made measurable by its implementing policies.

Policy 1.8.1           Appropriate Wellington staff shall attend selected meetings of the Palm Tran staff, the Metropolitan Planning Organization, the Florida Department of Transportation and any other public transportation agency offering special services for the disadvantaged.

Policy 1.8.2           Wellington shall encourage the use of wheelchair accessible buses on Wellington routes.

Policy 1.8.3           Wellington shall provide sidewalks at bus stops on arterials when costs permit.

**Objective 1.9      Transit right-of-way protection:** Wellington shall protect existing and future mass transit rights-of-way, but not mass transit corridors which are inconsistent with the character of Wellington. In particular, achieve zero net loss of right-of-way from building encroachment throughout the period during which this plan is in effect.

Policy 1.9.1           Wellington shall use the land development code as enacted, the land development code enforcement procedures and the building code enforcement procedures to protect existing rights-of-way through setback requirements which prohibit right-of-way encroachments of any kind. These regulations shall be adopted and implemented consistent with the requirements of Chapter 163, F. S.

Policy 1.9.2           Wellington shall take such appropriate steps as it deems practical and effective to prevent the establishment of a “bullet train” corridor at inappropriate locations through Wellington. Appropriate steps shall not necessarily be limited to political persuasion.

## **OTHER TRANSPORTATION ELEMENT OBJECTIVES AND POLICIES**

**Objective 1.10**   Wellington shall identify effective and useful ways in which the transportation element requirements not previously identified in this element can be fulfilled.

Policy 1.10.1       Wellington shall continue to coordinate with Palm Beach County as the County implements its Transportation Element Policies 1.3-c and 1.3-d, which state, respectively:

The County shall coordinate transportation demand management [(TDM)] strategies with land use strategies. Examples include density and intensity of land uses, parking supply and increasing transit attractiveness.

The County shall promote programs which reduce per capita vehicle miles traveled (VMT) and discourage single occupant vehicle trips, recognizing that these programs assist in reducing the overall air quality emissions. This can be accomplished through supporting Tri-Rail, bicycling, alternative fuels, ridesharing, alternative work hour programs, public transit, parking management and other transportation control measures.

In addition, no later than 2010, Wellington shall identify and evaluate transportation demand management programs that may be particularly compatible with all other elements of this plan and reduce the number of vehicle miles traveled per capita. As part of this effort, Wellington shall coordinate with related efforts of Palm Tran. As of this time, it is recognized by Wellington as a matter of policy that the most effective TDM strategy available to Wellington is likely to be the coordinated implementation of Transportation Element Policy 1.1.5 which is incorporated herein by reference.

Policy 1.10.2 Wellington shall continue to coordinate with Palm Beach County as the County implements its Transportation Element Policies 1.3-b, which states:

Transportation System Management (TSM) strategies that include optimization of traffic signal systems, turning lanes, ridesharing and other innovative transportation system management activities shall continue to be implemented by the appropriate agencies within Palm Beach County.

In addition, no later than 2010, Wellington shall identify and evaluate transportation system management strategies that may be particularly compatible with all other elements of this plan and improve transportation system efficiency and safety. As part of this effort, Wellington shall conduct a search of the professional literature and practices in similar jurisdictions.

Policy 1.10.3 Consistent with Palm Beach County Transportation Element Policy 1.1-h, Wellington shall cooperate to the extent feasible with Palm Tran efforts to provide transit service able to accommodate at least one half of one percent of the total trip demand for Palm Beach County. Wellington shall implement this policy consistent with the realization that the budget limits and ridership patterns of Palm Tran may necessitate lower levels of transit service in Wellington than elsewhere in order to concentrate Palm Tran resources in areas which can be more efficiently serviced by public transit facilities. In addition, no later than 2010, Wellington shall identify and evaluate numerical indicators (such as modal split, annual transit trips per capita and auto occupancy rates) against which local mobility goals can be measured. As part of this effort, Wellington shall conduct a search of the professional literature and practices in other jurisdictions. Also as part of this effort, Wellington shall coordinate with the efforts of the Palm Tran authority. As of this time, it is recognized by Wellington that the major key to implementing this policy is likely to be the coordinated implementation of the Future Land Use Map which concentrates higher density and higher intensity land uses in locations where they have the best chance of being serviced by public transit.

Policy 1.10.4 Wellington shall continue to support the proposed extension of Lyons Road by Palm Beach County to serve as a reliever road for State Road 7.

Policy 1.10.5 Wellington shall continue to promote car pooling programs such as the park and ride lot jointly installed, operated and maintained by Wellington and Palm Beach County Palm Tran.

### **Objective 1.11 Greenhouse Gas Reduction Strategies**

Wellington shall incorporate transportation strategies to reduce greenhouse gas (GHG) emissions from the transportation sector.

Wellington's GHG reduction strategies are contained within goals, objectives and policies throughout the Transportation Element. These strategies are intended to:

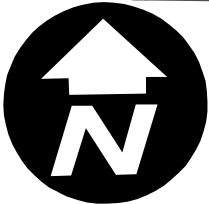
1. Continue to increase pedestrian, bicyclist and equestrian amenities within Wellington.
2. Promote transportation alternatives to single occupant vehicles.

## *Exhibit “A”*

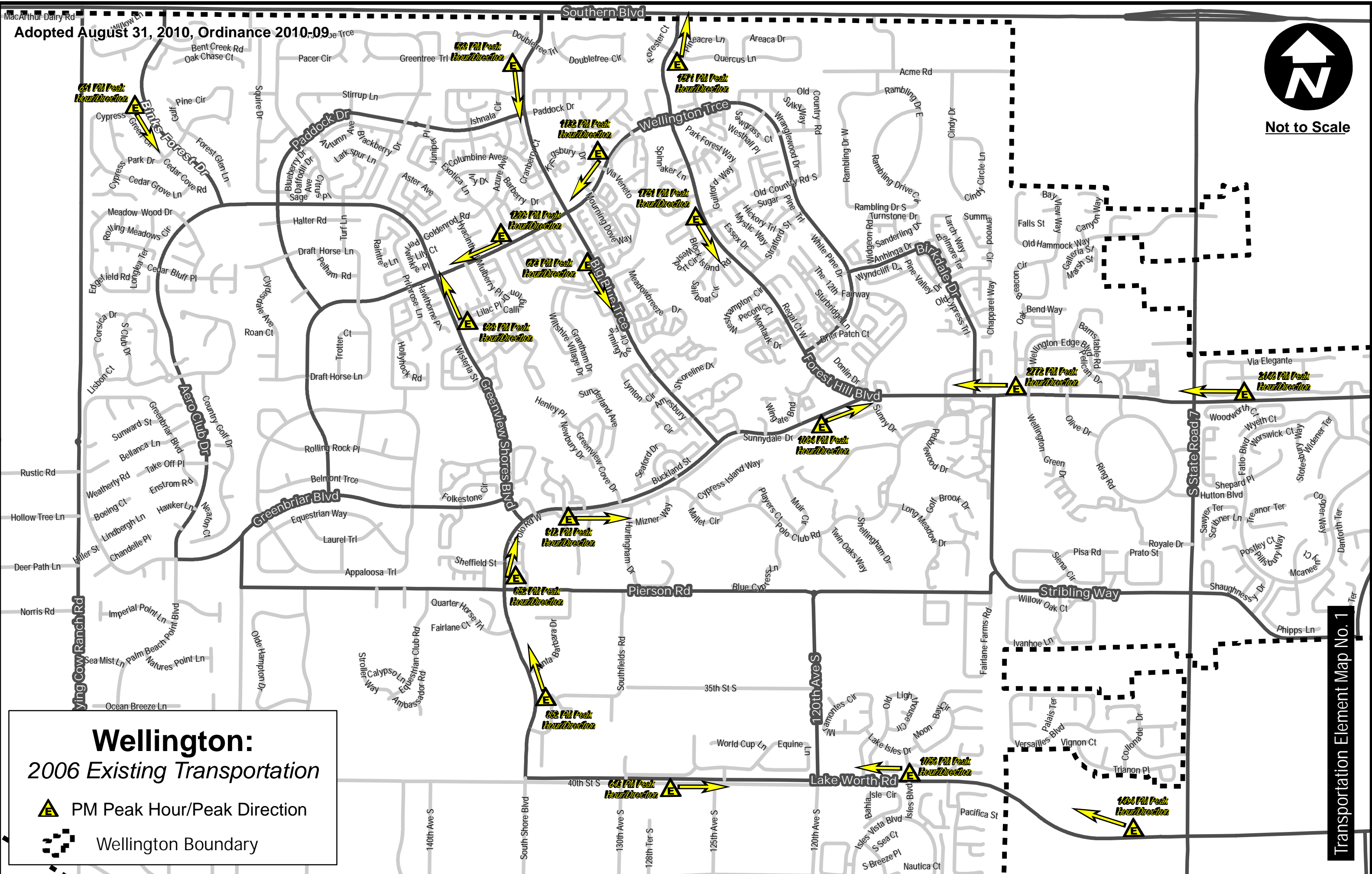
### *Transportation Element and Energy Conservation Map Series*

1. Current Transportation Map
2. Future Transportation Map
3. Maintenance Responsibility Map
4. Palm Tran Routes and Stops
5. Pedestrian Pathways
6. Bicycle Lanes

Adopted August 31, 2010, Ordinance 2010-09



Not to Scale

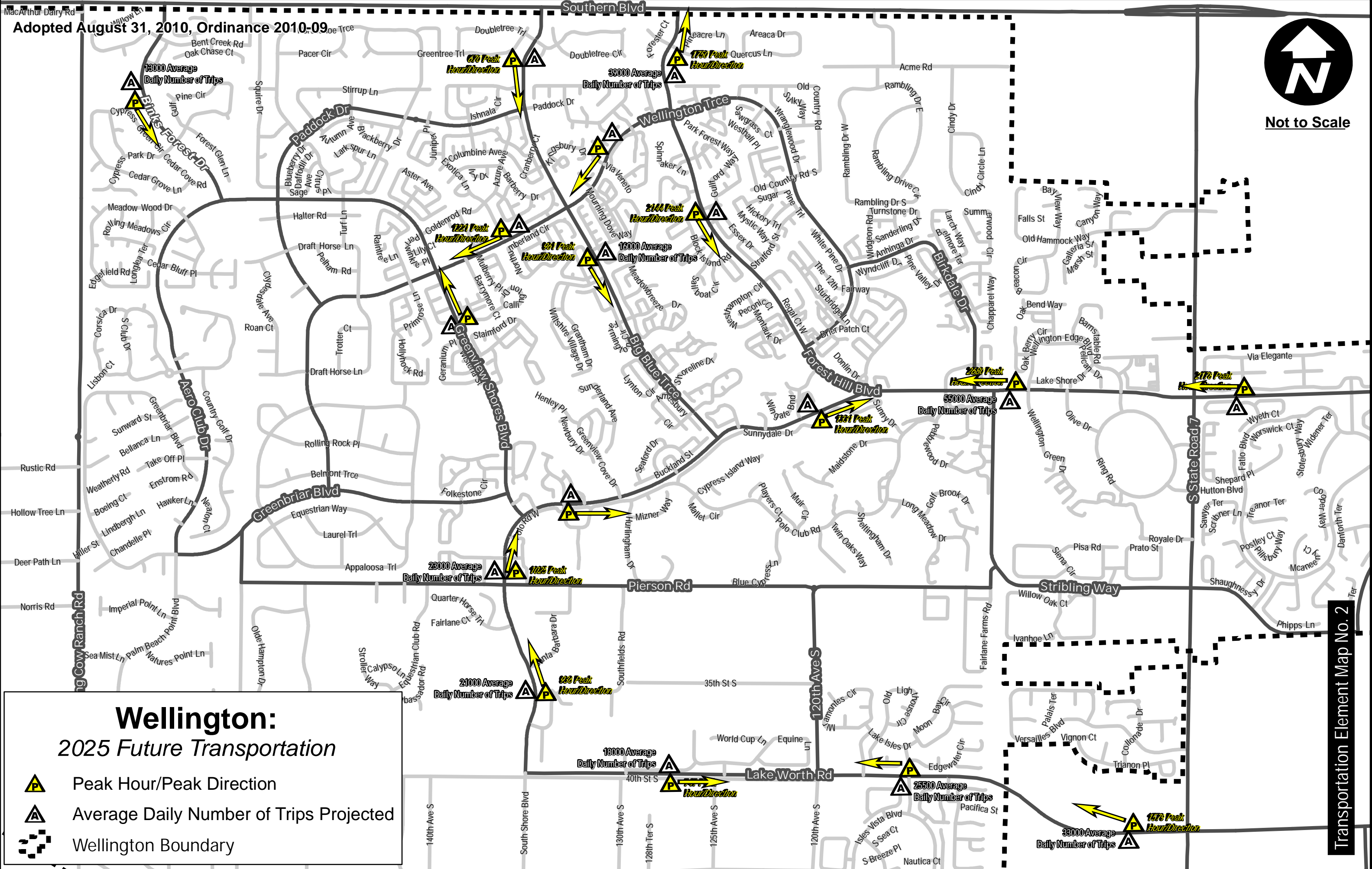


# Wellington:

## 2006 Existing Transportation

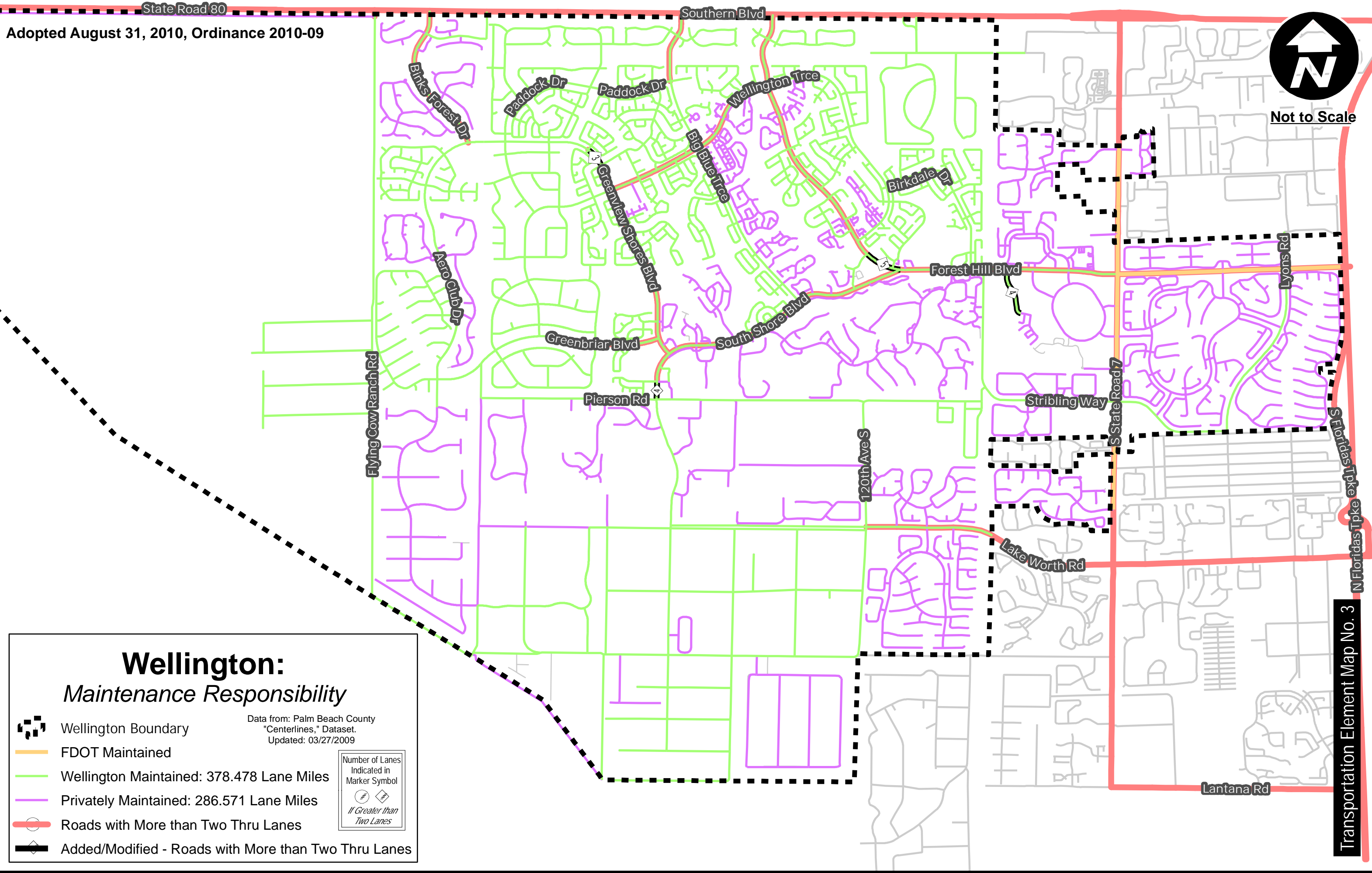
PM Peak Hour/Peak Direction

Wellington Boundary





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# Wellington: Maintenance Responsibility

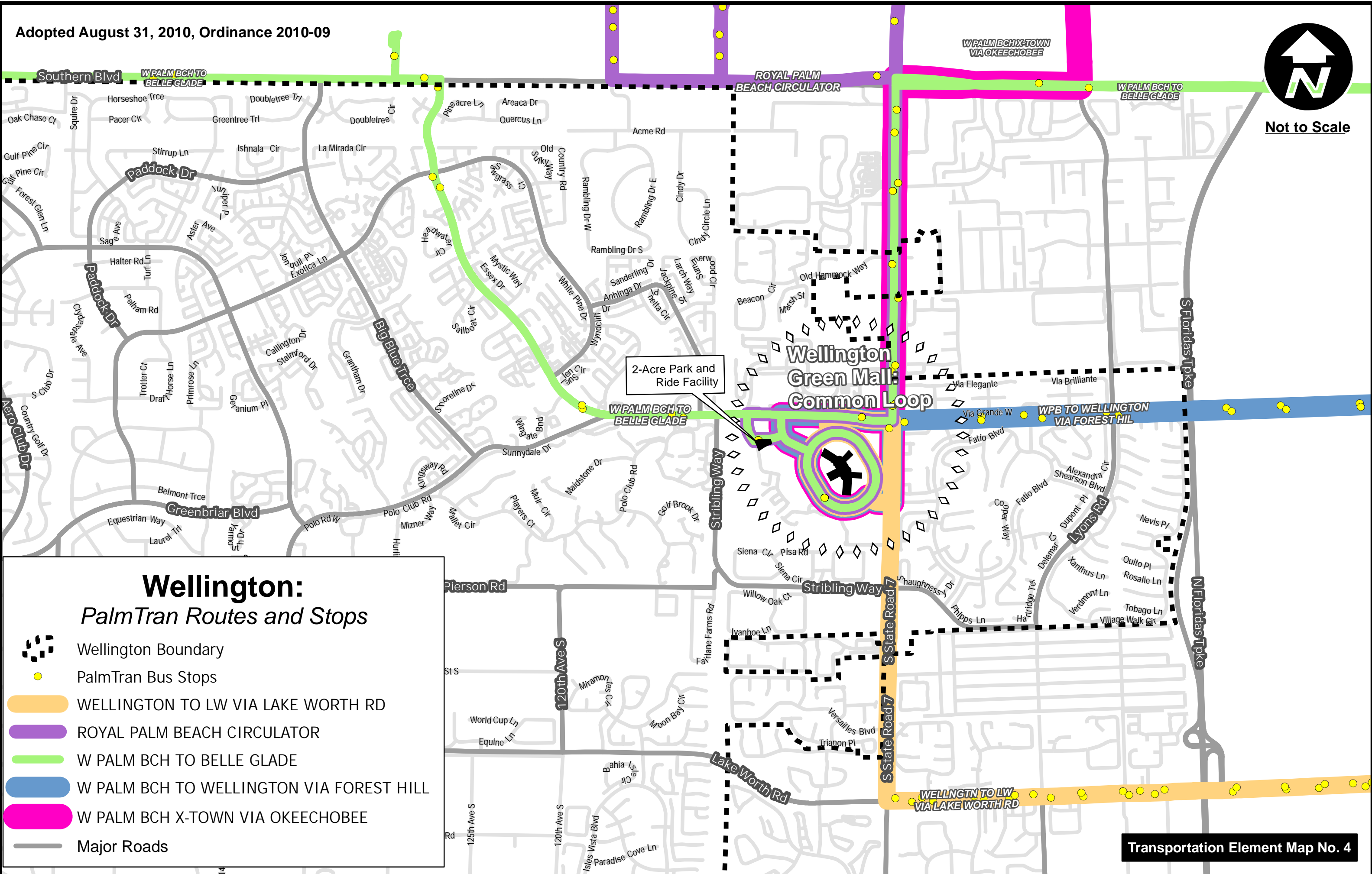
Data from: Palm Beach County  
"Centerlines," Dataset.  
Updated: 03/27/2009

- Wellington Boundary
- FDOT Maintained
- Wellington Maintained: 378.478 Lane Miles
- Privately Maintained: 286.571 Lane Miles
- Roads with More than Two Thru Lanes
- Added/Modified - Roads with More than Two Thru Lanes

Number of Lanes  
Indicated in  
Marker Symbol  
   
If Greater than  
Two Lanes



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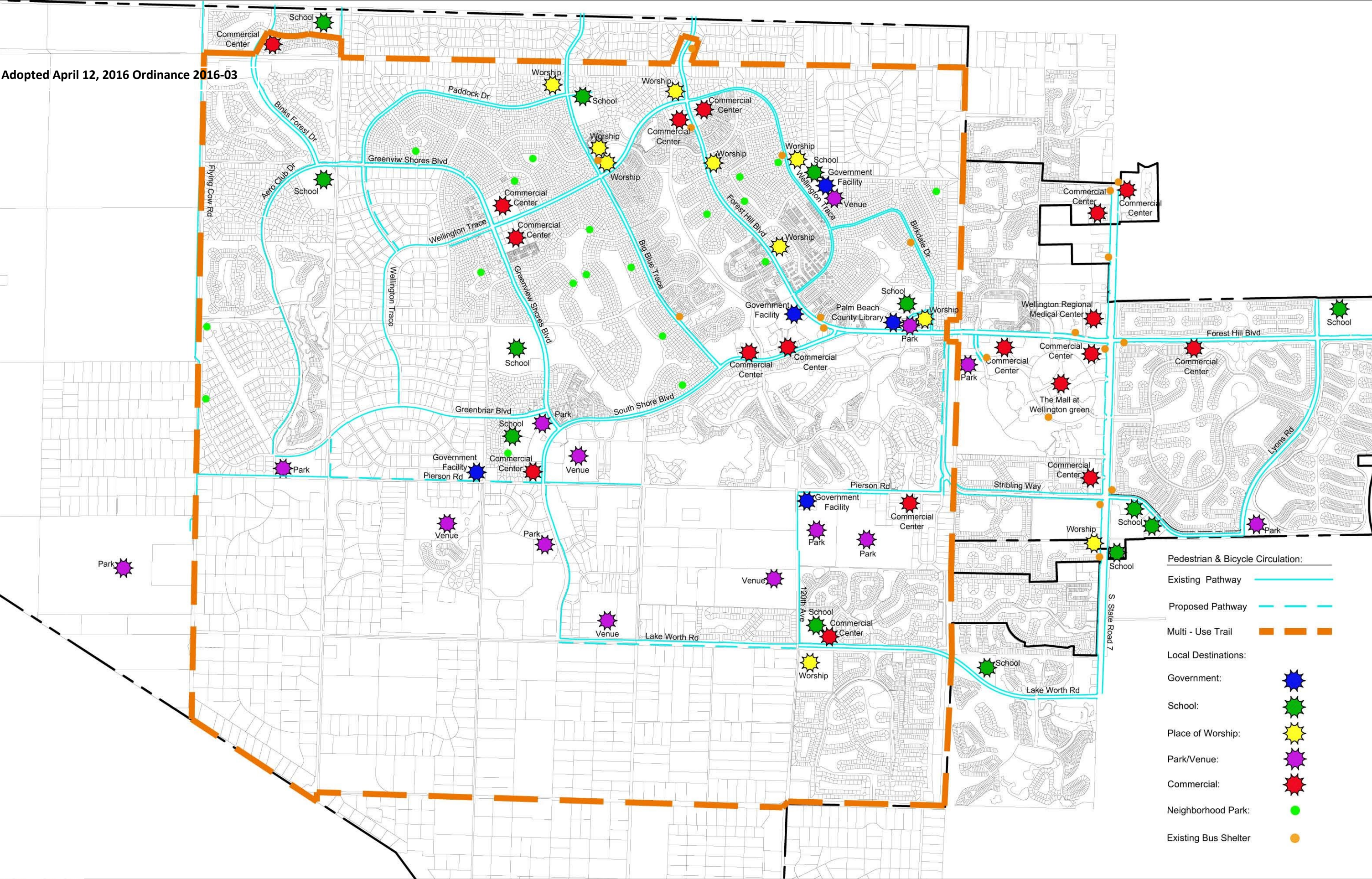


### Wellington:

#### PalmTran Routes and Stops

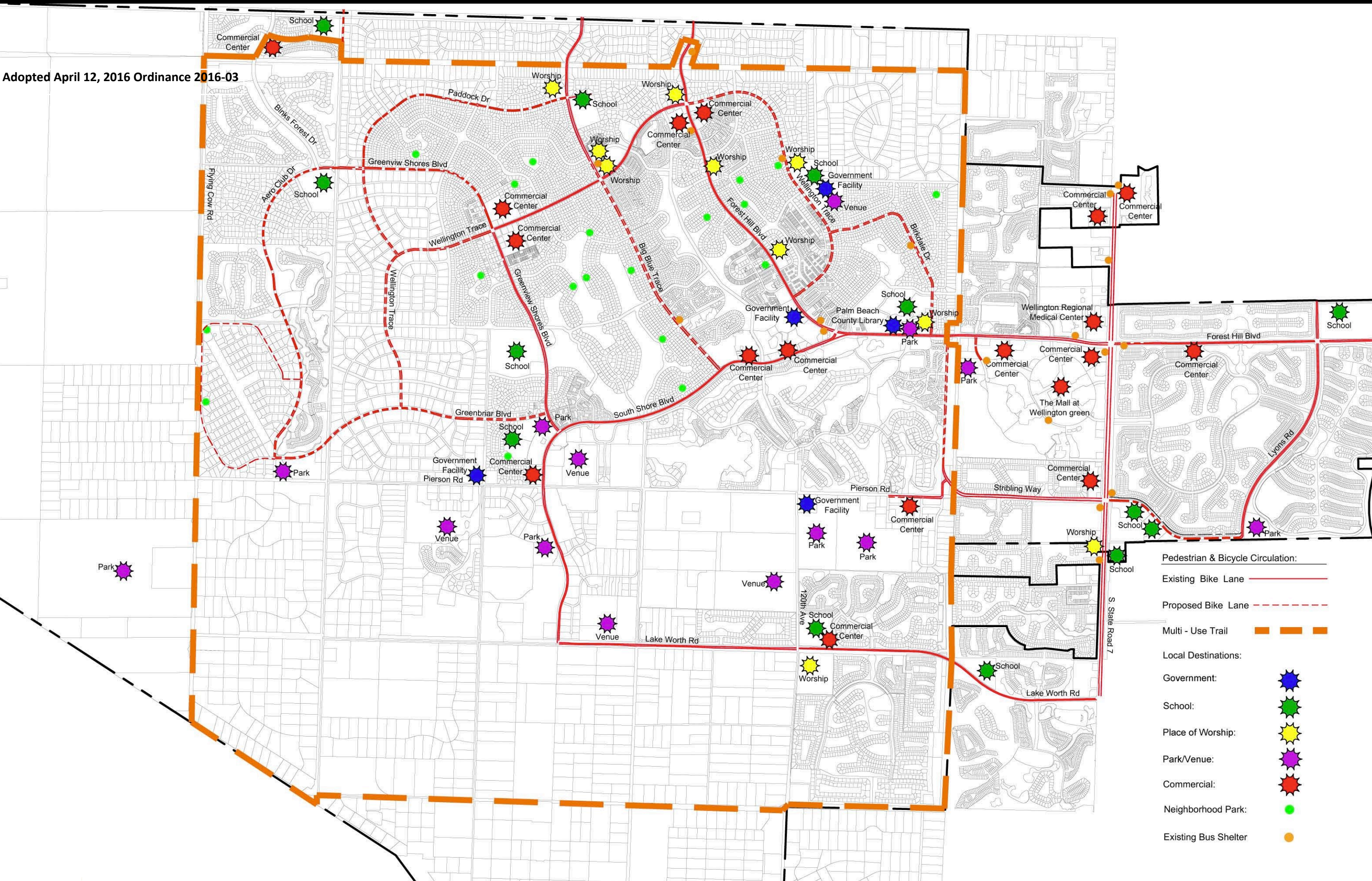
- Wellington Boundary
- PalmTran Bus Stops
- WELLINGTON TO LW VIA LAKE WORTH RD
- ROYAL PALM BEACH CIRCULATOR
- W PALM BCH TO BELLE GLADE
- W PALM BCH TO WELLINGTON VIA FOREST HILL
- W PALM BCH X-TOWN VIA OKEECHOBEE
- Major Roads

Adopted April 12, 2016 Ordinance 2016-03



- Pedestrian & Bicycle Circulation:**
- Existing Pathway
  - Proposed Pathway
  - Multi - Use Trail
- Local Destinations:**
- Government:
  - School:
  - Place of Worship:
  - Park/Venue:
  - Commercial:
  - Neighborhood Park:
  - Existing Bus Shelter

Adopted April 12, 2016 Ordinance 2016-03



## *Exhibit “B”*

### *Transportation Evaluation Series*

Part 1- Existing (2005/2006) Peak Hour Directional Link Analysis

Part 2- Five Year (2011) Peak Hour Directional Link Analysis

Part 3- Long Range (2025) Peak Hour Directional Link Analysis

**Exhibit B - Part 1**  
**Wellington Comprehensive Plan**  
**Transportation Evaluation**  
**Existing (2005/2006) Peak Hour Directional Link Analysis**

Roadway	Link	Count Station (1)	Existing Lanes	Dir.	Existing 2006 AM	Existing 2006 PM	Adopted Serv Vol	Meets Std?	
								AM	PM
Big Blue Trace	South Shore Blvd to Wellington Trace	3434	2L	NB/EB	444	466	860	Y	Y
	South Shore Blvd to Wellington Trace			SB/WB	654	568	860	Y	Y
Big Blue Trace	Wellington Trace to Southern Blvd	3422	2L	NB/EB	556	352	860	Y	Y
	Wellington Trace to Southern Blvd			SB/WB	420	673	860	Y	Y
Binks Forest Drive	Greenview Shores Blvd to Southern Blvd	3436	4LD	NB/EB	598	488	1860	Y	Y
	Greenview Shores Blvd to Southern Blvd			SB/WB	607	651	1860	Y	Y
Forest Hill Boulevard	Southern Blvd to Wellington Trace	3402	4LD	NB/EB	1571	1662	1860	Y	Y
	Southern Blvd to Wellington Trace			SB/WB	1251	1628	1860	Y	Y
Forest Hill Boulevard	Wellington Trace to South Shore Blvd	3430	4LD	NB/EB	1648	1288	2183 (2)	Y	Y
	Wellington Trace to South Shore Blvd			SB/WB	1009	1751	2183 (2)	Y	Y
Forest Hill Boulevard	South Shore Blvd to SR 7	3407	6LD	NB/EB	2676	2035	3186 (2)	Y	Y
	South Shore Blvd to SR 7			SB/WB	1659	2772	3186 (2)	Y	Y
Forest Hill Boulevard	SR 7 to Lyons Road	3423	6LD	NB/EB	1637	1736	2790	Y	Y
	SR 7 to Lyons Road			SB/WB	1729	2148	2790	Y	Y
Greenview Shores	Wellington Trace to South Shore Blvd	3432	4LD	NB/EB	820	969	1860	Y	Y
	Wellington Trace to South Shore Blvd			SB/WB	937	818	1860	Y	Y
Lake Worth Road	South Shore Blvd to 120th Avenue	3445	2L	NB/EB	822	643	1300	Y	Y
	South Shore Blvd to 120th Avenue			SB/WB	532	633	1300	Y	Y
Lake Worth Road	120th Avenue to Isles Blvd	4409	4LD	NB/EB	1029	899	1860	Y	Y
	120th Avenue to Isles Blvd			SB/WB	886	1056	1860	Y	Y
Lake Worth Road	Isles Blvd to SR 7	4407	4LD	NB/EB	1473	1204	1860	Y	Y
	Isles Blvd to SR 7			SB/WB	1029	1494	1860	Y	Y
Lake Worth Road	SR 7 to Lyons Road	4401	6LD	NB/EB	1391	1413	2790	Y	Y
	SR 7 to Lyons Road			SB/WB	1193	1634	2790	Y	Y
South Shore Boulevard	Lake Worth Road to Pierson Rd	3446 (3)	2L	NB/EB	515	852	1300	Y	Y
	Lake Worth Road to Pierson Rd			SB/WB	979	686	1300	Y	Y
South Shore Boulevard	Pierson Rd to Greenview Shores Blvd	3446 (3)	4LD	NB/EB	515	852	1860	Y	Y
	Pierson Rd to Greenview Shores Blvd			SB/WB	979	686	1860	Y	Y
South Shore Boulevard	Greenview Shores Blvd to Big Blue Trace	3429	4LD	NB/EB	769	912	1860	Y	Y
	Greenview Shores Blvd to Big Blue Trace			SB/WB	1137	859	1860	Y	Y
South Shore Boulevard	Big Blue Trace to Forest Hill Blvd	3421	4LD	NB/EB	636	1064	1860	Y	Y
	Big Blue Trace to Forest Hill Blvd			SB/WB	1238	1039	1860	Y	Y

**Exhibit B - Part 1**  
**Wellington Comprehensive Plan**  
**Transportation Evaluation**  
**Existing (2005/2006) Peak Hour Directional Link Analysis**

Roadway	Link	Count Station (1)	Existing Lanes	Dir.	Existing 2006 AM	Existing 2006 PM	Adopted Serv Vol	Meets Std?	
								AM	PM
Southern Boulevard	Seminole Pratt Whitney Rd to Binks Forest Dr	3443	4LD	NB/EB	1305	1259	1860	Y	Y
	Seminole Pratt Whitney Rd to Binks Forest Dr			SB/WB	1702	1746	1860	Y	Y
Southern Boulevard	Binks Forest Dr to Big Blue Trace	3431	4LD	NB/EB	1450	1275	1860	Y	Y
	Binks Forest Dr to Big Blue Trace			SB/WB	1206	1375	1860	Y	Y
Southern Boulevard	Big Blue Trace to Forest Hill Blvd	3413	4LD	NB/EB	1644	1658	1860	Y	Y
	Big Blue Trace to Forest Hill Blvd			SB/WB	1648	1782	1860	Y	Y
Southern Boulevard	Forest Hill Blvd to Cypress Head	3417 (4)	6LD	NB/EB	1775	1570	2790	Y	Y
	Forest Hill Blvd to Cypress Head			SB/WB	1487	1850	2790	Y	Y
Southern Boulevard	Cypress Head to Royal Palm Beach Blvd	3437	6LD	NB/EB	1905	1482	2790	Y	Y
	Cypress Head to Royal Palm Beach Blvd			SB/WB	1325	1918	2790	Y	Y
Southern Boulevard	Royal Palm Beach Blvd to Lamstein Ln	3405 (4)	8LD	NB/EB	1912	1560	3540	Y	Y
	Royal Palm Beach Blvd to Lamstein Ln			SB/WB	1455	2137	3540	Y	Y
Southern Boulevard	Lamstein Ln to SR 7	3409	8LD	NB/EB	1919	1637	3540	Y	Y
	Lamstein Ln to SR 7			SB/WB	1585	2356	3540	Y	Y
Southern Boulevard	SR 7 to Sansbury's Way	3415	8LD	NB/EB	2190	1333	3540	Y	Y
	SR 7 to Sansbury's Way			SB/WB	1307	1762	3540	Y	Y
SR 7	Lantana Rd to Lake Worth Rd	4400	6LD	NB/EB	1687	2338	2790	Y	Y
	Lantana Rd to Lake Worth Rd			SB/WB	2657	1646	2790	Y	Y
SR 7	Lake Worth Rd to Pierson Rd	4406	8LD	NB/EB	2085	2864	3540	Y	Y
	Lake Worth Rd to Pierson Rd			SB/WB	2696	2312	3540	Y	Y
SR 7	Pierson Rd to Forest Hill Blvd	4102	8LD	NB/EB	2065	2555	3540	Y	Y
	Pierson Rd to Forest Hill Blvd			SB/WB	2801	2162	3540	Y	Y
SR 7	Forest Hill Blvd to Pioneer Rd	3452	8LD	NB/EB	2107	2121	3540	Y	Y
	Forest Hill Blvd to Pioneer Rd			SB/WB	1952	2386	3540	Y	Y
SR 7	Pioneer Rd to Southern Blvd	3408	8LD	NB/EB	2282	2142	3540	Y	Y
	Pioneer Rd to Southern Blvd			SB/WB	1956	2372	3540	Y	Y
SR 7	Southern Blvd to Belvedere Rd	3406	8LD	NB/EB	1743	1987	3540	Y	Y
	Southern Blvd to Belvedere Rd			SB/WB	1672	2130	3540	Y	Y
Wellington Trace	Greenview Shores Blvd to Big Blue Trace	3435	4LD	NB/EB	1087	1021	1860	Y	Y
	Greenview Shores Blvd to Big Blue Trace			SB/WB	771	1209	1860	Y	Y
Wellington Trace	Big Blue Trace to Forest Hill Blvd	3433	4LD	NB/EB	1069	971	1860	Y	Y
	Big Blue Trace to Forest Hill Blvd			SB/WB	794	1132	1860	Y	Y

- (1) Source: Palm Beach County 2006 peak season count data. See Appendix A.  
(2) Adopted CRALLS volume. See Appendix B.  
(3) 2006 data unavailable, therefore utilized available 2005 peak season count data. See Appendix A.  
(4) 2005 and 2006 data unavailable, therefore utilized average of adjacent counts.

**Exhibit B - Part 2**  
**Wellington Comprehensive Plan**  
**Transportation Evaluation**  
**Five Year (2011) Peak Hour Directional Link Analysis**

Roadway	Link	Count Station (1)	Existing Lanes	Dir.	Existing 2006 AM	Existing 2006 PM	Growth (2011) (2)			Total (2011)		Adopted Serv Vol	Meets Std?	
							AM	PM	%/Year	AM	PM		AM	PM
Big Blue Trace	South Shore Blvd to Wellington Trace	3434	2L	NB/EB	444	466	95	100	3.97%	539	566	860	Y	Y
	South Shore Blvd to Wellington Trace			SB/WB	654	568	141	122	3.97%	795	690	860	Y	Y
Big Blue Trace	Wellington Trace to Southern Blvd	3422	2L	NB/EB	556	352	119	76	3.97%	675	428	860	Y	Y
	Wellington Trace to Southern Blvd			SB/WB	420	673	90	145	3.97%	510	818	860	Y	Y
Binks Forest Drive	Greenview Shores Blvd to Southern Blvd	3436	4LD	NB/EB	598	488	129	105	3.97%	727	593	860	Y	Y
	Greenview Shores Blvd to Southern Blvd			SB/WB	607	651	130	140	3.97%	737	791	860	Y	Y
Forest Hill Boulevard	Southern Blvd to Wellington Trace	3402	4LD	NB/EB	1571	1662	338	357	3.97%	1909	2019	1860	N	N
	Southern Blvd to Wellington Trace			SB/WB	1251	1628	269	350	3.97%	1520	1978	1860	Y	N
Forest Hill Boulevard	Wellington Trace to South Shore Blvd	3430	4LD	NB/EB	1648	1288	354	277	3.97%	2002	1565	2183 (3)	Y	Y
	Wellington Trace to South Shore Blvd			SB/WB	1009	1751	217	376	3.97%	1226	2127	2183 (3)	Y	Y
Forest Hill Boulevard	South Shore Blvd to SR 7	3407	6LD	NB/EB	2676	2035	575	437	3.97%	3251	2472	3186 (3)	N	Y
	South Shore Blvd to SR 7			SB/WB	1659	2772	357	596	3.97%	2016	3368	3186 (3)	Y	N
Forest Hill Boulevard	SR 7 to Lyons Road	3423	6LD	NB/EB	1637	1736	352	373	3.97%	1989	2109	2790	Y	Y
	SR 7 to Lyons Road			SB/WB	1729	2148	372	462	3.97%	2101	2610	2790	Y	Y
Greenview Shores	Wellington Trace to South Shore Blvd	3432	4LD	NB/EB	820	969	176	208	3.97%	996	1177	1860	Y	Y
	Wellington Trace to South Shore Blvd			SB/WB	937	818	201	176	3.97%	1138	994	1860	Y	Y
Lake Worth Road	South Shore Blvd to 120th Avenue	3445	2L	NB/EB	822	643	177	138	3.97%	999	781	1300	Y	Y
	South Shore Blvd to 120th Avenue			SB/WB	532	633	114	136	3.97%	646	769	1300	Y	Y
Lake Worth Road	120th Avenue to Isles Blvd	4409	4LD	NB/EB	1029	899	221	193	3.97%	1250	1092	1860	Y	Y
	120th Avenue to Isles Blvd			SB/WB	886	1056	190	227	3.97%	1076	1283	1860	Y	Y
Lake Worth Road	Isles Blvd to SR 7	4407	4LD	NB/EB	1473	1204	317	259	3.97%	1790	1463	1860	Y	Y
	Isles Blvd to SR 7			SB/WB	1029	1494	221	321	3.97%	1250	1815	1860	Y	Y
Lake Worth Road	SR 7 to Lyons Road	4401	6LD	NB/EB	1391	1413	299	304	3.97%	1690	1717	2790	Y	Y
	SR 7 to Lyons Road			SB/WB	1193	1634	256	351	3.97%	1449	1985	2790	Y	Y
South Shore Boulevard	Lake Worth Road to Pierson Rd	3446 (4)	2L	NB/EB	515	852	136	224	3.97%	651	1076	1300	Y	Y
	Lake Worth Road to Pierson Rd			SB/WB	979	686	258	181	3.97%	1237	867	1300	Y	Y
South Shore Boulevard	Pierson Rd to Greenview Shores Blvd	3446 (4)	4LD	NB/EB	515	852	136	224	3.97%	651	1076	1860	Y	Y
	Pierson Rd to Greenview Shores Blvd			SB/WB	979	686	258	181	3.97%	1237	867	1860	Y	Y
South Shore Boulevard	Greenview Shores Blvd to Big Blue Trace	3429	4LD	NB/EB	769	912	165	196	3.97%	934	1108	1860	Y	Y
	Greenview Shores Blvd to Big Blue Trace			SB/WB	1137	859	244	185	3.97%	1381	1044	1860	Y	Y
South Shore Boulevard	Big Blue Trace to Forest Hill Blvd	3421	4LD	NB/EB	636	1064	137	229	3.97%	773	1293	1860	Y	Y
	Big Blue Trace to Forest Hill Blvd			SB/WB	1238	1039	266	223	3.97%	1504	1262	1860	Y	Y

**Exhibit B - Part 2**  
**Wellington Comprehensive Plan**  
**Transportation Evaluation**  
**Five Year (2011) Peak Hour Directional Link Analysis**

Roadway	Link	Count Station (1)	Existing Lanes	Dir.	Existing 2006 AM	Existing 2006 PM	Growth (2011) (2)			Total (2011)		Adopted Serv Vol	Meets Std?	
							AM	PM	%/Year	AM	PM		AM	PM
Southern Boulevard	Seminole Pratt Whitney Rd to Binks Forest Dr	3443	4LD	NB/EB	1305	1259	122	117	1.80%	1427	1376	1860	Y	Y
	Seminole Pratt Whitney Rd to Binks Forest Dr			SB/WB	1702	1746	159	163	1.80%	1861	1909	1860	N	N
Southern Boulevard	Binks Forest Dr to Big Blue Trace	3431	4LD	NB/EB	1450	1275	135	119	1.80%	1585	1394	1860	Y	Y
	Binks Forest Dr to Big Blue Trace			SB/WB	1206	1375	113	128	1.80%	1319	1503	1860	Y	Y
Southern Boulevard	Big Blue Trace to Forest Hill Blvd	3413	4LD	NB/EB	1644	1658	153	155	1.80%	1797	1813	1860	Y	Y
	Big Blue Trace to Forest Hill Blvd			SB/WB	1648	1782	154	166	1.80%	1802	1948	1860	Y	N
Southern Boulevard	Forest Hill Blvd to Cypress Head	3417 (5)	6LD	NB/EB	1775	1570	166	146	1.80%	1941	1716	2790	Y	Y
	Forest Hill Blvd to Cypress Head			SB/WB	1487	1850	139	173	1.80%	1626	2023	2790	Y	Y
Southern Boulevard	Cypress Head to Royal Palm Beach Blvd	3437	6LD	NB/EB	1905	1482	178	138	1.80%	2083	1620	2790	Y	Y
	Cypress Head to Royal Palm Beach Blvd			SB/WB	1325	1918	124	179	1.80%	1449	2097	2790	Y	Y
Southern Boulevard	Royal Palm Beach Blvd to Lamstein Ln	3405 (5)	8LD	NB/EB	1912	1560	178	146	1.80%	2090	1706	3540	Y	Y
	Royal Palm Beach Blvd to Lamstein Ln			SB/WB	1455	2137	136	199	1.80%	1591	2336	3540	Y	Y
Southern Boulevard	Lamstein Ln to SR 7	3409	8LD	NB/EB	1919	1637	179	153	1.80%	2098	1790	3540	Y	Y
	Lamstein Ln to SR 7			SB/WB	1585	2356	148	220	1.80%	1733	2576	3540	Y	Y
Southern Boulevard	SR 7 to Sansbury's Way	3415	8LD	NB/EB	2190	1333	204	124	1.80%	2394	1457	3540	Y	Y
	SR 7 to Sansbury's Way			SB/WB	1307	1762	122	164	1.80%	1429	1926	3540	Y	Y
SR 7	Lantana Rd to Lake Worth Rd	4400	6LD	NB/EB	1687	2338	707	980	7.25%	2394	3318	2790	Y	N
	Lantana Rd to Lake Worth Rd			SB/WB	2657	1646	1113	690	7.25%	3770	2336	2790	N	Y
SR 7	Lake Worth Rd to Pierson Rd	4406	8LD	NB/EB	2085	2864	874	1200	7.25%	2959	4064	3540	Y	N
	Lake Worth Rd to Pierson Rd			SB/WB	2696	2312	1130	969	7.25%	3826	3281	3540	N	Y
SR 7	Pierson Rd to Forest Hill Blvd	4102	8LD	NB/EB	2065	2555	865	1071	7.25%	2930	3626	3540	Y	N
	Pierson Rd to Forest Hill Blvd			SB/WB	2801	2162	1174	906	7.25%	3975	3068	3540	N	Y
SR 7	Forest Hill Blvd to Pioneer Rd	3452	8LD	NB/EB	2107	2121	883	889	7.25%	2990	3010	3540	Y	Y
	Forest Hill Blvd to Pioneer Rd			SB/WB	1952	2386	818	1000	7.25%	2770	3386	3540	Y	Y
SR 7	Pioneer Rd to Southern Blvd	3408	8LD	NB/EB	2282	2142	956	898	7.25%	3238	3040	3540	Y	Y
	Pioneer Rd to Southern Blvd			SB/WB	1956	2372	820	994	7.25%	2776	3366	3540	Y	Y
SR 7	Southern Blvd to Belvedere Rd	3406	8LD	NB/EB	1743	1987	730	833	7.25%	2473	2820	3540	Y	Y
	Southern Blvd to Belvedere Rd			SB/WB	1672	2130	701	892	7.25%	2373	3022	3540	Y	Y
Wellington Trace	Greenview Shores Blvd to Big Blue Trace	3435	4LD	NB/EB	1087	1021	234	219	3.97%	1321	1240	1860	Y	Y
	Greenview Shores Blvd to Big Blue Trace			SB/WB	771	1209	166	260	3.97%	937	1469	1860	Y	Y
Wellington Trace	Big Blue Trace to Forest Hill Blvd	3433	4LD	NB/EB	1069	971	230	209	3.97%	1299	1180	1860	Y	Y
	Big Blue Trace to Forest Hill Blvd			SB/WB	794	1132	171	243	3.97%	965	1375	1860	Y	Y

- (1) Source: Palm Beach County 2006 peak season count data. See Appendix A.  
(2) See Exhibits 2A-2C.  
(3) Adopted CRALLS volume. See Appendix B.  
(4) 2006 data unavailable, therefore utilized available 2005 peak season count data. See Appendix A.  
(5) 2005 and 2006 data unavailable, therefore utilized average of adjacent counts.

**Exhibit B - Part 3**  
**Wellington Comprehensive Plan**  
**Transportation Evaluation**  
**Long Range (2025) Peak Hour Directional Link Analysis**

Roadway	Link	2025 Lanes	Dir.	K Factor (1)	D Factor (1)	2025 Daily Vol (2)	2025 Peak Hr Vol	Adopted Serv Vol	Meets Std?
Big Blue Trace	South Shore Blvd to Wellington Trace	2L	NB/EB	0.084	0.45	14500	548	860	Y
	South Shore Blvd to Wellington Trace		SB/WB		0.55		670	860	Y
Big Blue Trace	Wellington Trace to Southern Blvd	4LD	NB/EB	0.091	0.34	16000	495	1860	Y
	Wellington Trace to Southern Blvd		SB/WB		0.66		961	1860	Y
Binks Forest Drive	Greenview Shores Blvd to Southern Blvd	4LD	NB/EB	0.096	0.43	13000	537	1860	Y
	Greenview Shores Blvd to Southern Blvd		SB/WB		0.57		711	1860	Y
Forest Hill Boulevard	Southern Blvd to Wellington Trace	4LD	NB/EB	0.088	0.51	39000	1750	1860	Y
	Southern Blvd to Wellington Trace		SB/WB		0.49		1682	1860	Y
Forest Hill Boulevard	Wellington Trace to South Shore Blvd	4LD	NB/EB	0.088	0.42	42000	1552	2183 (3)	Y
	Wellington Trace to South Shore Blvd		SB/WB		0.58		2144	2183 (3)	Y
Forest Hill Boulevard	South Shore Blvd to SR 7	6LD	NB/EB	0.084	0.42	55000	1940	3186 (3)	Y
	South Shore Blvd to SR 7		SB/WB		0.58		2680	3186 (3)	Y
Forest Hill Boulevard	SR 7 to Lyons Road	6LD	NB/EB	0.088	0.45	45000	1782	2790	Y
	SR 7 to Lyons Road		SB/WB		0.55		2178	2790	Y
Greenview Shores	Wellington Trace to South Shore Blvd	4LD	NB/EB	0.090	0.54	21000	1021	1860	Y
	Wellington Trace to South Shore Blvd		SB/WB		0.46		869	1860	Y
Lake Worth Road	South Shore Blvd to 120th Avenue	2L	NB/EB	0.083	0.50	18000	747	1300	Y
	South Shore Blvd to 120th Avenue		SB/WB		0.50		747	1300	Y
Lake Worth Road	120th Avenue to Isles Blvd	4LD	NB/EB	0.090	0.46	25500	1056	1860	Y
	120th Avenue to Isles Blvd		SB/WB		0.54		1239	1860	Y
Lake Worth Road	Isles Blvd to SR 7	4LD	NB/EB	0.087	0.45	33000	1292	1860	Y
	Isles Blvd to SR 7		SB/WB		0.55		1579	1860	Y
Lake Worth Road	SR 7 to Lyons Road	6LD	NB/EB	0.084	0.46	41000	1584	2790	Y
	SR 7 to Lyons Road		SB/WB		0.54		1860	2790	Y
South Shore Boulevard	Lake Worth Road to Pierson Rd	2L	NB/EB	0.081	0.55	21000	936	1300	Y
	Lake Worth Road to Pierson Rd		SB/WB		0.45		765	1300	Y
South Shore Boulevard	Pierson Rd to Greenview Shores Blvd	4LD	NB/EB	0.081	0.55	23000	1025	1860	Y
	Pierson Rd to Greenview Shores Blvd		SB/WB		0.45		838	1860	Y
South Shore Boulevard	Greenview Shores Blvd to Big Blue Trace	4LD	NB/EB	0.081	0.51	22000	909	1860	Y
	Greenview Shores Blvd to Big Blue Trace		SB/WB		0.49		873	1860	Y
South Shore Boulevard	Big Blue Trace to Forest Hill Blvd	4LD	NB/EB	0.087	0.51	30000	1331	1860	Y
	Big Blue Trace to Forest Hill Blvd		SB/WB		0.49		1279	1860	Y

**Exhibit B - Part 3**  
**Wellington Comprehensive Plan**  
**Transportation Evaluation**  
**Long Range (2025) Peak Hour Directional Link Analysis**

Roadway	Link	2025 Lanes	Dir.	K Factor (1)	D Factor (1)	2025 Daily Vol (2)	2025 Peak Hr Vol	Adopted Serv Vol	Meets Std?
Southern Boulevard	Seminole Pratt Whitney Rd to Binks Forest Dr	6LD	NB/EB	0.084	0.42	44000	1552	2790	Y
	Seminole Pratt Whitney Rd to Binks Forest Dr		SB/WB		0.58		2144	2790	Y
Southern Boulevard	Binks Forest Dr to Big Blue Trace	6LD	NB/EB	0.080	0.48	44000	1690	2790	Y
	Binks Forest Dr to Big Blue Trace		SB/WB		0.52		1830	2790	Y
Southern Boulevard	Big Blue Trace to Forest Hill Blvd	6LD	NB/EB	0.078	0.48	49000	1835	2790	Y
	Big Blue Trace to Forest Hill Blvd		SB/WB		0.52		1987	2790	N
Southern Boulevard	Forest Hill Blvd to Cypress Head	6LD	NB/EB	0.078	0.46	50000	1794	2790	Y
	Forest Hill Blvd to Cypress Head		SB/WB		0.54		2106	2790	Y
Southern Boulevard	Cypress Head to Royal Palm Beach Blvd	6LD	NB/EB	0.078	0.44	50000	1716	2790	Y
	Cypress Head to Royal Palm Beach Blvd		SB/WB		0.56		2184	2790	Y
Southern Boulevard	Royal Palm Beach Blvd to Lamstein Ln	8LD	NB/EB	0.078	0.42	55000	1802	3540	Y
	Royal Palm Beach Blvd to Lamstein Ln		SB/WB		0.58		2488	3540	Y
Southern Boulevard	Lamstein Ln to SR 7	8LD	NB/EB	0.078	0.41	55000	1759	3540	Y
	Lamstein Ln to SR 7		SB/WB		0.59		2531	3540	Y
Southern Boulevard	SR 7 to Sansbury's Way	8LD	NB/EB	0.076	0.43	55000	1797	3540	Y
	SR 7 to Sansbury's Way		SB/WB		0.57		2383	3540	Y
SR 7	Lantana Rd to Lake Worth Rd	8LD	NB/EB	0.087	0.59	48500	2490	3540	Y
	Lantana Rd to Lake Worth Rd		SB/WB		0.41		1730	3540	Y
SR 7	Lake Worth Rd to Pierson Rd	8LD	NB/EB	0.083	0.55	57000	2602	3540	Y
	Lake Worth Rd to Pierson Rd		SB/WB		0.45		2129	3540	Y
SR 7	Pierson Rd to Forest Hill Blvd	8LD	NB/EB	0.081	0.54	57000	2493	3540	Y
	Pierson Rd to Forest Hill Blvd		SB/WB		0.46		2124	3540	Y
SR 7	Forest Hill Blvd to Pioneer Rd	8LD	NB/EB	0.078	0.47	65000	2383	3540	Y
	Forest Hill Blvd to Pioneer Rd		SB/WB		0.53		2687	3540	Y
SR 7	Pioneer Rd to Southern Blvd	8LD	NB/EB	0.078	0.47	65000	2383	3540	Y
	Pioneer Rd to Southern Blvd		SB/WB		0.53		2687	3540	Y
SR 7	Southern Blvd to Belvedere Rd	8LD	NB/EB	0.075	0.48	52000	1872	3540	Y
	Southern Blvd to Belvedere Rd		SB/WB		0.52		2028	3540	Y
Wellington Trace	Greenview Shores Blvd to Big Blue Trace	4LD	NB/EB	0.087	0.46	26000	1041	1860	Y
	Greenview Shores Blvd to Big Blue Trace		SB/WB		0.54		1221	1860	Y
Wellington Trace	Big Blue Trace to Forest Hill Blvd	4LD	NB/EB	0.087	0.46	25000	1001	1860	Y
	Big Blue Trace to Forest Hill Blvd		SB/WB		0.54		1175	1860	Y

- (1) Estimated based on existing count data.  
(2) Source: Palm Beach MPO. See Appendix C.  
(3) Adopted CRALLS volume. See Appendix B.



***Wellington Comprehensive Plan  
Housing Element***

## **HOUSING ELEMENT GOALS, OBJECTIVES AND POLICIES**

Wellington is approaching “built-out” condition, and does not plan for any extensive annexation of contiguous, undeveloped area. In 2007, Wellington’s Building Department records indicated that 136 permits were issued for new residential construction and 16 permits for new commercial construction. The population is projected to continue to grow, but at a progressively declining rate as Wellington approaches built-out status.

There currently is an inventory of approximately 1,000 approved but un-built dwelling units. In addition to the remaining approved units, as discussed in Table 1-2 of the Introduction to the Comprehensive Plan, there are approximately 3,788 acres suitable for development based on physical characteristics and availability of services. The developable vacant areas have good access and are available for development at this time. Utilities are readily available. Potable water, sanitary sewer, drainage, solid waste, recreation, and transportation are generally provided by Wellington. Except for the vacant land used for conservation, the remaining vacant land is primarily in private ownership.

Residential units to be constructed in the future may range from villas associated with a senior continuing care facility to rental apartment complexes to large scale, equestrian oriented single family dwellings. Based upon a planning horizon of ten years, it is estimated that an average of 50-100 homes will be constructed annually from 2008 – 2018 although this may vary due to economic conditions and housing demand for new dwelling units. Prior Wellington estimates of 300 Dwelling Units (DU) per year were based on planning analysis conducted at that time.

### **Affordable Housing**

The Palm Beach County Comprehensive Plan defines an “affordable” home as a household paying 30% or less of its annual income for gross housing costs. Renter-occupied gross housing costs include rent plus utilities costs, while owner-occupied housing may include costs such as mortgage loan principal, interest, taxes, and insurance (PITI) plus utilities and association fees. Currently Wellington has an inventory of rental and individually-owned housing stock that meets the requirements of most income levels and fulfills the need for these housing categories as demonstrated in Tables 2 and 3.

Wellington has several neighborhoods that include Palm Beach County Section 8 rent subsidy housing. Additionally, the Boca Raton, West Palm Beach and Delray Beach Housing Authorities have located portions of their Section 8 housing vouchers within Wellington. Wellington recognizes that Section 8 Housing is not necessarily permanent and does not represent a long-term solution to workforce or affordable housing needs within the community.

### Workforce Housing

Palm Beach County defines workforce housing as housing affordable to households in a range of 60 - 150% of Area Median Income (AMI). AMI is the dollar amount where half the population earns less and half earns more. Wellington is located within the West Palm Beach and Boca Raton Metropolitan Statistical Area (MSA). Table 1 describes the AMI for this MSA. The percentage included in the header indicates the amount below or above AMI for the listed median family income.

**Table 1**  
**Annual Income Limits for West Palm Beach and Boca Raton Metropolitan Statistical Area (MSA). FY 2009 Median Family Income**

<b>Number of People in Household</b>	<b>Extremely Low Income (30%)</b>	<b>Very Low Income (50%)</b>	<b>Low Income (80%)</b>	<b>Moderate Income (120%)</b>
1	\$15,800.00	\$26,400.00	\$42,200.00	\$ 63,360.00
2	\$18,100.00	\$30,150.00	\$48,250.00	\$72,360.00
3	\$20,350.00	\$33,950.00	\$54,250.00	\$81,480.00
4	\$22,600.00	\$37,700.00	\$60,300.00	\$90,480.00
5	\$24,400.00	\$40,700.00	\$65,100.00	\$97,680.00
6	\$26,200.00	\$43,750.00	\$69,950.00	\$105,000.00
7	\$28,000.00	\$46,750.00	\$74,750.00	\$112,200.00
8	\$29,850.00	\$49,750.00	\$79,600.00	\$119,400.00

Source: Palm Beach County 2009

### Costs of Housing within Wellington

As discussed earlier, Wellington has a large variety of housing types with a wide range of housing costs. In order to calculate availability of housing inventory for different income groups, the following ratios are used:

- (1) Housing purchase ratio - approximately three times annual household income.
- (2) Rental ratio – approximately one-quarter monthly household income.

Using Wellington's 2000 U.S. Census average household size of approximately three persons, Tables 2 and 3 correlate West Palm Beach and Boca Raton MSA family income categories with the appropriate cost of housing. Costs of housing within Wellington are based upon the market value, as estimated in 2008 by the Palm Beach County Property Appraiser, and includes both homestead and non-homestead properties. This information is presented in Table 2. This is intended only to be a guide to provide a general overview of the current conditions in the range of housing stock within Wellington for the extremely low income to moderate income families. The figures do not include additional costs that may exist such as utilities and PITI.

**Table 2**  
**Housing Inventory Matching Annual Income Limits for**  
**West Palm Beach and Boca Raton Metropolitan Statistical Area (MSA)**

<b>Income Category</b>	<b>Income Limit</b>	<b>Approximate Housing Cost Limit*</b>	<b>Wellington Housing Inventory**</b>
Extremely Low Income (30% of AMI Earnings)	\$20,350.00	\$61,050.00	15 units
Very Low Income (50%)	\$33,950.00	\$101,850.00	147 units
Low Income (80%)	\$54,250.00	162,750.00	2,941 units
Moderate Income (120%)	\$81,480.00	\$244,440.00	7,607 units
Housing Values Exceeding Annual Limits	N/A	N/A	9,027 units

\*Excluding utility costs

\*\*Source: Palm Beach County Tax Appraiser. Wellington 2008 Tax Roll Summaries (projected for 2010) - indicates approximate market value.

Table 2 depicts only housing inventory matching the specific income category range. It does not include a cumulative count that includes the lower income categories inventory. For example, in addition to the inventory from their designated category in Table 2, a home buyer from the Low Income category also has additional housing options from any of the lower income category inventories.

Rental costs within Wellington are more difficult to quantify and are much more incomplete than the data for housing costs. Based upon information obtained from the Realtors Regional Multiple Listing Service, Table 3 indicates the availability of rental housing within Wellington.

**Table 3**  
**Approximate Rental Ratio for Three Person Household**  
**West Palm Beach and Boca Raton Metropolitan Statistical Area (MSA).**

<b>Category</b>	<b>Income Limit</b>	<b>Approximate Rental Limit (monthly)*</b>	<b>June 2009 Approximate Number of Units Available for Rent (2 BR min)**</b>
Extremely Low Income (30%)	\$20,350.00	\$423.95	0 units
Very Low Income (50%)	\$33,950.00	\$707.29	0 units
Low Income (80%)	\$54,250.00	\$1130.21	50 units
Moderate Income (120%)	\$81,480.00	\$1697.50	130 units

\*excluding PITI

\*\*Source: Regional Multiple Listing Service

As Tables 1, 2 and 3 demonstrate, Wellington currently has an inventory of housing stock that meets the majority of incomes for this MSA. As of June of 2009, Wellington had housing units representing all income groups. The lowest inventory is found within the Extremely Low Income category, which represents households earning 30% or under of the AMI. For rental units the limited data indicates Wellington currently has units appropriate for the Low and Moderate income groups but may not currently have rental units for the Extremely Low and Very Low Income categories.

Wellington anticipated the private provision of very low, low, moderate income and workforce housing during the redevelopment of the State Road 7 Corridor. The SR 7 Corridor Study was initiated by Wellington in 2006 in conjunction with the Florida Department of Transportation (FDOT), the Treasure Coast Regional Planning Council, Palm Beach County, The Village of Royal Palm Beach, and the City of Greenacres. This was an attempt to establish an acceptable roadway level of service in an area that included more than 150 parcels and more than eight miles of shared roadway. The corridor study, a requirement of the county's comprehensive plan, was conducted over a period of approximately 24 months. Ultimately the proposed study was not transmitted by the county to DCA, due to concerns raised by Palm Beach County and Royal Palm Beach regarding the potential for a CRALLS (Constrained Roadway at Lower Level of Service) designation for the entire corridor. The disbandment of the study has delayed the progress of a SR 7 Corridor Master Plan and consequently much of the anticipated development/redevelopment of the corridor. Wellington is currently in the process of creating its own SR 7 Corridor & Master Plan, as detailed in the Future Land Use Element of this plan.

Based upon location and size, the locations along the State Road 7 Corridor may meet the criteria for workforce housing and all categories of affordable housing. Wellington shall continue to investigate these areas as potential locations for housing in these income categories.

**GOAL 1.0 *Provide decent, safe, well-maintained, and sanitary housing in suitable locations at affordable costs to meet the needs of Wellington's existing and future residents.***

**Objective 1.1** Wellington shall assist and encourage the private sector to provide a minimum of 50-100 new dwelling units per year through the year 2015 to meet the housing needs of all existing and anticipated populations of Wellington. Over time and in combination with existing units, these new units are intended to provide Wellington with a variety of housing types, sizes, and costs. Since the private sector, not Wellington, actually provides housing units and since the private sector will provide those units for which "need" is expressed via the private market, achievement of this objective will not be measured by the number of housing units constructed but by the implementation of the following policies designed to facilitate the workings of the private market.

**Policy 1.1.1** Wellington shall provide such information and assistance as might be

helpful to the private sector in maintaining a housing production capacity sufficient to meet the identified demands.

**Policy 1.1.2** Wellington shall review ordinances, codes, regulations, and permitting processes and revise, as needed and desirable, to provide more efficient mechanisms for reviewing proposed housing developments.

**Policy 1.1.3** Wellington shall maintain and improve, where appropriate, development code regulations which require and enable the private sector to renovate buildings as needed.

**Policy 1.1.4** Wellington shall maintain and continue to encourage Land Development Regulations providing for the continued use and construction of grooms quarters within the Equestrian Preserve. Until these regulations are complete, Wellington shall continue to utilize the standards found in Section 6.4 D. 47. of the LDR. In adopting such regulations Wellington shall at a minimum consider the size, number and placement of such units. These regulations shall be adopted and implemented consistent with the requirements of Chapter 163, F.S.

**Policy 1.1.5** Wellington shall provide or facilitate the provision of supporting infrastructure for housing; including roads, potable water facilities, sanitary sewer facilities, drainage facilities, and park facilities. The provision of such infrastructure shall be at a level consistent with Wellington's ability to pay and consistent with other demands on Wellington. The balancing of such demands may be done on an ongoing basis and shall be a legislative judgment of The Wellington Council. Furthermore, Wellington shall manage growth in such a way to ensure that no new development occurs unless infrastructure is adequate to meet the standards established in the goals, objectives and policies of this comprehensive plan.

**Objective 1.2** Provide adequate sites for very low, low, and moderate income households and create affordable and workforce housing for all current and anticipated future residents who might need such housing. In particular, facilitate development of as much new affordable and workforce housing as can be accommodated given: 1) the residential densities set forth in the Future Land Use Map; 2) market economics; and 3) available federal, state and county subsidies. Such development shall be either within Wellington or outside Wellington. Market conditions make the provisions of such housing in Wellington difficult; consequently the need for workforce, very low, low and moderate income housing has been met in locations largely outside of Wellington. Wellington shall continue to explore solutions of how to meet workforce housing needs. The objective shall be measurable by its implementing policies.

**Policy 1.2.1** The Wellington Manager or designee shall monitor the housing and related activities of Palm Beach County agencies, the Treasure Coast Regional Planning Council and nearby local jurisdictions. The purpose of such monitoring shall be to identify activities to which Wellington may make a specific contribution. The

Wellington manager shall inform The Wellington Council of these activities and shall recommend, as appropriate, Wellington actions that could help encourage the provision of adequate sites for the distribution of very low, low and moderate income families in communities with land values that can reasonably accommodate such housing. Among the actions that may be considered are specific agreements with other local governments concerning the provision of affordable housing<sup>1</sup>.

**Policy 1.2.2** Wellington shall maintain and improve, where appropriate, land development code provisions which are consistent with the Future Land Use Map, including the land uses and densities and intensities specified thereon and the descriptions of the requirements of those categories, which appear in the Future Land Use Element under the heading “Future Land Use Category Descriptions.” The map and descriptions are incorporated by reference into this Policy 1.2.2. This policy shall be interpreted in light of these two facts: 1) Wellington has made a legislative judgment that the mix of residential uses contained on the Future Land Use Map offers one of the best possibilities for developing affordable housing in Wellington; and 2) Wellington has made a legislative judgment that clear articulation of where housing is permitted and what density of housing is permitted is one of the best ways for a municipality to coordinate the private housing delivery process. However, this policy shall not be interpreted as a constraint on amending the Future Land Use Map.

**Policy 1.2.3** Wellington shall periodically review: 1) its own development permitting procedures; 2) best current practices employed by other jurisdictions; and 3) best current practices reported in relevant professional literature. The purpose of the review shall be to determine if there are appropriate procedural and substantive changes which could facilitate more expeditious development application processing.

**Policy 1.2.4** Manufactured housing may be permitted in any area designated by this plan for residential use. Mobile homes shall not be permitted in Wellington unless they meet the same standards as a manufactured home.

**Policy 1.2.5** Housing for very low, low, and moderate income households shall not be prohibited *per se* in any area designated by this plan for residential use. This policy shall not be interpreted as granting approval to a development which might accommodate very low, low or moderate income households, but which is not consistent with the land use restrictions set forth on the Future Land Use Map, including the residential densities or intensities applicable thereto.

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<sup>1</sup>Wellington has already entered into an Interlocal Agreement with Palm Beach County by Resolution 96-12. This agreement is predicated on the fact that both Wellington and Palm Beach County “have common power to perform Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) activities within the County” pursuant to Section 125.01, F.S. and Chapter 163, Part III F.S. Under the agreement, Wellington and the County will “cooperate in the implementation of the goals and objectives of the County’s Consolidated [affordable housing assistance] Plan,” as approved by the U. S. Department of Housing and Urban Development and “for the purpose of implementing the CDBG and HOME programs.” The cooperation will enable the County to expend CDBG and HOME funds in Wellington. Activities furthered will include community renewal and lower income housing assistance. By entering the agreement, Wellington gave up its right to apply for grants under the Small Cities or State CDBG Programs or to participate directly in the Home Program.

**Policy 1.2.6** Wellington shall assist, to the extent feasible, the Palm Beach County Housing Authority in identifying housing units which may be eligible for participation in the Palm Beach County Section 8 Rent Subsidy Program.

**Objective 1.3** Wellington shall preserve affordable and workforce housing for all current and anticipated future residents. In particular, Wellington shall preserve the existing housing stock in sound condition. The existing affordable and workforce housing in Wellington is being preserved by market forces and the enforcement of Wellington's housing conditions standards. This objective shall be made measurable by its implementing policies.

**Policy 1.3.1** Wellington hereby adopts by reference the Palm Beach County Housing Code as part of its own land development code or any appropriate modification thereof. Any modification thereof which has the net effect of lowering standards shall be deemed inconsistent with this plan. These regulations shall be adopted and implemented consistent with the requirements of Chapter 163, F.S.

**Policy 1.3.2** Wellington shall from time to time informally evaluate alternate strategies to guide enforcement of the minimum housing standards code so as to achieve maximum effectiveness. It is recognized by this policy that systematic and *ad hoc* inspections might be most appropriate at different times and in different subareas of Wellington.

**Policy 1.3.3** Wellington shall continue to enforce its adopted Land Development Regulations that further the objective of protecting the character and quality of the individual neighborhoods that comprise Wellington. At a minimum these regulations shall include: setback, height, density and intensity regulations consistent with this plan and property maintenance standards such as lot mowing, exterior maintenance and use standards consistent with this plan and the individual neighborhoods that make up this community. These regulations shall be adopted and implemented consistent with the requirements of Chapter 163, F.S.

**Objective 1.4** Wellington shall eliminate any substandard housing condition which may arise; structurally and aesthetically improve housing; and conserve, rehabilitate, and demolish substandard housing. In particular: 1) initiate a program which encourages the renovation or razing of all substandard housing which may be identified in the future within one year of identification; and 2) encourage private property owners to maintain and improve their properties so as to protect property values and ensure safe and sanitary housing. This objective shall be achieved primarily by the maintaining Wellington's housing conditions standards and strict code enforcement process. This objective shall be made measurable by its implementing policies and by the absence of substandard housing units in Wellington.

Policy 1.4.1 For the purposes of this plan, the locally determined definition of substandard housing shall be all housing which falls below the standards established by the Palm Beach County *existing housing code* (as opposed to new construction), or by Wellington's *existing housing code*, should Wellington enact such a code.

Policy 1.4.2 Wellington shall require owners of substandard structures to promptly renovate or remove such structures.

Policy 1.4.3 Wellington shall assist qualified owners of substandard housing to obtain appropriate financial assistance for renovation from Palm Beach County, State of Florida, or Federal sources.<sup>2</sup>

Policy 1.4.4 Wellington shall maintain an effective housing code enforcement program.

Policy 1.4.5 Wellington shall maintain a reasonably accurate inventory of the housing units within Wellington.

Policy 1.4.6 Wellington shall continue to maintain and improve minimum single family and multifamily housing standards through enforcement of the state mandated housing code, the International Property Maintenance Code (IPMC), Wellington's Code of Ordinances and Wellington's Land Development Regulations.

Policy 1.4.7 Policy 1.3.1 is herein incorporated by reference.

Policy 1.4.8 Policy 1.3.3 is herein incorporated by reference.

**Objective 1.5** Wellington shall continue to provide adequate sites for manufactured homes in its Comprehensive Plan. This objective shall be made measurable by its implementing policies.

Policy 1.5.1 Manufactured housing shall be permitted in all areas designated by this plan for residential use.

**Objective 1.6** Wellington shall accommodate to the extent required by law small group homes and foster care facilities in residential areas and areas with residential character. This objective shall be made measurable by its implementing policies.

Policy 1.6.1 Wellington shall notify the Florida Agency for Health Care Administration (AHCA) of applications to construct congregate living facilities.

Policy 1.6.2 Wellington shall maintain and improve land development code regulations that permit HRS-licensed group homes, including foster care facilities. Such

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<sup>2</sup>See Exhibit 1 of the Data and Analysis portion for a summary of kinds of programs available at the time this policy was drafted. Such programs are subject to change from time to time.

regulations shall permit small scale group homes and foster care facilities housing six or fewer residents providing housing and living services to children, aged persons, physically disabled persons, developmentally disabled persons as defined in section 393.063 (9) of the Florida Statutes, non-dangerously mentally ill persons as defined in section 394.455 (18) of the Florida Statutes, safe house shelters or maternity homes excluding birthing centers or clinics in residential areas and areas with residential character and shall otherwise be designed to meet State law and Chapter 419, F.S., in particular. Wellington shall encourage the siting of these facilities in a manner that is not harmful to the existing residential character and so that a concentration of these facilities should not occur. At a minimum, no such facility shall be located within 1,000 feet of another group home facility. Prior to enactment of such regulations, Wellington shall interpret and enforce applicable existing regulations in a manner that is fully consistent with State law and administrative code requirements pertaining to group homes. These regulations shall be adopted and implemented consistent with the requirements of Chapter 163, F.S.

**Objective 1.7** The Wellington Manager shall be responsible for achieving housing policy implementation.

**Policy 1.7.1** Wellington shall maintain formal communications with appropriate private and non-profit housing agencies so that adequate information on Wellington housing policies flows to housing providers. This list shall include the Board of Realtors, the Home Builders Association and relevant, private non-profit associations.

**Policy 1.7.2** Wellington shall fully cooperate with any developer using Palm Beach County or other subsidy mechanisms.

**Policy 1.7.3** Wellington hereby adopts by reference the Interlocal Cooperation Agreement between Palm Beach County and Wellington of Wellington (Palm Beach County Resolution Number 96-795). This agreement generally provides for the County's use of municipal population in the allocation process by which the Federal Government determines grant eligibility amounts and specifically provides for: 1. Cooperation between the County and Wellington so that the County may expend CDBG and HOME funds for eligible activities within Wellington under Title I of the Housing and Community Development Act of 1992 and Title II of National Affordable Housing Act of 1990 and receive funds under these Acts. 2. The County and will cooperate to undertake and assist community renewal and lower income housing assistance activities. 3. Wellington will assist in the County in the preparation of the Consolidated Plan as required by the US Department of Housing and Urban Development. 4. Wellington and the County will take all actions necessary to assure compliance with the urban county's certification required by Section 104(b) of Title I of the Housing and Community Development Act of 1974 as amend. 5. The County to carry out activities that will be funded from annual appropriations of CDBG and HOME entitlement funds and program income.

**Objective 1.8** Wellington shall consider adoption of a senior housing policy that encourages a variety of housing options for existing and future senior residents of Wellington.

Policy 1.8.1 Wellington shall consider policies that provide for the following: 1) an "aging in place" program to encourage residents to remain in their residences for an extended period of time; 2) senior housing options such as group homes, congregate living facilities, and assisted living facilities; and 3) use of recently adopted Comprehensive Plan policies and development regulations providing additional residential densities for senior residential facilities.

Policy 1.8.2 Wellington shall consider support of senior housing projects seeking to utilize federal, state or county housing incentive, tax credit, etc., programs to provide affordable housing for seniors.

Policy 1.8.3 Wellington shall consider support of housing construction techniques that assist with reducing the overall costs of providing senior housing.

**Objective 1.9** Wellington will address Greenhouse Gas (GHG) Reduction Strategies which requires that housing elements provide for GHG reduction and energy efficiency strategies that both address energy efficiency in the design and construction of new housing and address use of renewable energy resources in the design and construction of new housing.

Many of Wellington's GHG reduction strategies are contained within goals, objectives and policies throughout the Housing Element. These strategies are also intended to utilize Wellington Land Development Regulations and Building Code to promote GHG reduction strategies.

Policy 1.9.1 Wellington shall continue to promote new housing development and redevelopment that utilizes compact building design principles, promotes pedestrian activity and support multi-modal transportation options by ensuring land use and zoning categories permit such development.

Policy 1.9.2 Wellington shall continue to enforce the Florida Building Code, including Chapter 13 relating to energy efficiency.

Policy 1.9.3 Wellington shall continue to encourage mixed-use development and concentrations of higher residential densities along major transportation corridors and nodes by adoption of mixed use land development regulations.

Policy 1.9.4 Wellington shall continue to enforce minimum tree preservation and planting requirements for all existing and proposed development.

Policy 1.9.5 Wellington shall continue to encourage developers to comply with green certification standards found within Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED) or other acceptable environmental, and commercial building standards by offering incentives to qualifying development such as Wellington's Expedited Permitting program.

Policy 1.9.6 Wellington shall continue to allow the use of alternative, renewable sources of energy including the use of solar panels in residential areas. This shall not preclude Wellington from requiring proper installation locations and buffering.

Policy 1.9.7 Wellington shall continue to provide educational materials to its residents and property owners on energy saving strategies, including the suggested placement of landscape materials to reduce energy consumption.

Policy 1.9.8 Wellington shall continue to allow home-based businesses in residential areas providing such uses are consistent with the Land Development Regulations.

Policy 1.9.9 Wellington shall continue to allow congregate living facilities in residential areas providing such uses are consistent with the Land Development Regulations.

**~~9J-5.040~~ Section 163.3177(6)(f) F.S. Objective and policy requirements not applicable to Wellington:** Section 163.3177 of the Florida Statutes requires communities to adopt objectives and policies which address various issues, except where those issues are not reasonably applicable to a particular community. The following objective and policy provisions of 163.3177 F.S. are deemed by Wellington to be inapplicable:

163.3177(6)(f)1d F.S. provide adequate sites for mobile homes.

163.3177(6)(f)3 F.S. establish standards addressing the identification and improvement of historically significant housing.



***Wellington Comprehensive Plan  
Infrastructure Element***

## INFRASTRUCTURE ELEMENT GOALS, OBJECTIVES AND POLICIES

**GOAL 1.0**      *Provide and maintain the public infrastructure for potable water, sanitary sewer, storm drainage and aquifer recharge in a manner that will ensure a high level of public health, safety and welfare and a high quality of life.*

**Objective 1.1**      The Village of Wellington has created a 10-year Water Supply Facilities Work Plan (Work Plan), to be included as a part of the Comprehensive Plan, as required by Chapter 163, Part II, F.S. The Work Plan is included as a sub-element of the Infrastructure Element. *All goals, objectives and policies contained within Wellington's Comprehensive Plan shall be consistent with the Work Plan.* The Work Plan is located as a sub-element of this element. The Work Plan identifies sources of traditional and alternative water supply projects and conservation and reuse programs as well as financial planning, facilities master planning, permitting and efforts in coordinating multi-jurisdictional projects. The work plan addresses the following guidelines, goals, objectives and policies:

- (1) Coordination of land uses and future land use changes with the availability of water supplies and water supply facilities.
- (2) Revision of potable water level-of-service standards for residential and non-residential users.
- (3) Provision for the protection of water quality in the traditional and new alternative water supply sources.
- (4) Revision of priorities for the replacement of facilities, correction of existing water supply and facility deficiencies, and provision for future water supply and facility needs.
- (5) Provision for conserving potable water resources, including the implementation of reuse programs and potable water conservation strategies and techniques.
- (6) Provisions for improved or additional coordination between a water supply provider and the recipient local government concerning the sharing and updating of information to meet ongoing water supply needs.
- (7) Coordination between local governments and the water supply provider in the implementation of alternative water supply projects, establishment of level-of-service standards and resources allocations, changes in service areas, and potential areas for annexation.

- (8) Coordination of land uses with available and projected fiscal resources and a financially feasible schedule of capital improvements for water supply and facility projects.
- (9) Additional revenue sources to fund water supply and facility projects.
- (10) Provisions for coordination with the regional water supply plan.
- (11) Provisions for concurrency requiring water supply at the building permit stage.

**Objective 1.2 Drainage and Drainage Capacity:**

Maintain the drainage systems throughout Wellington so as not to degrade ambient water quality, and to comply with federal, state and regional requirements for on-site drainage of the first one-inch of runoff and no more runoff after development than before development. The drainage systems shall comply with requirements of Best Management Practices, South Florida Water Management District, National Pollutant Discharge Elimination Systems, and shall be consistent with the Water Supply Facilities 10 Year Work Plan, contained as a sub-element of this Element.

Policy 1.2.1 Wellington shall enact and enforce land development code provisions that set water quality and quantity standards and at a minimum require: one inch of on-site drainage detention, post-development runoff equal to or less than pre-development runoff, erosion control, a minimum percentage of pervious open space, maintenance of swales, drainage level-of-service standards, and other environmentally sensitive land protection measures. These requirements shall be designed to help ensure full compliance with the specific standards set forth in Objective 1.2 above. Such provisions shall be consistent with this plan and with the applicable Florida statutory and administrative code requirements. They shall also be consistent with applicable standards promulgated by the South Florida Water Management District, the South Florida Regional Planning Council, the Florida Department of Environmental Protection, and/or other agencies with relevant jurisdiction and/or information. They shall also be consistent with the Water Supply Facilities 10 Year Work Plan, contained as a sub-element to this Element.

Policy 1.2.2 Wellington shall take steps to ensure water quality in Wellington's Basin B. Wellington shall regularly monitor water quality in Basin B and address water quality issues as detected.

Policy 1.2.3 Wellington shall ensure that annexed properties meet the standards contained herein or do not otherwise have a negative impact on Wellington's ability to meet stormwater quantity and quality requirements.

Policy 1.2.4 Wellington shall monitor and ensure compliance with "Best Management Practices" to address water quality and quantity issues in the community.

These regulations ensure the proper disposal of animal waste, the use of fertilizer and site design principles in order to minimize the negative impacts of development within the Basin B area on water quality. “Best Management Practices” shall be contained within Wellington’s Code of Ordinances.

**Objective 1.3 Potable Water and Sanitary Sewer Capacity:**

Wellington does not have any deficiencies in its capacity for potable water and sanitary sewer however, this objective and the accompanying policies will enhance the efficiency of the system and prevent deficiencies from arising at some point in the future. All future activity shall be consistent with the Water Supply Facilities 10 Year Work Plan (Work Plan) as contained in the sub-element of this section.

Policy 1.3.1 Wellington shall maintain and implement the established financing plan in its current form or in an appropriately revised form that will ensure adequate financing for all future potable water and sanitary sewer plant expansions. The financing plan shall utilize a capacity charge which is collected as each new meter is installed. Appropriate percentages of the capacity charge shall be allocated to potable water and sanitary sewer plant expansions. Implementation shall be monitored and revisions made, if necessary to ensure that revenue produced by the capacity charge together with funds presently on hand are sufficient to ensure that adequate funds will be available to construct future plant capacity when it is needed regardless of the rate of population growth.

Policy 1.3.2 Wellington shall maintain and implement a requirement that all new development pay a fee to reserve potable water and sanitary sewer capacity for future use. Each developer shall be required to fund a pro-rata share of connecting facilities and to totally fund on-site facilities.

Policy 1.3.3 Wellington shall strive to expand and promote the use of reclaimed water for irrigation purposes in accordance with the Work Plan, contained as a sub-element to this element.

Policy 1.3.4 Consistent with the Work Plan (contained as a sub-element of the Infrastructure Element), Wellington shall begin the design phase to expand water facility or increase design flow should Wellington experience a one day maximum daily flow exceeding 80% of the 12.8 million gallons daily (MGD). By the time a 90% maximum daily flow of the 12.8 MGD design capacity is reached, the additional facility must be under construction.

Policy 1.3.5 In accordance with the Work Plan Wellington shall coordinate appropriate aspects of its comprehensive plan with the Lower East Coast (LEC) regional water supply plan, [163.3177(4)(a), F.S.]

Policy 1.3.6 In accordance with the Work Plan, Wellington shall ensure that its future land use plan is based upon availability of adequate water supplies and public

facilities and services. Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted to the Department of Community affairs for review. The submitted package shall also include an amendment to the Capital Improvements Element, if necessary, to demonstrate adequate public facilities will be available to serve the proposed Future Land Use Map modification.

**Policy 1.3.7** In accordance with the Work Plan, Wellington shall ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy and consult with the applicable water supplier prior to approving building permit, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [s.163.3180 (2), F.S., effective July 1, 2005]. This “water supply concurrency” is now in effect, and local governments must comply with the requirement for all new development proposals. In addition, local governments should update their comprehensive plans and land development regulations as soon as possible to address these statutory requirements. The latest point at which the comprehensive plan must be revised to reflect the concurrency requirements is at the time the local government adopts plan amendments to implement the recommendations of the Evaluation and Appraisal Report (EAR).

**Policy 1.3.8** In accordance with the Work Plan for local governments subject to a regional water supply plan, revise the General Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element (the “Infrastructure Element”), within 18 months after the water management district approves an updated regional water supply plan to:

- (1) Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the updated regional water supply plan, or the alternative project proposed by the local government under s. 373.0361(7), F.S. [s. 163.3177(6)(c), F.S.];
- (2) Identify the traditional and alternative water supply projects, bulk sales agreements, and the conservation and reuse programs necessary to meet current and future water use demands within the local government’s jurisdiction [s. 163.3177(6)(c), F.S.]; and
- (3) Include a water supply facilities work plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development. [s. 163.3177(6)(c), F.S.] Amendments to incorporate the water supply facilities work plan into the comprehensive plan are exempt from the twice-a-year amendment limitation. [s. 163.3177(6)(c), F.S.]

Policy 1.3.9 In accordance with the Work Plan, the EAR shall address the extent to which the local government has implemented the 10-year water supply facilities work plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, bulk sales agreements, and conservation and reuse programs are meeting local water use demands. [s.163.3191 (2), F.S.]

**Objective 1.4 Solid Waste and Solid Waste Capacity:**

Capacity for the disposal of solid waste is the responsibility of the Solid Waste Authority (SWA) of Palm Beach County. The SWA has indicated sufficient capacity is available to accommodate future development. Wellington provides a cost-effective solid waste collection system.

Policy 1.4.1 Wellington shall annually monitor the policies, plans and facilities of the Palm Beach County Solid Waste Authority in order to identify any action or inaction of the Authority which could lead to inadequate solid waste capacity for the Village of Wellington.

Policy 1.4.2 Wellington shall annually seek from the Palm Beach County Solid Waste Authority certification the Authority has disposal capacity available to accommodate the solid waste generation for the municipalities and unincorporated county for the coming year and the five and ten year planning periods.

**Objective 1.5 Levels of Service:**

Wellington's concurrency management system, based on adopted level of service standards, ensures that adequate facility capacity is available to serve new development. All Levels of Service shall be consistent with the Work Plan.

Policy 1.5.1 Wellington shall enforce the following level of service standards within the portion of the Acme Improvement District service area that is within the urban service boundary:

**Potable:** In accordance with the State of Florida's 2005 legislative requirement, Wellington has created a 10-year Water Supply Facilities Work Plan (Work Plan) to be included as a part of the Comprehensive Plan. The Work Plan is included as a sub-element of the Infrastructure Element. The Work Plan identifies sources of traditional and alternative water supply projects and conservation and reuse programs as well as financial planning, facilities master planning, permitting, and efforts in coordinating in multi-jurisdictional projects. Potable water level of service is detailed within the Work Plan. The Work Plan addresses the following guidelines, goals, objectives and policies:

- (1) Coordination of land uses and future land use changes with the availability of water and water supply facilities.

- (2) Revision of potable water level-of-service standards for residential and non-residential users.
- (3) Provision for the protection of water quality in the traditional and new alternative water supply sources.
- (4) Revision of priorities for the replacement of facilities, correction of existing water supply and facility deficiencies, and provision for future water supply and facility needs.
- (5) Provision for conserving potable water resources, including the implementation of reuse programs and potable water conservation strategies and techniques.
- (6) Provisions for improved or additional coordination between a water supply provider and the recipient local government concerning the sharing and updating of information to meet ongoing water supply needs.
- (7) Coordination between local governments and the water supply provider in the implementation of alternative water supply projects, establishment of level-of-service standards and resources allocations, changes in service areas and potential areas for annexation.
- (8) Coordination of land uses with available and projected fiscal resources and a financially feasible schedule of capital improvements for water supply and facility projects.
- (9) Additional revenue sources to fund water supply and facility projects.
- (10) Provisions for coordination with the regional water supply plan.
- (11) Provisions for concurrency requiring water supply at the building permit stage.

Policy 1.5.2 Wellington will continue to adopt and adhere to policies consistent with the goals and objectives of the Work Plan as it is completed and amended. This adherence will be carried out throughout each applicable element of the Comprehensive Plan in order to assure compatibility with the Work Plan in all areas.

**Sanitary Sewer:** The sanitary sewer system's rated capacity shall be at least 111 percent of "maximum day flow" of the preceding year. The sanitary sewer generation standard shall be 93 gallons per capita per day maximum 3 month daily average based on the total population served. The effluent standard shall be as required by governing state and federal authorities (Florida Department of Environmental Protection and Federal Environmental Protection Agency). State law requires that planning for capacity increase commence when the treatment facility capacity is projected to be reached in five years, the facility be in the design phase when the treatment facility capacity is projected to be reached in four years and the facility shall be in for permit when

the treatment facility capacity is projected to be reached in 3 years. The sludge standard shall be as required by governing state and local authorities (Florida Department of Environmental Protection and Palm Beach County Solid Waste Authority). [Scrivener's note: The per capita generation standard reported at page A-49 of the Palm Beach County EAR is 70 gallons per capita per day. However, the actual generation is about 71 gallons based on the Acme service area population as given in the 1994 Capacity Analysis Report prepared by Hazen and Sawyer, P.C.]

**Drainage:** All residential and nonresidential development and redevelopment shall adequately accommodate runoff to meet all federal, state and local requirements. Wellington hereby adopts the water quality standards included in Chapter 62 F.A.C. and shall ensure that stormwater shall be treated in accordance with the provisions of Chapter 62, F.A.C. in order to meet receiving water standards in Chapter 62 F.A.C. One inch of runoff shall be retained on site. Post-development runoff shall not exceed peak pre-development runoff.

**Solid Waste:** The solid waste disposal system shall maintain a minimum of five years capacity. For Wellington planning purposes, a generation rate of 7.1 pounds per person per calendar day shall be used. [Scrivener's note: This is the standard used by Palm Beach County as reported at page 40 of the Capital Improvements Element 1996 Evaluation and Appraisal Report.]

Policy 1.5.3 Wellington shall enforce the following level of service standards outside the urban service boundary and for those properties utilizing on-site potable water well and on-site septic system within the urban service boundary:

**Potable Water:** Potable water shall be provided in accordance with the standards in Policy 1.5.1 or from an on-site potable water well which meets all applicable federal, state and Palm Beach County standards and shall be consistent with the Work Plan, located as a sub-element of the Infrastructure Element.

**Sanitary Sewer:** Sanitary sewer service shall be provided in accordance with the standards in Policy 1.5.2 or by an on-site septic system or package treatment system which meets all applicable federal, state and Palm Beach County standards.

**Drainage:** All development and redevelopment shall adequately accommodate runoff to meet all federal, state and local requirements. At a minimum, stormwater shall be treated in accordance with the provisions of Chapter 62, F.A.C. in order to meet receiving water standards in Chapter 62 F.A.C. One inch of runoff shall be retained on site. Post-development runoff shall not exceed peak pre-development runoff.

**Solid Waste:** Same as in Policy 1.5.2 above.

## **Objective 1.6 Water Conservation:**

Wellington has achieved past objectives of reducing water consumption. Wellington shall adhere to and implement water conservations programs, measures, strategies as detailed in the Water Supply Facilities 10 Year Work Plan.

Policy 1.6.1 Wellington shall regularly explore and adopt new methods, strategies and ideas for increasing water conservation.

Policy 1.6.2 Wellington shall continue to promote education programs for residential, commercial and other uses which will discourage waste and conserve potable water.

**Objective 1.7 Managed Growth:**

Wellington has adopted land development regulations that direct growth into areas served by urban services. Wellington shall continue to ensure that growth is of a quality equal to or better than the existing community, discourages urban sprawl, protects environmental and archeological resources, ensures the availability of suitable land for required utility services and the density and intensity are consistent with the other Goals, Objectives and Policies contained in this plan including the Work Plan. This objective shall be made measurable through implementation and monitoring of Goals, Objectives, and Policies within the Comprehensive Plan.

Policy 1.7.1 Wellington shall direct future growth to areas within Wellington's established Urban Service Area to maximize the use of existing and future infrastructure.

Policy 1.7.2 Wellington shall not pay for the extension of water and sewer service to areas outside of its Urban Service Boundary nor shall neighborhood parks be provided outside this boundary. Water service may be extended to areas outside of the Urban Service Area only at the expense of individual property owners and subject to availability as determined by the Village of Wellington and in a manner consistent with the Work Plan. These regulations shall be made part of Wellington's Land Development Regulations. Land development regulations shall be adopted and implemented consistent with the requirements of Chapter 163. F.S.

***Sub-element to the Infrastructure Element:***

***Water Supply Facilities 10 Year Work Plan***

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## 1.0 INTRODUCTION

In 2008, Wellington completed the Village of Wellington Water Supply Facilities 10 Year Work Plan 2008 (*Work Plan*). The *Work Plan* was part of legislation adopted by the State in 2005 for the purpose of strengthening coordination of water supply planning and local land use planning. The legislation required extensive evaluation of water supply facilities for at least a ten-year planning period. Wellington's *Work Plan* encompasses a twelve-year planning period from 2007 to 2020 an effort to match the planning period of the South Florida Water Management District (SFWMD)'s *Lower East Coast Water Supply Plan* (LEC) 2005-2006. The 2005-2006 LEC Plan Update is one of four, long-term comprehensive regional water supply plan updates the SFWMD has developed for its planning areas.

The purpose of Wellington's Work Plan is to identify and plan for the water supply sources and facilities needed to serve existing and new development within Water Utility Service Area. Chapter 163, Part II, F.S., requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update. The regional water supply plan, the *Lower East Coast Water Supply Plan Update*, was approved by the South Florida Water Management District (SFWMD) on February 15, 2007.

According to state guidelines, the Work Plan and the associated comprehensive plan amendment, must address the development of traditional and alternative water supplies, bulk sales agreements and conservation and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period. Wellington's Work Plan covers the period until 2020.

Wellington's Work Plan is divided into four sections:

Section 1 – Introduction

Section 2 – Background Information

Section 3 – Data and Analysis

Section 4 – Work Plan Projects/Capital Improvement Element/Schedule

The Work Plan is being incorporated within Wellington's Comprehensive Plan as a sub-element of the Infrastructure Element. Goals, policies and objectives pertaining to the Work Plan are contained within the Infrastructure Element and are also incorporated into other elements of the Comprehensive Plan as appropriate.

### 1.1 Statutory History

The Florida Legislature has enacted bills in the 2002, 2004, and 2005 sessions to address the state's water supply needs. These bills, especially Senate 444 (2005 legislative session), significantly changed Chapter 163 and 373 Florida Statutes (F.S.) by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local

governments. In addition, these bills established the basis for improving coordination between the local land use planning and water supply planning.

## 1.2 Statutory Requirements

Each local government must comply with the following requirements:

- (1) Coordinate appropriate aspects of its comprehensive plan with the appropriate water management district's regional water supply plan, [163.3177(4)(a), F.S.]
- (2) Ensure that its future land use plan is based upon availability of adequate water supplies and public facilities and services [s.163.3177(6)(a), F.S., effective July 1, 2005]. Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted to the Department for review. The submitted package must also include an amendment to the Capital Improvements Element, if necessary, to demonstrate that adequate public facilities will be available to serve the proposed Future Land Use Map modification.
- (3) Ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy and consult with the applicable water supplier prior to approving building permit, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [s.163.3180 (2)(a), F.S., effective July 1, 2005]. This "water supply concurrency" is now in effect, and local governments should be complying with the requirement for all new development proposals. In addition, local governments should update their comprehensive plans and land development regulations as soon as possible to address these statutory requirements. The latest point at which the comprehensive plan must be revised to reflect the concurrency requirements is at the time the local government adopts plan amendments to implement the recommendations of the Evaluation and Appraisal Report (EAR).
- (4) For local governments subject to a regional water supply plan, revise the General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element (the "Infrastructure Element"), within 18 months after the water management district approves an updated regional water supply plan, to:
  - a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the updated regional water supply plan, or the alternative project proposed by the local government under s. 373.0361(7), F.S. [s. 163.3177(6)(c), F.S.];
  - b. Identify the traditional and alternative water supply projects, bulk sales agreements, and the conservation and reuse programs necessary to meet

current and future water use demands within the local government's jurisdiction [s. 163.3177(6)(c), F.S.]; and

- c. Include a water supply facilities work plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development. [s. 163.3177(6)(c), F.S.] Amendments to incorporate the water supply facilities work plan into the comprehensive plan are exempt from the twice-a-year amendment limitation. [s. 163.3177(6)(c), F.S.]
- (5) Revise the Five-Year Schedule of Capital Improvements to include any water supply, reuse, and conservation projects and programs to be implemented during the five-year period.
- (6) To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation Element to assess projected water needs and sources for at least a 10-year planning period, considering the appropriate regional water supply plan, the applicable District Water Management Plan, as well as applicable consumptive use permit(s). [s.163.3177 (6)(d), F.S.]
  - a. If the established planning period of a comprehensive plan is greater than ten years, the plan must address the water supply sources necessary to meet and achieve the existing and projected water use demand for established planning period, considering the appropriate regional water supply plan. [s.163.3167 (13), F.S.]
- (7) To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with applicable regional water supply plans and regional water supply authorities' plans. [s.163.3177(6)(h)1., F.S.]
- (8) Address in the EAR, the extent to which the local government has implemented the 10-year water supply facilities work plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, bulk sales agreements, and conservation and reuse programs are meeting local water use demands. [s.163.3191 (2)(1), F.S.]

## **2.0 BACKGROUND INFORMATION**

### **2.1 Overview**

The Village of Wellington, was incorporated in 1996, making it one of the newer municipalities established in Palm Beach County. At the time of incorporation, the Village of Wellington contained approximately 18,000 acres. Since that time, approximately 11,000 acres have been annexed and today Wellington encompasses an area of approximately 29,120 acres (45.5 square miles). Wellington has irregular

boundaries and is surrounded by The Village of Royal Palm, the Town of Loxahatchee Groves and numerous pockets of unincorporated Palm Beach County.

There are approximately 11,221 acres of vacant land in Wellington. Approximately 3,788 acres are suitable for development based on physical characteristics and availability of services. The developable vacant areas have good access and are available for development at this time. Utilities are readily available. Potable water, sanitary sewer, drainage, solid waste service, recreation, and transportation are generally provided by Wellington. With the exception of conservation land, the remaining vacant land is primarily in private ownership.

Wellington is approaching “built-out” condition. In 2007, Wellington’s Building Department records indicated that 136 permits were issued for new residential construction and 16 permits for new commercial construction. Wellington’s EAR projects declining population growth rates as we approach 2020.

## VACANT LAND BY FUTURE LAND-USE DESIGNATION

Land Use Description	Land Use Category	Total Acres
Commercial	Commercial Recreation	59.39
Commercial	Community Commercial	15.41
Commercial	Conservation*	17.62
Commercial	Future Annex Area	61.53
Commercial	Industrial	3.82
Commercial	Institutional/Public Facilities/Utilities	122.21
Commercial	Major Water Bodies*	54.35
Commercial	Medical Commercial	26.91
Commercial	Mixed Use	91.66
Commercial	Neighborhood Commercial	5.30
Commercial	Office Commercial	17.20
Commercial	Regional Commercial/LSMU	104.98
Non-Residential	Commercial Recreation	168.06
Non-Residential	Conservation*	111.42
Non-Residential	Park	17.52
Non-Residential	Stormwater Treatment Area-1E* (Owned by South Florida Water Management District)	7,249.96
Residential	A 1 d.u./10 acres	1,738.20
Residential	B 0.1 d.u./acre	809.26
Residential	B 0.1 d.u./acre (no development order)	148.85
Residential	C 1.01 d.u./acre	15.22
Residential	C 1.01 d.u./acre (limited to 2 d.u./acre)	303.78
Residential	D 3.01 d.u./acre	28.15
Residential	E 5.01 d.u./acre	48.03
Residential	F 8.01 d.u./acre	2.83
	<b>Total Vacant Acres</b>	<b>11,221.66</b>
	<b>Total Non-Developable Acres</b>	<b>7,433.35</b>
	<i>Total Acres of Developable Lands:</i>	<i>3,788.31</i>
<b>NOTE.</b>		
*Indicates area is not subject to development.		

Source: Village of Wellington, 2009

A total of 3,777 acres of vacant land existed in 1999 when the Comprehensive Plan was adopted; therefore, vacant land has increased by approximately 7,445 acres. However, most of this land is used for water quality purposes and is owned by the South Florida Water Management District (SFWMD). These SFWMD lands are used as stormwater treatment areas (STA's) and comprise 7,250 acres and are located in the western portion of Wellington. Of the remaining vacant areas, the vacant land tends to be small parcels of generally 50 acres or less and is mostly clustered in the southern one-half of Wellington.

There are several lakes located in Wellington, but lakes only comprise about one percent of Wellington because of its relatively-large size of more than 40 square miles. Overall, land uses adjacent to the vacant areas are residential and some commercial. It is likely that these uses will eventually expand into the vacant areas.

In 2007, Wellington estimate a permanent (year-round) population of approximately 58,180 and a seasonal population of approximately 4,500 residents for a total estimated population of 62,680. Due to the difficulty of accurately assessing seasonal populations and corresponding water demands, aggregate water demands (daily per capita use) are based upon permanent population figures. Peaking factors, based upon historical data, are used to account for the impact of seasonal populations on water demand fluctuations and the corresponding sizing of water treatment and distribution facilities.

It is important to note that the permanent population within Wellington's corporate boundaries does not represent the population actually served by Wellington's Water Utility. Specifically, not all residents within corporate boundaries receive Wellington water service. Some residents use private potable wells and others are served by the Palm Beach County Water Utilities Department. Additionally, residents outside of Wellington corporate boundaries receive water service from-Wellington's Water Utility. So, the EAR population figures serve as the basis for the population served by the Wellington's Water Utility after adjusting for private well use, service by others utilities and service outside of Wellington's corporate boundaries.

The Village of Wellington, under its subsidiary Acme Improvement District, is the managing entity for water, drainage and related infrastructure within Wellington. The service boundary for water and sewer service is depicted in Map 1. Wellington provides potable water service, including fire protection, to residential and non-residential customers.

Wellington currently has adequate treatment and distribution capacity to serve its needs. In addition, Wellington's current Capital Improvement Plan (CIP) provides for sufficient water treatment capacity over the planning period, and plans to address its water resource needs using a combination of ground water and reuse water over the same period.

## **2.2 Relevant Regional Issues**

Largely due to increases in population and Everglades Restoration Initiatives, a great deal of attention has been given to the use of water resources in Southeast Florida. Over the past several years, the South Florida Water Management District (SFWMD) and other State agencies have adopted measures to address mounting pressures on the water resources in Southeast Florida. As the state agency responsible for water supply in the Lower East Coast planning area, SFWMD plays a pivotal role in resource protection. As pressure has increased for protection of the Everglades ecosystem, the SFWMD Governing Board initiated rule making to limit increased allocations from water resources serving the Everglades system. As a result, the Regional Water Availability Rule was adopted by the SFWMD Governing Board on February 15, 2007 as part of the

SFWMD's water use permit program. This reduced reliance on the regional system for future water supply needs, mandated the development of alternative water supplies, and increased conservation and reuse.

In a measure of good faith and to comply with the objectives of this Rule, Wellington has coordinated with Palm Beach County Water Utilities Division and SFWMD during the preparation of this Work Plan, as well as, during the preparation of Palm Beach County's 20 Year Water Supply Work Plan.

### **3.0 DATA AND ANALYSIS**

#### **3.1 Population Information**

Within its municipal boundaries, Wellington's permanent population, in 2007, was approximately 58,180 with a seasonal population of approximately 4,500. Population figures were derived from data from Wellington's Planning and Zoning Department and the Bureau of Business and Economic Research located within the University of Florida (BEER). Wellington's 2007 Evaluation and Appraisal Report population projects growth rates will gradually decrease as we approach 2020, at which point Wellington forecasts 62,875 permanent residents and approximately 5,000 seasonal residents.

This decreasing population growth is reflective of the fact that Wellington is substantially built-out, with future development potential and population growth limited by the scarcity of vacant and developable land. The potential expansion of Wellington's current boundaries through annexations is the only factor which might result in significant population increase during the planning period. At this time, Wellington has no plans to annex any areas of significant size.

As noted previously, the permanent population within Wellington's corporate boundaries does not represent the population actually served by Wellington's Water Utility. Specifically, not all residents within Wellington's corporate boundaries receive water service from Wellington. Some residents use private potable wells and others are served by the Palm Beach County Water Utilities Department. Further, Wellington also serves people outside of Wellington corporate limits. Adjusting the EAR population figure for these factors, Wellington Water Utility served a permanent population of approximately 55,125 in 2007. Of this total, approximately 48,285 were within Wellington's corporate boundaries and approximately 6,840 were outside the corporate boundaries. The 6,840 people outside Wellington reside within the corporate boundaries of the Village of Royal Palm Beach and Unincorporated Palm Beach County. These customers represent approximately 12 percent of the total population served. Table 1 summarizes population served both inside and outside Wellington's corporate boundaries. All water customers are billed directly by Wellington.

**Table 1: Existing Potable Water Customers Served by Wellington Water Utilities - 2007**

<b>Within Village of Wellington Municipal Boundaries</b>	<b>Within Village of Royal Palm Beach Municipal Boundaries</b>	<b>Within Palm Beach County Unincorporated Boundaries</b>	<b>Total Population Served by Village of Wellington</b>
48,285	2,670	4,170	55,125

Source: Village of Wellington Utilities Division, March 2009

Residents within Wellington's corporate boundaries, but not within Wellington's water Utility Service Area are adequately served by the Palm Beach County Water Utilities Department (PBCWUD). Intergovernmental Coordination Element Policy 1.8.1 is being added to Wellington's Comprehensive Plan to ensure Wellington coordinates regularly with PBCWUD to ensure future water resources are available to serve future demands. This policy states that Wellington shall continue to coordinate with Palm Beach County, the Village of Royal Palm Beach and the South Florida Water Management District to update the Work Plan as will be periodically necessary.

### **3.2 Current and Future Areas Served by Wellington's Water Utility**

The Village of Wellington Water Service Area is located in central Palm Beach County and is completely surrounded by the water service area served exclusively by the Palm Beach County Water Utilities Department. Modification of these territories is not anticipated during the duration of the planning period.

#### **(1) Operational Responsibility**

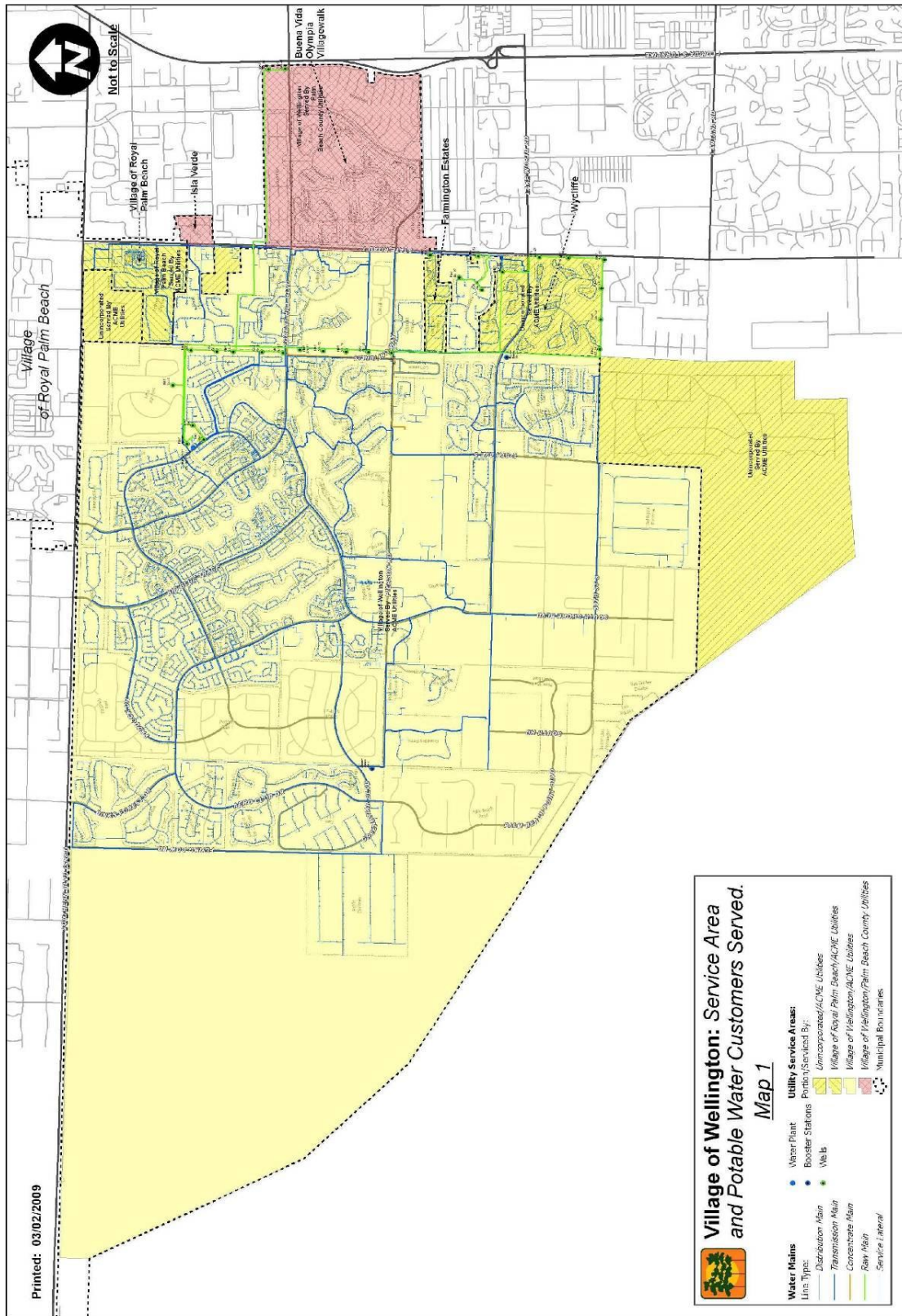
The Village of Wellington Utilities Department is responsible for the operations and maintenance of the central public water system within Wellington's service area.

#### **b. Service Area**

Wellington's water service area encompasses areas both inside and outside of municipal boundaries (Map 1). As of March 2007, Wellington's water utility services approximately 19,834 service connections (residential and commercial) serving approximately 55,125 people. The predominant users serviced by the central system are residential customers within Wellington limits. The central water system service area is identified on Map 1: "Service Area". Minimal growth to the water utility service area is anticipated.

Wellington's Water Utility service area is a mix of residential neighborhoods, large equestrian areas and commercial and light industrial uses. Most of the residential neighborhoods, commercial and light industrial uses are served by Wellington's potable water system. The equestrian areas largely are served by private potable wells. There

are no plans to extend water service lines into these areas at this time as these are primarily low-density single family homes and equestrian facilities; however Wellington should continue to research water service options that can be provided to individual neighborhood and communities upon request.



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### c. Intergovernmental Cooperation

Wellington has added a policy to the Intergovernmental Element of its Comprehensive Plan to ensure the sharing and updating of information to meet ongoing water supply needs. Wellington shall continue to coordinate with Palm Beach County, Village of Royal Palm Beach and SFWMD to update the Work Plan as will be periodically necessary. Population projections, potential annexations and other related data shall be submitted to local governments within Wellington's Utility Service area for review.

Additional analysis detailing intergovernmental cooperation is located in Section 3.6.

## 3.3 Water Supply Provided by Local Government

### a. Water Treatment Plants

Wellington owns and operates one water treatment plant. The Water Treatment Facility is located at 1100 Wellington Trace in the Village of Wellington, Florida. The facilities are relatively new and are in good condition. There are two treatment processes employed at the facility:

(1) A 6.3 MGD reverse osmosis (R/O) plant with 9 wells, 7 @ 830 GPM and 2 @ 415 GPM feeding the plant.

(2) A 4.7 MGD lime softening plant with 9 wells, 7 @ 750 GPM and 2 @ 1500 GPM.

The R/O facilities are easily expandable to 9.9 MGD, in 1.8 MGD increments, simply by adding additional treatment trains.

The R/O plant receives well water through a common header and delivers it to 6 treatment trains: 5 @ 900,000 GPD and 1 @ 1.8 million GPD. All trains have a high pressure pump used to increase the feed pressure as required. The product water (treated water) is delivered to degasifiers to remove the hydrogen sulfide before discharging into Storage Reservoirs #3 and #4.

The lime plant receives water through a cascade aerator atop the softening unit for removal of hydrogen sulfide and carbon dioxide. Lime is added to reduce the hardness, color and alkalinity. Polymer is added to enhance the process. The water flows through 5 rapid sand filters and into a clear well, it is then pumped into storage reservoirs #3 and #4 before being blended with the R/O product water.

Treated water is stored on site in 4 above-ground storage reservoirs, 1 @ 250,000, 2 @ 1.0 MG and 1 @ 2 MG.

Twelve (12) high service pumps with a “firm” rated capacity of 22.7 million gallons per day (MGD) are used to pump water into the distribution system. A summary of the pumps is provided in Table 2.

**Table 2: Existing High Service Pumping Facilities**

HSP	Design Output (GPM)	HP	Aux Power	Plant Operating Head
1	600	50	Yes	65 psi
2	440	40	Yes	65 psi
3	600	50	Yes	65 psi
4	200	25	Yes	65 psi
5	600	50	Yes	65 psi
6	600	50	Yes	65 psi
7	2800	125	Yes	65 psi
8	2800	125	Yes	65 psi
9	2800	125	Yes	65 psi
10	2800	125	Yes	65 psi
11	1500	100	Yes	65 psi
12	1500	100	Yes	65 psi
13	1500	100	Yes	65 psi

**Source:** Village of Wellington Utility Department

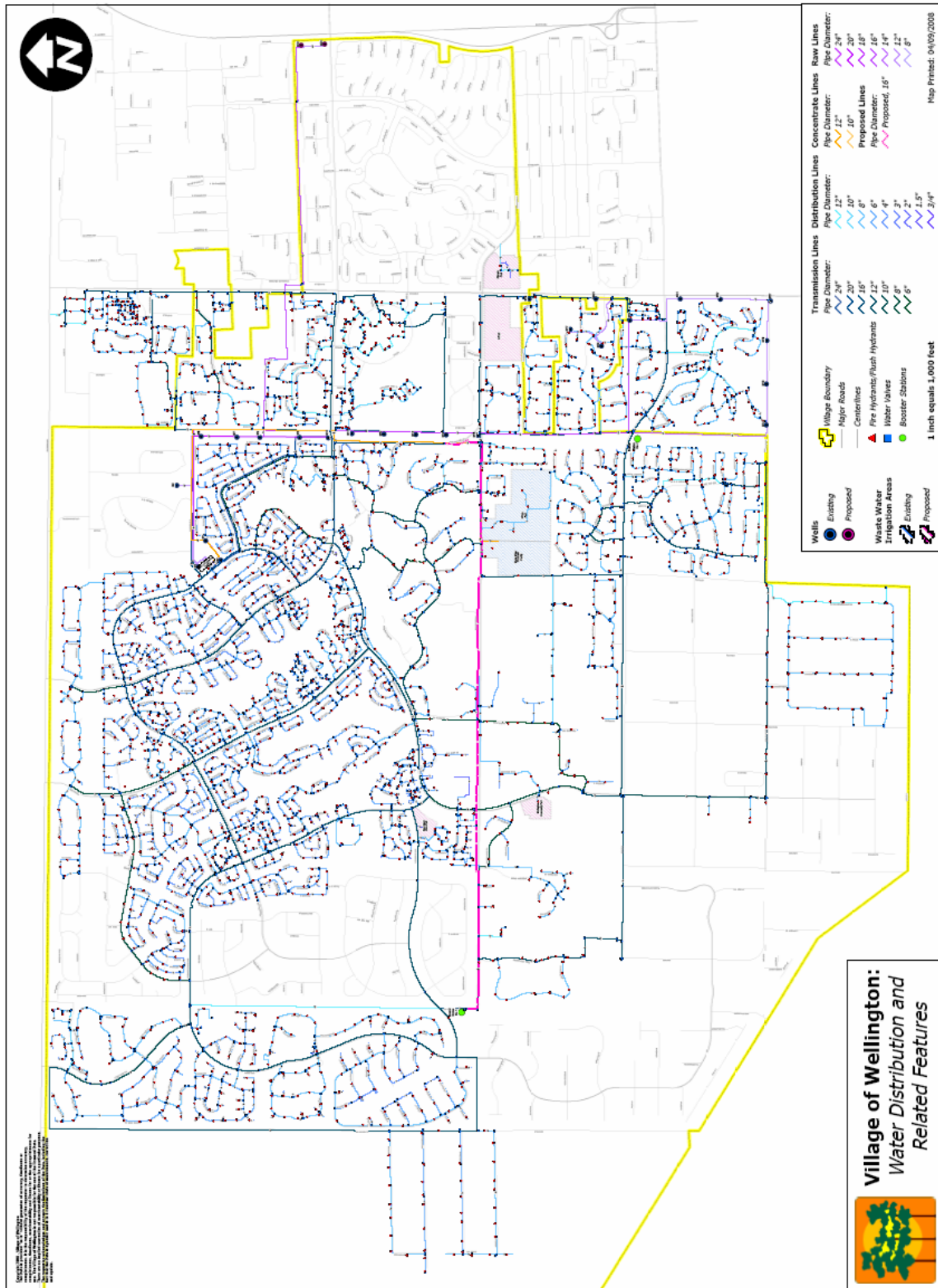
#### b. Water Quality

Wellington’s potable water quality complies with the standards for all currently regulated inorganic and organic contaminants and is of good quality (this is further detailed in Section 4.1.b of the Work Plan). The finished water quality produced by the facility meets all State and Federal regulations related to the production of safe drinking water.

#### c. Distribution System

The distribution and storage system consists of water distribution and transmission piping (PVC, Ductile Iron, HDPE). All service connections are metered. The distribution and storage facilities are in good condition. The distribution system is illustrated on the Water Line Distribution System (Map 2).

Map 2: Water Distribution within the Village of Wellington



## d. Public Wells

Wellington currently obtains its water from surficial groundwater production wells. Wells depths are approximately 80 feet to 120 feet. A total of 18 potable water wells are used. The wells are adequately spaced (1,000 to 1,500 feet apart) in order to reduce possible interference between wells. Groundwater elevations are routinely monitored to identify seasonal trends and predict maintenance requirements.

Wellington has three (3) wells which are installed but not currently equipped with a pump. These can be used as replacement wells to the lime plant if required in the future. The current capacities for all wells are identified in Table 3.

Raw water quality generally is good and is characterized by moderate hardness, and relatively high levels of color, iron and organics. It is anticipated that these water resources, in combination with reuse water, will be used for future raw water demands.

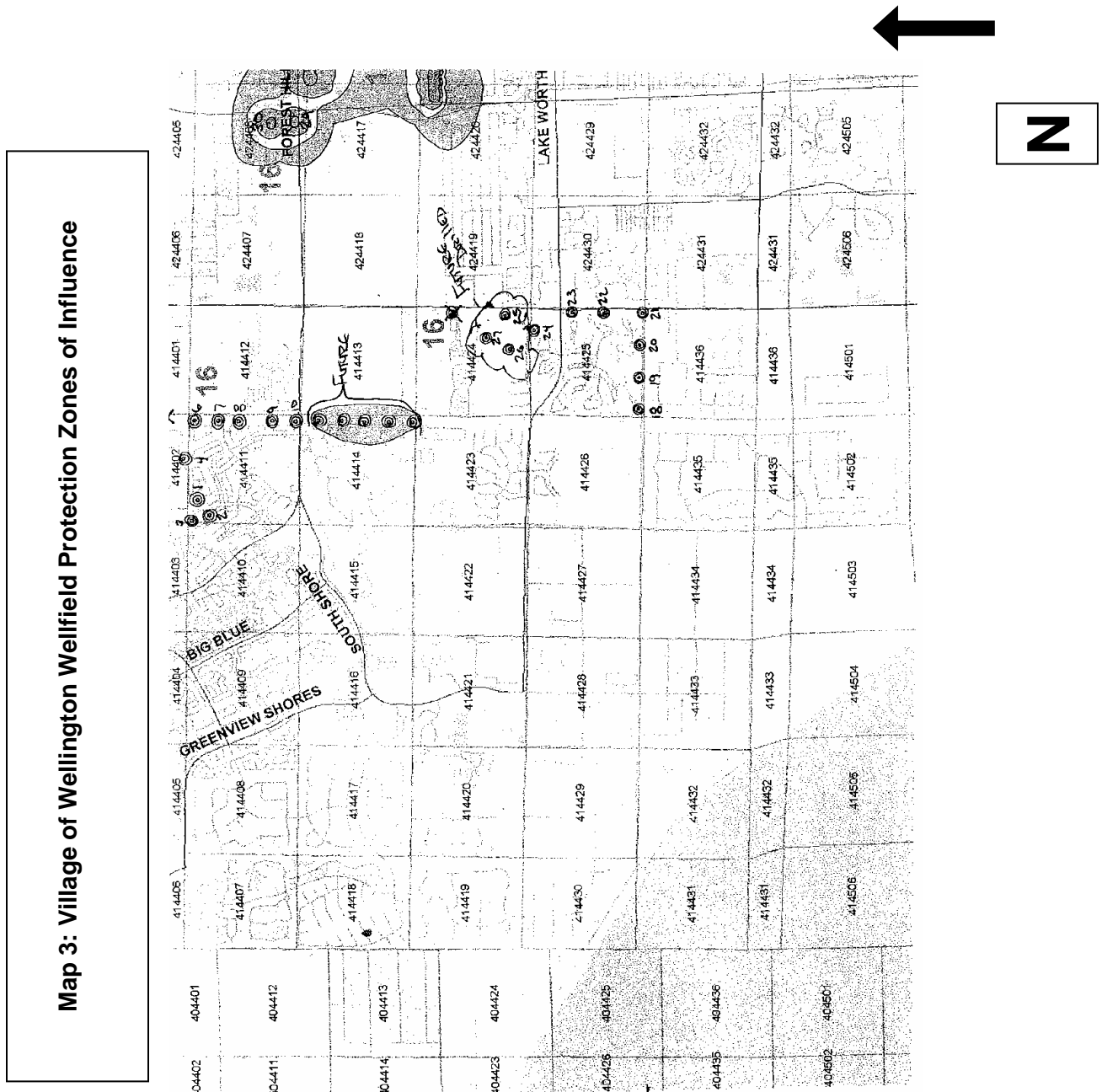
**Table 3: Inventory of Existing and Proposed Wells**

Well #	Well I.D. #	Well Location	Well Diameter	Well Pump Capacity GPM	Well Depth	Casing Depth	Active (operating under CUP # 50-00464-W)
18	23682	25	12	750	90	70	Yes
19	23683	25	12	750	90	70	Yes
20	23684	25	12	750	90	70	Yes
21	23685	25	12	750	118	68	Yes
22	23686	25	12	750	125	75	Yes
23	23687	25	12	750	125	75	Yes
24	23688	25	12	750	125	75	Yes
29	18413	8	16	1500	150	90	Yes
30	18414	8	16	1500	150	90	Yes
R-1	23692	11	24	415	120	70	Yes
R-2	23689	10	12	415	115	75	Yes
R-3	23690	2	12	830	125	75	Yes
R-4	23691	2	12	830	120	75	Yes
R-6	23693	11	12	830	120	70	Yes
R-7	23921	11	12	830	120	55	Yes
R-8	23522	11	12	830	118	55	Yes
R-9	23923	11	12	830	120	55	Yes
R-10	23924	11	12	830	120	55	Yes
25	23894	24	12	500	100	50	No
26	23895	24	12	500	100	50	No
27	23896	24	12	500	100	50	No
28	23897	24	12	500	100	50	No

Source: Village of Wellington Utility Department

Wellington adheres to the standards adopted for wellhead protection by the Palm Beach County Department of Environmental Resource Management (DERM) and the Florida

Department of Environmental Protection (FDEP), including restricting the type of development allowed in the vicinity of a wellhead and requiring a protection zone around each wellhead (Map 3).



Additionally, land use surrounding a water supply site is a major consideration in the selection and protection of well sites to avoid contamination. Wellington's Land Development Regulations (LDR) restricts the uses permitted within the "zone of influence". As part of Wellington's Wellhead Protection plan, Wellington consistently

works to identify all potential sources of contamination for existing wells. The direction of groundwater flow is to the southeast.

#### e. Potable Water Storage & Repump Facilities

Wellington has 2 ground storage tank/repump facilities in the distribution system and a third storage facility is planned to be constructed during the 10 year period of the Work Plan. The capacity of each storage tank and assorted pumps is identified in Table 4.

**Table 4: Potable Water Storage Facilities**

Location	Capacity (gallons)	Pump Capacity
#1 Booster Station at Osley Farm Road	2.0 mg	2 pumps @ 3100 gpm each, VFD (4.4 MGD "Firm" Pumping Capacity)
#2 Booster Station at Lake Worth Road	2.0 mg	2 pumps @ 2000 gpm, VFD 1 pump @ 1000 gpm, VFD (4.3 MGD "Firm" Pumping Capacity)

Source: Village of Wellington Utility Department

#### f. Consumptive Use Permit

Withdrawal of water from the Turnpike Aquifer and ground water is regulated by the SFWMD, by the issuance of a Consumptive Use Permit (CUP). Wellington submitted its CUP application to SFWMD in April of 2007 for renewal of its CUP (Permit # 50-00464-W). SFWMD review and approval of the permit application is ongoing. By SFWMD policy, operation under the existing CUP is permitted until a new CUP is approved.

### 3.4 Potable Water Level of Service Standard

Population and corresponding per capita water demand are the most important factors in determining the need for additional supply and treatment facilities. Wellington has a current treatment capacity of 11 million gallons per day (MGD), 8 millions gallons of storage capacity and approximately 30 MGD of "firm" pumping capacity for peak hourly flows. The current treatment capacity is sufficient to meet the maximum daily demand, as required by FAC. Additionally, current storage volumes are adequate to meet peak hourly demands in accordance with the regulations. Wellington will maintain this level of service as it approaches "built out" conditions by expanding its treatment and storage capacity and using alternative water supplies (Floridan wells) as needed.

As Wellington nears "build-out" condition the population growth rate is expected to gradually decrease with an estimated total served population of 61,512 people in 2020. This figure is based upon the Evaluation and Appraisal Report (EAR) population projections adjusted for population served outside Wellington municipal boundaries and populations within Wellington municipal boundaries served by other utilities.



### **3.5 Population and Potable Water Demand Projections by Each Local Government or Utility**

#### **a. Water Supply Concurrency**

In order to ensure that water is available at time of development, a concurrency management procedure has been implemented. This procedure includes the participation of a representative from Wellington's Utility Department in the Development Review Committee (DRC) which reviews all new or expanded construction. This representative addresses availability of potable and reclaimed water to new development, thus ensuring that the approval of development orders is coordinated with the availability of a water supply.

Wellington's current treated water Level of Service (LOS) standard is 120 Gallons Per Capita per Day (GPCD). This LOS represents the average per capita per daily use for the five (5) year period prior to 2007, as required by the SFWMD consumptive use permitting process. The demand per capita for raw water is calculated by taking the volume of treated water pumped and dividing it by Wellington's served population. Wellington projects that the per capita treated water consumption will remain at this level over the planning period.

#### **b. Future Demand Capacity for Service Area**

The ability of Wellington's system to meet the consumptive demand of the service area largely is controlled by Wellington's ability to comply with new withdrawal limitations and regulatory requirements imposed by the South Florida Water Management District (SFWMD) and available funding to employ new and more expensive technologies needed to treat lower quality source water. Based upon demand projections, preliminary groundwater studies for the existing surficial aquifer system, future use of the Floridan aquifer for additional water and conservation, Wellington is projected have the volume of raw water needed to meet future demands during the planning period.

Future water demand was forecast based on Wellington population projections through 2020. Wellington has the capacity to meet all potable water demands, including all residential and commercial uses within Wellington service area through the projected planning period. Predominant existing commercial uses, total of 652 accounts, include retail, service, warehousing and light industrial in which water demand is relatively low. Future commercial development is expected to be similar to existing uses and is accounted for in Wellington's water facility planning. Further, future commercial development will be limited by the shortage of available, developable land: infill redevelopment of existing commercial areas will likely account for most future commercial development.

Tables 5, 6, 7 and 8 provide the served population figures for Wellington's Utility Department. Population figures are based upon approved EAR (2007) figures adjusted to account for populations served inside and outside Wellington corporate limits. Exhibit

“A” contains an overall table of population data and provides the sources for the data included.

**Table 5: Projected Treated Water Demands - MGD  
(Entire Wellington Water Service Area)**

	<b>2007</b>	<b>2012</b>	<b>2017</b>	<b>2020</b>
Population Served	55,125	59,194	60,646	61,512
Average Daily Flow	6.61	7.10	7.28	7.38
Max. Day	10.58	11.36	11.65	11.81
Peak Hour	21.28	22.86	23.44	23.76

Source: See Exhibit “A”

**Table 6: Projected Treated Water Demands - MGD  
(Area within Village of Royal Palm Beach AND Within Wellington Water Service Area)**

	<b>2007</b>	<b>2012</b>	<b>2017</b>	<b>2020</b>
Population Served	2,670	2,900	3,275	3,500
Average Daily Flow	0.32	0.35	0.39	0.42
Max. Day	0.51	0.56	0.62	0.67
Peak Hour	1.03	1.13	1.26	1.35

Source: See Exhibit “A”

**Table 7: Projected Treated Water Demands - MGD**  
**(Area within Unincorporated Palm Beach County AND Within Wellington Water Service Area)**

<b>Year</b>	<b>2007</b>	<b>2012</b>	<b>2017</b>	<b>2020</b>
Population Served	4,170	4,938	5,900	6,480
Average Daily Flow	0.5	0.59	0.71	0.78
Max. Day	0.80	0.94	1.14	1.25
Peak Hour	1.61	1.90	2.29	2.51

Source: See Exhibit "A"

**Table 8: Projected Water Demands in MGD**  
**(Areas within Wellington Municipal boundaries and within Wellington Water Service Area)**

<b>Year</b>	<b>2007</b>	<b>2012</b>	<b>2017</b>	<b>2020</b>
Population Served	48,284	51,194	51,470	51,532
Average Daily Flow	5.79	6.16	6.18	6.18
Max. Day	9.27	9.86	9.89	9.90
Peak Hour	18.64	19.83	19.89	19.90

Source: See Exhibit "A"

Palm Beach County Fire Rescue provides fire protection for Wellington. In addition to domestic and commercial demand, Wellington has identified the need to rate the water system in terms of its ability to provide fire protection. To rate the water system in terms

of fire protection, Palm Beach County Fire Rescue has adopted the fire protection standards of the NFPA (National Fire Protection Association). Wellington's fire flow capabilities are based on fire flows were designed around 2,000 GPM for schools, 1,500 GPM for commercial and 750 GPM for residential.

As of 2008, it has been determined by Palm Beach County Fire Rescue Wellington does not have any fire protection deficiencies.

### **3.6 Water Supply Provided by/to Other Entities**

Areas located within Wellington boundaries and outside of Wellington's Water Utility service area are served exclusively by the Palm Beach County Water Utilities Department (PBCWUD). PBCWUD supplied potable water to approximately 7,293 (2007) customers located within Wellington Boundaries. By Year 2020, it is projected that PBCWUD will serve approximately 9,735 customers within Wellington corporate limits. PBCWUD has indicated they have sufficient capacity to serve any remaining anticipated growth in these areas. Wellington and PBCWUD coordinated efforts in preparing their respective Work Plans.

For areas outside of Wellington's Municipal boundaries, but served by Wellington's Water Utility system, Wellington has adequate capacity to serve projected future water demand as listed in Tables 6 and 7. Wellington currently has no plans to expand its water service area beyond existing limits.

Wellington intends to negotiate a formal Interlocal Service Boundary Agreement (ISBA) between Wellington and PBCWUD/Village of Royal Palm Beach for the provision of water service to areas within Wellington but not within the area served by Wellington water Utility.

The successful negotiation of ISBA's has been incorporated as a policy in the Intergovernmental Coordination Element of Wellington's Comprehensive Plan.

### **3.7 Conservation**

SFWMD is currently in the rulemaking process to amend Chapter 40E-24, F.A.C., Mandatory Year-Round Landscape Irrigation Measures for Lee, Collier and Charlotte Counties. The rulemaking process aims to amend the year-round landscape irrigation measures and to implement more comprehensive, conservation-driven, irrigation rules on a districtwide basis. The purpose of these mandatory measures is to provide a framework for consistent implementation, ensure the long-term sustainability of the water resources of the region, increase water use efficiency and prevent and curtail wasteful water use practices through the adoption of ordinances that would include these measures, variance and enforcement provisions. Some of the regional measures SFWMD has implemented to encourage regional water conservation include:

- (1) Mandatory water restrictions

- (2) Water Savings Incentive Program
- (3) Year-round Water Conservation
- (4) Alternative Water Supply Grant Program
- (5) Water Reuse
- (6) Regional Water Supply Plans

### **3.7.1 Countywide Conservation Issues**

Based upon the statutory guidance and the delineation of feasibility factors found in the State Water Policy, Chapter 17-40, F.A.C., the Governing Board of the SFWMD has determined that, in those areas of the District which are not designated a Critical Water Supply Problem Area pursuant to Chapter 40E-23, (see figure III-3), when reclaimed water is readily available it must be used in place of higher quality water sources, unless it is demonstrated by the applicant that its use is either not environmentally, economically or technically feasible. In determining whether reclaimed water is readily available, SFWMD will consider the following factors:

- (1) Whether a suitable source of reclaimed water exists;
- (2) Whether the source is offered to or controlled by the Applicant; and
- (3) Whether the Applicant is capable of accessing the source through distribution lines.

In those areas of the District which are designated as Critical Water Supply Problem Areas pursuant to Chapter 40E-23, reclaimed water is required to be used, unless it is demonstrated by the applicant that its use is either not environmentally, economically or technically feasible.

Public water supply utilities that control, either directly or indirectly, a wastewater treatment plant, and which have determined, in accordance with Section 403.064, F.S., that use of reclaimed water is feasible, must provide the District with each of the following:

- (1) The existing reuse feasibility study or plan applicable to the utility's service area. Examples of such studies or plans include a reuse feasibility study prepared for the Department pursuant to Section 403.064, F.S., or a reuse project plan prepared for the Public Service Commission pursuant to Section 367.0817, F.S.

- (2) A copy of the schedule of implementation for reuse, including any available information regarding areas to be served, construction of reclaimed water distribution lines and associated capacities.
- (3) Documentation of the amount of presently uncommitted reclaimed water supply that is currently generated and is projected to be generated by the treatment plant over the duration of the permit.
- (4) Information regarding whether or not a local ordinance concerning use of reclaimed water has been enacted pursuant to either Chapter 125 or Chapter 180, F.S., which establishes a mandatory reclaimed water zone. Information should include a copy of the ordinance and applicable maps or legal description that delineates the zone.

Wellington has complied with the SFWMD requirements as Wellington's Wastewater Reuse Feasibility study was completed and submitted to SFWMD in 2006. Wellington shall continue to coordinate future water conservation efforts with the SFWMD. In addition, Wellington will continue to support and modify existing goals, objectives and policies in the comprehensive plan that promotes water conservation in a cost-effective and environmentally sensitive manner. Wellington will continue to actively support the SFWMD in the implementation of new regulations or programs that are designed to conserve water year round.

The Intergovernmental Coordination Element of Wellington's Comprehensive Plan, states that Wellington shall continue coordination with Palm Beach County, the Village of Royal Palm Beach and the SFWMD in order to update the Work Plan as will be periodically necessary.

Wellington is a member of the Intergovernmental Plan Amendment Review Committee (IPARC). This is a group consisting of representatives of local governments that meets regularly to discuss and address local, regional and statewide issues. IPARC provides a forum for Wellington to analyze, evaluate and share information that may further the goals of the Lower East Coast Water Supply Plan and Wellington's Work Plan.

### **3.7.2 Local Government Specific Actions, Programs, Regulations, or Opportunities**

Wellington has instituted a number of initiatives promoting SFWMD measures and has been one of the most proactive municipalities in South Florida in addressing water conservation. Since 1999 Wellington has enforced ordinances limiting the hours for watering, adopted and enforced Florida Building Code low flow plumbing fixture standards, implemented the use of reclaimed water for irrigation, encouraged the use of native landscaping and implemented water conservation educational programs. By these actions Wellington has significantly reduced raw water demand.

Wellington currently is using reclaimed water for irrigation at Village Park and has begun Phase Two of the reuse plan by adding reclaimed water lines to irrigate road rights-of-way and recreational facilities within Wellington such as Village Park, Boys and Girls Club and Tiger Shark Cove Park. Wellington is currently saving approximately 500,000 gallons per day of raw water by using reclaimed water.

In addition, Wellington recently built a “constructed” wetland adjacent to its wastewater treatment facility. Approximately 80,000 gallons per day is pumped to the wetland serving to support wildlife and educational opportunities and simultaneously recharge the underlying aquifer.

The Conversation Element of Wellington’s Comprehensive Plan states that it shall be the policy of Wellington to encourage the use of non-potable water for irrigation purposes. In accordance with the Goals, Policies and Objectives of the Comprehensive Plan, Wellington is undertaking a number of initiatives that will help preserve the potable water supply through conservation and reuse. The following are some of the ways Wellington has been working towards these goals:

- (1) Enactment of Ordinance 99-08 which establishes permanent water conservation measures throughout Wellington.
- (2) Implementation of programs for water reuse: by 2011 there will be 100% reuse of treated sewage effluent within Wellington. Currently additional lines for further distribution of treated effluent are being installed throughout Wellington for irrigation purposes. The reuse water will be used to irrigate Wellington owned park sites and rights-of way and private golf courses and possibly polo fields. Once fully implemented, Wellington anticipates reducing its raw water consumption for irrigation purposes by approximately 4.5 MGD.
- (3) An aggressive policy of enforcement of the South Florida Water Management District mandated lawn watering restrictions has been undertaken by Wellington. This initiative has resulted in the issuance of over 2,800 citations in since spring of 2007.
- (4) Wellington provides free leak detector tablets to residents. This conserves water by detecting any leaks present in resident’s homes.
- (5) Using native vegetation on Wellington property as feasible and promoting their use within Wellington through the Land Development Regulations for existing and new projects.
- (6) Wellington’s Utilities Division maintains a budget for water conservation promotional material. Materials are distributed through inclusion with utility bills, at functions and to walk-in customers.
- (7) Wellington is proposing sales of reclaimed water to non-Wellington owned properties for irrigation purposes.

- (8) Wellington is considering rebates for low flow toilets, shower heads and washing machines.
- (9) Adoption of an increasing block water rate structure designed to promote conservation.
- (10) Installation of a remote meter reading system allowing for “real time” reading of meters and detection of leaks

Conservation programs can impact public perception and support of good stewardship of water resources. Their greater impact is a greater community awareness of the identity of the place in which they reside and how to better sustain it. The following summarizes key areas where Wellington can make improvements:

- (1) Land Development Regulations. Wellington’s Land Development Regulations will be revised to reflect best practices in water efficient landscaping and the use of native plant materials.
- (2) Water Conservation Education. Wellington’s website includes information on water conservation. Water conservation materials are currently displayed at the Utilities Department and are periodically sent to Wellington customers with utility bills.
- (3) Wellington will expand the reclaimed water facilities by 2011 from 1 MGD to 6.5 MGD. Wellington’s ultimate goal is to utilize all wastewater as reclaimed water - an estimated savings of over 4.5 million gallons of raw water used for irrigation each day.
- (4) Wellington will continue to implement examples of water efficient landscapes as models for the public.
- (5) Further use of native vegetation on Wellington property, and promoting their use within Wellington through the Land Development Regulations.
- (6) Expansion of reclaimed water lines to service a broader area.

Wellington will continue to explore innovative and effective measures to promote the conservation of water through research of new technology and methods.

### **3.8 Reuse**

State law supports reuse efforts. Florida’s utilities, local governments, and water management districts have led the nation in implementing water reuse programs that increase the quantity of reclaimed water used and public acceptance of reuse programs. Section 373.250(1) F.S. provides that “water reuse programs designed and operated in compliance with Florida’s rules governing reuse are deemed protective of public health and environmental quality.” In addition, Section 403.064(1), F.S., provides

that “reuse is a critical component of meeting the State’s existing and future water supply needs while sustaining natural systems.”

### **3.8.1 Regional and Countywide Issues**

Palm Beach County (PBC) currently has one of the largest reclaimed water systems in southeast Florida and has an aggressive plan to expand this program. For example, the PBC Board of County Commissions recently adopted an ordinance expanding the mandatory reclaimed water service area to ten square miles around Southern Region Water Reclamation Facility (SRWRF). New developments constructed within the mandatory reclaimed water service area are required to install and use reclaimed water for irrigation. PBC is proactively working towards providing a cost effective means for existing developments to convert to reclaimed water. Interest is expected to increase with time as implementation costs are reduced. Reclaimed water piping extensions are expected to continue annually over the next twenty years.

Wellington’s actions, programs, regulations and policies, detailed in the following section, are consistent and supportive of PBC policies to implement water reuse initiatives: as are the goals, objectives and policies that have been incorporated into various elements Wellington’s Comprehensive Plan in support of the Work Plan. Wellington will continue to support and promote SFWMD and PBC water reuse projects as well as the implementation of new regulations or programs designed to increase the volume of reclaimed water used and public acceptance of reclaimed water.

### **3.8.2 Local Government Specific Actions, Programs, Regulations, or Opportunities**

There will be 100% reuse of treated sewage effluent within Wellington after the current plant expansion is completed in 2011. Currently additional lines for further distribution of treated effluent are being installed throughout Wellington for irrigation purposes. The reuse water will be used primarily to irrigate Wellington owned park sites and private golf courses and polo fields as reuse water comes available.

As discussed earlier in Section 3.7.2, Wellington currently is using reclaimed water for irrigation at Village Park and for recreational facilities such as the Boys and Girls Club and Tiger Shark Park. Wellington is currently saving approximately 500,000 gallons per day by using reclaimed water for irrigation.

## **4.0 CAPITAL IMPROVEMENTS**

The Capital Improvements Schedule identifies projects scheduled to be completed within the next five (5) years to enable Wellington to meet its LOS for future potable water demands.

Major projects include: 1) Expansion of the Water Treatment Facility to 12.8 MGD, including new Floridan wells and the retrofit of existing treatment facilities to

accommodate Floridan water treatment as required; 2) New remote 1 million gallon ground storage tank and re-pump facility (approx. 2,500 gpm); 3) Expansion of the Waste Water Treatment Facility to 6.5 MGD, including Class AA Bio Solids processing facilities and a 6.5 MGD reclaimed water system (high level disinfection) and 4) New emergency water interconnect with the Palm Beach County Water Utilities Department. Improvements to the distribution and collection system also are scheduled, along with normal repair and replacement projects.

#### **4.1 Work Plan Projects**

##### **a. Future Water Sources**

Future water sources for Wellington include the existing surficial groundwater aquifer sources and new Floridan aquifer sources.

The existing surficial aquifer well fields will continue in use at the level-of-service production level corresponding to the average of the five (5) year period prior to 2007. As part of Wellington's plan, Wellington has identified eight (8) approved future well sites to replace existing wells in the event existing wells need to be taken out of service. Additional withdrawals from the existing surficial aquifer system above the existing level-of-service will be used only if groundwater impact studies indicate additional withdrawals are feasible. Specifically, Wellington will not withdrawal any additional water if adjacent uses or the regional water system is negatively impacted and mitigation is not feasible.

In the event additional withdrawal from the surficial aquifer proves unavailable, Wellington will use the Floridan aquifer system for its additional water needs. Wellington plans to install up to two (2) new Floridan wells and retrofit its existing RO facilities to accommodate this new source water.

Although not replacing potable water use, Wellington will reduce its use of the surficial aquifer system by adding reuse treatment facilities (high level disinfection) at its wastewater treatment facility. Installation of the 6.5MGD reuse facilities at Wellington's wastewater treatment facilities is scheduled to begin by August, 2009. Construction bids were received on March 17, 2009 and funding has been authorized by Wellington Council. Reclaimed water produced at the new reuse facilities will be used for irrigation of Wellington parks and rights-of-way and private property, such as local golf courses and polo fields. These locations currently use non-potable water from canals and/or groundwater wells.

The following Tables 8 & 9 summarize Wellington's projected raw water consumption data based on plant flow records from January 2001 to December 2006 and shows the

SFWMD's CUP data in comparison to anticipated demand. SFWMD is currently reviewing Wellington's 2007 CUP application.

**Table 9: Projected Demand and Facility Capacity Conditions**

Year	Population VOW Service Area	Average Annual Projected Treated Water Use (MGD)	Maximum Day Water Demand (MGD)	Water Treatment Capacity (MGD) (1)
2007	55,125	6.61	10.58	11
2012	59,194	7.10	11.36	12.8
2017	60,646	7.28	11.65	12.8
2020	61,512	7.38	11.81	12.8

Source: Village of Wellington Utility Department

(1) Plant capacity exceeds maximum daily flow

**Table 10: Water Supply Needs and Sources**

Year	Total Projected Raw Water Demand (MGD) (1)	Total Projected Supply Groundwater Sources (MGD)	Total Projected Supply From Alternative Water Source (MGD)	Maximum Potential Reclaimed Water (MGD)(2)	Conservation Program
2007	7.93	7.93	-	0.5	
2012	8.54	7.93	0.61	3.5	
2017	8.75	7.93	0.62	4	0.2
2020	8.88	7.93	0.65	4.5	0.3

Source: Village of Wellington Utility Department

(1) Assumes 70% RO Treatment with 25% loss and 30% Lime Softened Treatment with 5% loss.

(2) Reclaimed water will be used for irrigation and will replace current withdrawals from groundwater and surface water sources. Projected source water savings are projected at approximately 4 MGD when the Wellington reaches "built out" conditions.

#### b. Performance and Condition of Existing Facilities

Wellington's water facilities have consistently provided safe and reliable water service in compliance with all criteria established by the FDEP and the Florida Department of Health for drinking water.

The water treatment and distribution facilities continue to be maintained in good operating condition. Repairs and/or upgrades to the plant are performed as required maximizing the useful life of the facilities.

## **4.2 Capital Improvements Element/Schedule**

Table 11 contains Wellington's Capital Improvements Element/Schedule which describes the projects associated with the Work Plan along with the anticipated funding sources and timeframe.

Table 11: Capital Improvements Element/Schedule

PROJECT	PROJECTED EXPENSE						TOTAL PROJECTED COST FY08/09 TO FY12/13
	FY08/09	FY09/10	FY10/11	FY11/12	FY12/13	FY13/14	
5.4 MGD RO Plant Including Injection Well (Phase 1) (New Membrane Facility, Refurbish Lime Plant)	\$1,045,128						\$1,045,128
Storage Reservoir & Repump Facility US441 (1MG Tank & 2,500 GPM +/- Repump)	\$575,000	\$1,400,000	\$600,000				\$2,575,000
System Transmission Lines	\$0						\$0
1.8 MGD WTF - FLORIDAN CONVERSION & LPRO UPGRADE	\$450,000			\$8,740,200			\$9,190,200
Wells 29 & 30 Pipe/Equip	\$22,813						\$22,813
System Transmission Phase III - Pierson to Storage #1	\$0						\$0
Raw Water Transmission & Appurtenances Well 25			\$1,250,000				\$1,250,000
Floridan Production Wells (Contingent On SFVMD CUP Requirements)				\$2,900,000			\$2,900,000
Emergency Interconnect PBCWUD	\$300,000	\$0					\$300,000
Forest Hill 16" AC Pipe Replacement	\$1,500,000						\$1,500,000
Backflow Prevention Program			\$281,250	\$281,250			\$562,500
<b>TOTAL WATER CAPITAL FUND</b>	<b>\$3,892,941</b>	<b>\$1,400,000</b>	<b>\$2,131,250</b>	<b>\$11,921,450</b>	<b>\$0</b>	<b>\$0</b>	<b>\$19,345,641</b>
WTF System Replace/Repair		\$0	\$0	\$297,917	\$297,917	\$312,813	\$595,833
Fire Hydrant Repair/Replacement		\$56,000	\$58,800	\$58,800	\$58,800	\$61,740	\$232,400
Meter Repair/Replacement	\$4,400,000	\$320,000	\$320,000	\$320,000	\$320,000	\$320,000	\$5,680,000
Distribution & Transmission Repair/Replacement		\$252,792	\$252,792	\$252,792	\$252,792	\$265,432	\$1,011,170
Storage/Repump Repair/Replacement	\$0	\$73,800	\$73,800	\$73,800	\$73,800	\$77,490	\$295,200
<b>TOTAL WATER REPAIR &amp; REPLAC</b>	<b>\$4,400,000</b>	<b>\$702,592</b>	<b>\$705,392</b>	<b>\$1,003,309</b>	<b>\$1,003,309</b>	<b>\$1,037,475</b>	<b>\$7,814,603</b>
<b>TOTAL WATER</b>	<b>\$8,292,941</b>	<b>\$2,102,592</b>	<b>\$2,836,642</b>	<b>\$12,924,759</b>	<b>\$1,003,309</b>	<b>\$1,037,475</b>	<b>\$27,160,244</b>
1.75 WWTP Expansion & Reuse Facilities	\$2,175,000	\$17,800,000	\$2,640,890				\$22,615,890
Injection Well (IW1)							\$0
Wastewater K Park	\$28,450						\$28,450
Headworks Scrubber Replacement	\$91,700						\$91,700
Reuse Transmission/Distribution Lines	\$46,875	\$1,226,625	\$1,000,000	\$600,000			\$2,873,500
<b>TOTAL SEWER CAPITAL FUND</b>	<b>\$2,342,025</b>	<b>\$19,026,625</b>	<b>\$3,640,890</b>	<b>\$600,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25,609,540</b>
WWTF Repair & Replacement	\$104,000	\$0	\$0	\$0	\$221,667	\$232,750	\$325,667
WW System Replace/Repair	\$0	\$268,580	\$268,580	\$268,580	\$268,580	\$282,009	\$1,074,321
REUSE System Repair & Replacement	\$0	\$0	\$0	\$0	\$20,000	\$20,000	\$20,000
Lift Station Repair & Replacement	\$500,000	\$707,655	\$743,038	\$743,038	\$743,038	\$780,190	\$3,436,768
<b>TOTAL SEWER REPAIR &amp; REPLAC</b>	<b>\$604,000</b>	<b>\$976,235</b>	<b>\$1,011,618</b>	<b>\$1,011,618</b>	<b>\$1,253,285</b>	<b>\$1,314,949</b>	<b>\$4,856,756</b>
<b>TOTAL SEWER</b>	<b>\$2,946,025</b>	<b>\$20,002,860</b>	<b>\$4,652,508</b>	<b>\$1,611,618</b>	<b>\$1,253,285</b>	<b>\$1,314,949</b>	<b>\$30,466,296</b>
<b>TOTAL ALL FUNDS</b>	<b>\$11,238,966</b>	<b>\$22,105,453</b>	<b>\$7,489,150</b>	<b>\$14,536,377</b>	<b>\$2,256,594</b>	<b>\$2,352,423</b>	<b>\$57,626,540</b>

Exhibit “A”

Tabulation of population served by public Wellington water system

VILLAGE OF WELLINGTON, FLORIDA

UTILITY DEPARTMENT

TABULATION OF POPULATION SERVED BY WATER SYSTEM

6-Apr-09

HISTORICAL DATA

PERSONS PER DWELLING UNIT

2.95

A	B	C	D	E = B-C-D	F	G	H = F + G	I = E + H
	TOTAL POPULATION W/IN VOW CORPORATE BOUNDARIES	POPULATION W/IN VOW CORPORATE BOUNDARIES SERVED BY PRIVATE POTABLE WELLS	POPULATION W/IN VOW CORPORATE BOUNDARIES SERVED BY PALM BEACH COUNTY WATER UTILITY DEPT.	TOTAL ESTIMATED POPULATION W/IN VOW CORPORATE BOUNDARY SERVED BY VOW PUBLIC WATER SYSTEM	POPULATION W/IN VILLAGE OF ROYAL PALM BEACH SERVED BY VOW PUBLIC WATER SYSTEM	POPULATION W/IN UNINCORPORATED PALM BEACH COUNTY SERVED BY VOW PUBLIC WATER SYSTEM	TOTAL ESTIMATED POPULATION OUTSIDE VOW CORPORATE BOUNDARY SERVED BY VOW PUBLIC WATER SYSTEM	TOTAL ESTIMATED POPULATION SERVED BY VOW PUBLIC WATER SYSTEM
YEAR								
2001	41,200	1,623	41	39,536	0	3,086	3,086	42,622
2002	43,896	1,741	1,690	40,465	1,472	3,266	4,738	45,203
2003	46,864	1,829	3,761	41,274	1,672	3,447	5,119	46,393
2004	50,282	2,036	5,776	42,470	1,872	3,628	5,500	47,970
2005	53,294	2,360	6,079	44,855	2,072	3,809	5,881	50,736
2006	57,202	2,537	6,383	48,282	2,273	3,990	6,262	54,544
AVG.								

PROJECTED DATA

A	B	C	D	E = B-C-D	F	G	H = F + G	I = E + H
	TOTAL POPULATION W/IN VOW CORPORATE BOUNDARIES	POPULATION W/IN VOW CORPORATE BOUNDARIES SERVED BY PRIVATE POTABLE WELLS	POPULATION W/IN VOW CORPORATE BOUNDARIES SERVED BY PALM BEACH COUNTY WATER UTILITIES	TOTAL ESTIMATED POPULATION W/IN VOW CORPORATE BOUNDARY SERVED BY VOW PUBLIC WATER SYSTEM	POPULATION W/IN VILLAGE OF ROYAL PALM BEACH SERVED BY VOW PUBLIC WATER SYSTEM	POPULATION W/IN UNINCORPORATED PALM BEACH COUNTY SERVED BY VOW PUBLIC WATER SYSTEM	TOTAL ESTIMATED POPULATION OUTSIDE VOW CORPORATE BOUNDARY SERVED BY VOW PUBLIC WATER SYSTEM	TOTAL ESTIMATED POPULATION SERVED BY VOW PUBLIC WATER SYSTEM
YEAR								
2007	58,179	2,602	7,293	48,284	2,473	4,170	6,643	54,927
2008	59,083	2,610	7,665	48,808	2,673	4,351	7,024	55,832
2009	59,987	2,610	8,038	49,339	2,675	4,360	7,035	56,374
2010	60,891	2,610	8,410	49,871	2,750	4,553	7,303	57,174
2011	61,795	2,610	8,572	50,613	2,825	4,745	7,570	58,184
2012	62,699	2,610	8,733	51,356	2,900	4,938	7,838	59,194
2013	62,870	2,610	8,895	51,365	2,975	5,130	8,106	59,471
2014	63,040	2,610	9,056	51,374	3,051	5,323	8,373	59,747
2015	63,210	2,610	9,218	51,382	3,126	5,515	8,641	60,023
2016	63,357	2,610	9,321	51,426	3,201	5,708	8,909	60,335
2017	63,505	2,610	9,425	51,470	3,276	5,901	9,176	60,646
2018	63,652	2,610	9,528	51,514	3,351	6,093	9,444	60,958
2019	63,799	2,610	9,632	51,557	3,426	6,286	9,712	61,269
2020	63,877	2,610	9,735	51,532	3,501	6,478	9,980	61,512

NOTES:

HISTORICAL DATA

COLUMN B - HISTORICAL TOTAL POPULATION FIGURES TAKEN FROM VOW 2007 APPROVED EAR

COLUMN C - FROM VOW BUILDING DEPARTMENT RECORDS

COLUMN D - FROM VOW AND PALM BEACH COUNTY BUILDING DEPARTMENT RECORDS

COLUMN F - FROM VOW AND VILLAGE OF ROYAL PALM BEACH BUILDING DEPARTMENT RECORDS

COLUMN G - FROM VOW AND PALM BEACH COUNTY BUILDING DEPARTMENT RECORDS

PROJECTED DATA

COLUMN B - PROJECTED TOTAL POPULATION FIGURES TAKEN FROM VOW 2007 APPROVED EAR

COLUMN C - ASSUMES POPULATION SERVED BY PRIVATE WELLS REMAINS CONSTANT

COLUMN D - FROM VOW AND PALM BEACH COUNTY PROJECTIONS BASED ON APPROVED DEVELOPMENT PLANS

COLUMN F - FROM VILLAGE OF ROYAL PALM BEACH PROJECTIONS BASED ON APPROVED DEVELOPMENT PLANS

COLUMN G - FROM PALM BEACH COUNTY PROJECTIONS BASED ON APPROVED DEVELOPMENT PLANS



***Wellington Comprehensive Plan  
Conservation Element***

## CONSERVATION ELEMENT GOALS, OBJECTIVES AND POLICIES

**GOAL 1.0**        *Wellington shall protect and preserve the functions and values of its natural resources for the benefit and enjoyment of existing and future residents of and visitors to Wellington.*

**Objective 1.1**    Wellington shall continue to meet or exceed the air quality standards established by the Florida Department of Environmental Protection (DEP) and enforced by the Palm Beach County Public Health Unit. Wellington continues to comply with or exceed the air quality standards adopted by the County and the State, and shall continue to do so.

**Policy 1.1.1**        Wellington shall continue to ensure, through its development review process that development orders are issued only where measures will be implemented to ensure air pollution does not exceed established state or county standards.

**Policy 1.1.2**        Through its development review process, Wellington shall continue to ensure that development orders are not approved unless transportation concurrency requirements are met and transportation facilities continue to operate at adopted levels of service as identified in the Transportation Element of this Plan, so as to minimize air impacts from vehicular traffic.

**Policy 1.1.3**        Wellington shall encourage and support developments which promote use of transportation alternatives to the single-occupant vehicle, such as through mass transit, carpooling, ride-sharing, or use of alternatively fueled commercial vehicles. (The Development Review Committee (DRC) process of site plan, master plan and subdivision plan review shall be used to achieve this policy.)

**Policy 1.1.4**        Wellington shall promote a roadway design criterion that facilitates safe and efficient traffic flow in order to minimize non-point sources of air pollution. These design criteria shall continue to be enforced per current design standards and shall be revised as necessary to minimize non-point sources of air-pollution through incorporation of design criteria into the Land Development Regulations to be adopted within one year from the effective date of this Comprehensive Plan. These design criteria may include signalization standards, access standards, turn lane requirements and other such standards designed to improve roadway levels-of-service. These regulations shall be adopted and implemented consistent with the requirements of Chapter 163, F. S.

**Policy 1.1.5**        Through incorporation of requirements in a Land Development Regulations within one year from the effective date of this Comprehensive Plan.

Wellington shall require significant vegetative buffer zones along trafficways so as to filter sources of air pollution. These regulations shall be adopted and implemented consistent with the requirements of Chapter 163, F. S.

**Objective 1.2** Water resources, including the functions and values of groundwaters, wetlands, floodplains and surface waters, shall be protected and conserved through the Development Review Committee process in accordance with established levels as defined by state, regional, county and local standards. The Development Review Committee, consisting of Wellington staff and Wellington consultants, shall continue to ensure that water and resources are protected and conserved as part of the site planning process.

Policy 1.2.1 All goals, objectives and policies contained within Wellington's Comprehensive Plan shall be consistent with Wellington's 10-year Water Supply Facilities Work Plan (Work Plan). The Work Plan is included as a part of the Comprehensive Plan as a sub-element of the Infrastructure Element. The Work Plan identifies specific conservation and reuse strategies, plans, programs for Wellington.

Policy 1.2.2 Wellington shall continue to ensure, through its development review process, that property owners are notified of all nationally and locally adopted wetland regulations and the concept of "no net loss of wetlands" and with preservation of the natural functions of wetlands. Additionally, incompatible land uses such as those with a negative impact on wetlands, shall continue to be directed away from or significantly buffered from wetlands through enforcement of existing provisions of the Land Development Regulations.

Policy 1.2.3 Wellington shall continue to ensure, through its development review process, that development orders are approved in floodplain areas only in accordance with established State Building Codes and Federal Emergency Management Agency (FEMA) standards.

Policy 1.2.4 The South Florida Water Management District (S.F.W.M.D.) permit requirements shall continue to be enforced for all land development including: minimum road crown elevations, parking lot design, first floor requirements and water quality and quantity requirements.

Policy 1.2.5 Excessive consumption of potable water shall continue to be discouraged through promotion and implementation of Wellington's Water Conservation Initiative and such water saving techniques as requiring ultra-low volume plumbing fixtures, Xeriscaping, and lawn irrigation restrictions in a manner consistent with the Water Supply Facilities 10 Year Work Plan (Work Plan). Emergency water conservation measures in periods of drought shall continue to be observed in accordance with code requirements.

Policy 1.2.6 Wellington shall encourage the use of well, surfacewater or other non-potable water sources for irrigation purposes through the use of a direct mail public information program to be conducted as a part of Wellington Water Conservation Program.

Policy 1.2.7 Wellington shall continue to ensure the potable water supply in Wellington continues to meet or exceed the minimum quantity and quality requirements of all applicable state and federal regulations.

Policy 1.2.8 Wellington shall continue to review development proposals to ensure that water storage capacity is provided through mechanisms such as stormwater retention areas, consistent with South Florida Water Management District and other applicable water management agency regulations.

Policy 1.2.9 Wellington shall continue to coordinate with the SFWMD through regular attendance at applicable meetings to provide input into the East Coast Buffer (ECB) expansion, Water Preserve Area or Basin B Stormwater Treatment areas to ensure consistency for the planning of the areas.

Policy 1.2.10 Wellington shall evaluate and encourage innovative planning tools such as conservation easements, cluster development, and using the development review/permitting processes detailed in the Land Use Element to minimize the impacts of development or potential development upon the acquisition and future use of these areas. Such planning tools shall be fully considered through the development of the Land Development Regulations to be adopted within one year from the effective date of this Comprehensive Plan.

Policy 1.2.11 Wellington shall continue to review development proposals to ensure that pre-treatment for stormwater runoff is accomplished through use of grassy swales, wetlands filtration, exfiltration trenches, or other means consistent with the Best Management Practices of the South Florida Water Management District. This shall be accomplished through paving and drainage plan reviews conducted by The Wellington Engineer as part of Wellington's ongoing land development permitting process.

Policy 1.2.12 Wellington shall prohibit any development within designated public potable water wellfields and their respective cones of depression, if the development uses regulated substances except as provided in the Palm Beach County Wellfield Protection Ordinance. The Palm Beach County Wellfield Protection Ordinance 91-29 as such may be amended from time to time and is hereby adopted by reference. This ordinance may be superseded by an ordinance of Wellington so long as the superseding ordinance accomplishes substantially the same purpose.

Policy 1.2.13 In conjunction with the South Florida Water Management District, Wellington has adopted and shall continue to enforce "Best Management

Practices” to minimize the negative impacts of animal wastes, stormwater discharge, and land development within the Basin B area on water quality.

Policy 1.2.14 Wellington shall continue to ensure that mining and excavation activities do not adversely impact the quality of our water resources. Mining and excavation activities shall be permitted only when deemed consistent with review procedures established in existing Land Development Regulations or as may be revised and adopted within one year of the effective date of this Comprehensive Plan. Water quality protection measures included in the mining and excavation permitting process will continue to include requirements for planted littoral zones, sloping and grading requirements, reclamation and restoration requirements, sodding or seeding of canal and lake banks, and monitoring and enforcement procedures. These regulations shall be adopted and implemented consistent with the requirements of Chapter 163, F. S.

Policy 1.2.15 Excavation permits shall be issued only in cases where a determination has been made that the operation will not adversely affect surrounding properties and that a reclamation plan, when required, has been approved by the South Florida Water Management District (SFWMD). Bonding or other methods of security shall be required to ensure reclamation of mining operations where appropriate.

Policy 1.2.16 Turbidity control measures such as turbidity curtains and other methods approved by Wellington shall be required to be used during any excavation within or along Wellington’s canal and lake system. Said measures shall be required to be identified on excavation permit applications, where appropriate.

Policy 1.2.17 Wellington shall continue to pursue the use of treated sewage effluent for irrigation of Wellington property whenever possible in a manner consistent with Work Plan.

Policy 1.2.18 Wellington as feasible shall to continue to install additional lines for further distribution of treated effluent throughout Wellington for irrigation purposes in a manner consistent with Work Plan.

Policy 1.2.19 Wellington shall continue to explore innovative and effective measures to promote the conservation of water through research of new technology and methods for existing and proposed development as well as for irrigation purposes.

**Objective 1.3** Wellington has adopted through its land development regulations and permitting processes suitable measures to conserve, appropriately use and protect its soil and mineral resources and its native vegetative communities. This shall continue to be accomplished through enforcement of existing protection measures incorporated into the Land Development Regulations. Said protective measures shall continue to be

implemented through the excavation, paving and drainage, building, and vegetation removal permit processes. Said protection measures shall include but not be limited to those described in the implementing policies contained in this Element.

Policy 1.3.1 Natural functions of existing soils shall be preserved through adherence to code provisions addressing soil conservation techniques such as requiring canal and lake banks to be properly sloped and immediately stabilized, and requiring recently cleared and graded land to be seeded or sodded within thirty days of clearing work. Such provisions shall continue to be implemented through the existing excavation and vegetation removal permit processes.

Policy 1.3.2 Wellington shall continue to implement land development code requirements addressing protection of native vegetative communities, to the greatest extent feasible, including requirements for removal of invasive, exotic vegetation where appropriate and allowing for mitigation credits where possible. These protection measures shall continue to be administered through the Development Review Committee and vegetation removal permit processes.

Policy 1.3.3 Wellington shall continue to maintain its “Tree City USA” designation which shall continue to have as its primary goal the preservation of Wellington’s native vegetation and pine flatwood tree canopy.

Policy 1.3.4 Wellington has adopted a tree preservation ordinance which shall have as its primary goal the preservation of existing vegetation to the greatest extent possible, and to require mitigation where preservation is not possible.

Policy 1.3.5 Land development proposals shall be reviewed with respect to potential adverse impacts to natural reservations or native upland vegetation and shall be denied or appropriately revised as necessary to preclude such adverse impacts prior to development permit issuance. These protection measures shall continue to be administered through the Development Review Committee and vegetation removal permit processes. These measures shall continue to include but not be limited to requiring the establishment of preserve areas for a portion of native upland vegetation, preserving and incorporating specimen trees and general tree protection into site design, requiring vegetation inventories, providing habitat and corridors for wildlife, and buffering incompatible types of development.

Policy 1.3.6 Wellington shall continue to have regularly scheduled meetings of the official “tree board” whose mission shall be to develop and administer a comprehensive community tree management program for the care of trees on public property and for developing and citing minimum standards for tree protection and maintenance on a community-wide basis.

**Policy 1.3.7** Wellington shall continue to enforce its vegetation protection standards incorporated in its Land Development Regulations (LDR). These standards shall continue to establish an administrative review and permitting process to prohibit the unnecessary removal or destruction of existing native upland vegetation and require the eradication of certain invasive non-native plant species. Specifically the LDR shall continue to limit the removal of vegetation from a site until the approval of a bona fide site development plan. It shall also continue to require the establishment of preserve areas for a portion of native upland vegetation; require preserving and incorporating specimen trees into the site design; and prohibit the clear cutting or total removal of native vegetation from a site. Wellington's LDR state that no less than 50% of the required trees and shrubs for non-residential uses shall be classified as "native." Wellington's LDR's require residential development to contain a minimum of 50% of plant species be selected from Wellington's "Preferred Species List" which consists of native, drought tolerant species or non-invasive species that are not destructive to native species.

**Policy 1.3.8** Wellington shall support the Florida Department of Environmental Protection's (FDEP) Ecosystem Management initiative for protecting and sustaining Florida's natural resources. Specific attention will be paid to protecting the ongoing ecosystem management programs of the Loxahatchee National Wildlife Refuge. This will be accomplished through requiring specific impact analyses as part of the development review process for lands that abut or could potentially impact the Loxahatchee National Wildlife Refuge.

**Policy 1.3.9** Wellington shall support the Century Commission for a Sustainable South Florida to protect the Everglades ecosystem. This will be accomplished by accommodating future development in the existing developed areas; discouraging new development near the fringes of the Everglades system; transforming urban sprawl into quality development patterns; and reducing the reliance on water from the Everglades.

**Policy 1.3.10** By December 31, 2010, Wellington shall evaluate its Landscape Code to determine the feasibility of an increase of minimum of native species of trees, palms and all plant material for new residential and non-residential development.

**Objective 1.4** Wellington shall continue to conserve and protect its wildlife, fresh water and fisheries habitats through enforcement of existing regulations and through adoption of protection measures within the Land Development Regulations within one year of the effective date of this plan. The existing and adopted measures will be enforced through the Development Review and Engineering Permit Processes. Protection measures will continue to include habitat identification and preservation requirements and enforcement of water quality control standards through the development review process.

**Policy 1.4.1** Within one year of the effective date of this Plan, Wellington shall adopt a “preservation enforcement” ordinance which will include punitive measures where necessary to address the monitoring and preservation of the functions and values of wetlands/conservation areas as designated “Conservation” on the Future Land Use Map.

**Objective 1.5** Wellington shall continue to protect state and federally listed species which have been identified as endangered, threatened, of special concern, or rare, by the U.S. Fish and Wildlife Service, Florida Game and Freshwater Fish Commission, Florida Committee on Rare and Endangered Plants and Animals, or the Florida Department of Agriculture.

**Policy 1.5.1** Wellington will continue to require identification of protected plant and wildlife communities at the earliest stage of development review. Where any of these species are present, Wellington will continue to require the protection of these species through the development review process. Protection measures will continue to include habitat protection through preservation area requirements, wetlands protection, native upland habitat protection, mitigation techniques, and site design review to ensure that development does not adversely impact plant and wildlife communities which have been identified as endangered, threatened, of special concern, or rare.

**Objective 1.6** Wellington shall monitor future technological development in order to ensure Wellington remains informed of energy conservation and alternative energy technologies and is able to benefit from the maximum available incentives, rebates or grants.

**Policy 1.6.1** In compliance with Florida Statute Section 163.3177, municipal buildings constructed shall, at a minimum, be LEED certified or other green building rating systems, including Green Globes and the Florida Green Building Coalition standards.

**Policy 1.6.2** Wellington shall explore development of incentives for the private construction of structures built to LEED certified or other green building rating systems, including Green Globes and the Florida Green Building Coalition standards.

**Objective 1.7** Wellington shall address Greenhouse Gas Reduction Strategies (GHG) through factors affecting energy conservation and include “energy conservation” in the Future Land Use Map Series.

Wellington’s GHG reduction strategies are contained within goals, objectives and policies throughout the Conservation Element and are intended to promote GHG reduction by:

- Reducing water demand.
- Reduction of the “heat island effect” which occurs when warm temperatures are experienced in urban areas compared to adjacent rural areas because of solar energy retention on constructed surfaces.
- Recycling.
- Reduction of vehicle miles traveled.
- Increasing the tree canopy.
- Educational initiatives.
- Promoting energy conservation.

Wellington’s Comprehensive Plan Map Series identifies areas where components of Wellington’s energy conservation strategies exist:

- Land Use Element Map Series - contains future land use designation map, municipal facilities map, soil survey, wellhead protection area map and parks map, lakes and canal map.
- Transportation Element Map Series - contains public transportation and transportation alternatives locational information.
- Recreation and Open Space Element Map Series - contains municipal owned park map.
- Equestrian Element Map- contains equestrian trail master plan.

Policy 1.7.1 Wellington shall maintain its United States Environmental Protection Agency designation as a Wastewise Partner and promote reduction of municipal waste.

Policy 1.7.2 Wellington shall maintain efforts to promote green initiatives and provide educational opportunities for residents and Wellington staff.

Policy 1.7.3 Wellington shall provide educational opportunities to residents and business owners to support better energy efficient buildings, energy efficient appliances, waste recycling, use of building products from renewable resources, non-toxic building products and water efficient fixtures and landscapes by utilizing means such as Wellington’s website and media outlets, school outreach, participation in national programs and other efforts.

Policy 1.7.4 Wellington employees utilizing Wellington vehicles and equipment shall strive to reduce emissions by practices including, but not limited to, unnecessary vehicle idling, carpooling to meetings when feasible and use of webcast/audio-conferencing.

Policy 1.7.5 Wellington consolidated the majority of its municipal offices by the construction of a central municipal complex to maximize efficiency, reduce travel between municipal facilities and consolidate residential services to a single location.



***Wellington Comprehensive Plan  
Recreation & Open Space Element***

## RECREATION AND OPEN SPACE GOALS, OBJECTIVES AND POLICIES

**GOAL 1.0**        *The Village of Wellington shall provide adequate parks, recreation lands and facilities, and open space areas sufficient to serve the needs and desires of existing and future residents of Wellington.*

**Objective 1.1**    The Village of Wellington shall ensure that adequate park and recreation lands are available at Levels of Service (LOS) as indicated in Policy 1.2.2 of the Recreation and Open Space Element.

**Objective 1.2**    The Village of Wellington shall ensure that adequate parks and recreation facilities are available through the provision of the following facilities listed in policy 1.2.1 below. These standards contained in policy 1.2.1 shall serve as guidelines for individual facility construction.

**Policy 1.2.1**        Recommended standards for recreation facilities are indicated in Table 1.2.1.1:

**Policy 1.2.2**        Wellington shall ensure that an adequate supply of recreational land is available. At least ten acres per 1,000 residents shall be provided, and may be undeveloped or developed land for active or passive recreational use.

**Policy 1.2.3**        Wellington shall strive to ensure that the existing deficiencies of park and recreational lands and facilities, as recommended in this Element, are met at recommended Levels of Service within 5 years of the effective date of the Comprehensive Plan.

**Policy 1.2.4**        Wellington shall strive to ensure that the future needs for parks and recreation lands and facilities, as identified in this Element, are met at recommended Levels of Service consistent with the population growth rate of the community through buildout. (See Table ROS.6 and ROS.7 in Data and Analysis as a guide for meeting these growth rates).

**Table 1.2.1.1:  
Recommended Standards for Parks and Recreation Facilities**

**Legend**

●**LOS** means Level of Service   ●**Est. Perm. Popul.** means Estimated Permanent Population   ●**Rec.** means Recommended Facilities  
 ●**Diff** means Difference between facilities needed to meet Recommended Level of Service and Existing Inventory

Facility	Adopted LOS (Facility/ Population)	Inventory of Facilities (June, 2008)	2005			2007			2010			2017		
			Est. Perm. Popul. 53,429	Rec.	Diff	Est. Perm. Popul. 58,179	Rec.	Diff	Est. Perm. Popul. 60,891	Rec.	Diff	Est. Perm. Popul. 63,505	Rec.	Diff
Baseball Fields, Youth	1/5000	14		11	0		12	0		12	0		13	0
Baseball/Softball Fields, Adult	1/12,000	3		4	1		5	2		5	2		5	2
Basketball Courts, Indoor	1/15,000	6		4	0		4	0		4	0		4	0
Basketball Courts , Outdoor	1/4,000	12		13	1		15	3		15	3		16	4
Bocce Courts	1/30,000	2		2	0		2	0		2	0		2	0
Civic/Programming Space	1 square foot/ 3 persons	103,000 square feet		17,810	0		19,393	0		20,297	0		21,168	0
Equestrian Trails	1 mile/5,000	58.4 miles		11	0		12	0		12	0		13	0
Football/Soccer Fields	1/5000	19		11	0		12	0		12	0		13	0
Land Area	10 acres/1,000	894		534	0		582	0		607	0		636	0
Play Areas	1/3,000	23		18	0		19	0		20	0		21	0
Recreational Trails	1 mile/5,000	12.5 miles		11	0		12	0		12	0		13	1
Roller Hockey Rinks	1/8,000	2		7	5		7	5		8	6		8	6
Softball Fields - Youth	1/10,000	5		5	0		6	1		6	1		6	1
Swimming Pools	1/30,000	3		2	0		2	0		2	0		2	0
Tennis Courts	1/4,000	22		13	0		15	0		15	0		16	0
Volleyball Courts	1/6,000	7		9	2		10	3		10	3		11	4

Policy 1.2.5 Wellington shall pursue acquisition and development of parks and recreational sites at adopted and recommended Levels of Service to the benefit of each age, social, and economic group as necessary to meet recreational preferences.

Policy 1.2.6 Park, recreation, and open space areas shall be linked and accessed by an adopted multi-purpose/equestrian trail system, where feasible. The Village shall attempt to adopt said trail system by January 1, 2010.

Policy 1.2.7 Park, recreational, and open space areas shall be developed in a way to maximize preservation of existing native vegetation and natural features of the sites and to utilize facilities which are compatible with such natural areas. Said preservation shall be accomplished through strict enforcement of vegetation preservation requirements of the existing and proposed LDR. At minimum these standards shall include:

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

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

Policy 1.2.8 Community and District Parks and recreational facilities shall be located so that they are accessible to the general public and not internalized within a particular neighborhood.

Policy 1.2.9 During acquisition of recreation and open spaces, priority shall be given to lands containing natural resources suitable for preservation and appropriate for a resource oriented facility, such as areas containing undisturbed native vegetative communities or functional wetlands.

**Objective 1.3** The Village of Wellington shall coordinate public and private resources to meet current and future recreational demands.

Policy 1.3.1 Wellington has adopted and maintains a recreational impact fee ordinance and a companion residential parks land dedication requirement program to assist with the provision of adequate park and recreation land and facilities.

Policy 1.3.2 Wellington shall continually, or on an ongoing basis, pursue government and private funding mechanisms such as grants and loans, user fees, etc. for the acquisition and development of park and recreation facilities.

Policy 1.3.3 Wellington shall pursue joint park planning/development efforts with the Palm Beach County School Board and adjacent jurisdictions, including the Palm Beach County Parks & Recreation Department.

Policy 1.3.4 Wellington shall pursue Interlocal Agreements where appropriate with the School Board for joint use/collocation of school recreational facilities.

Policy 1.3.5 Wellington shall work with the School Board through established intergovernmental coordination mechanisms in an effort to assist in the school site selection process, so that park sites may be located adjacent to schools to maximize the potential for joint usage of sports fields and recreational facilities.

Policy 1.3.6 Wellington shall pursue execution of agreements with the South Florida Water Management District (SFWMD) and the federal government for use of their canal banks, levees, and Water Conservation Area for trail and passive recreational purposes.

Policy 1.3.7 Wellington shall coordinate with SFWMD and the Loxahatchee National Wildlife Refuge (LNWR) to maintain a point of access to the Refuge for Wellington along its Western Boundary for *passive* recreational purposes.

Policy 1.3.8 Wherever possible, Wellington shall irrigate recreational facilities with reclaimed water in accordance with the Water Supply Facilities 10 Year Work Plan (contained as a sub-element of the Infrastructure Element of the Comprehensive Plan).

**Objective 1.4** The Village of Wellington shall ensure, through the site plan review process, that recreation sites are accessible to the public, including but not limited to sites having adequate parking and handicapped facilities, and access from bikeways, pedestrian paths and equestrian trails, where feasible. Wellington shall review and consider all recreation sites as required by the LDR through its Development Review Committee and it shall continue to enforce the applicable sections of the LDR and the Goals, Objectives and Policies of this Plan.

Policy 1.4.1 Park and recreational sites shall be centrally located within an identified population service area with proper and adequate parking and accessibility, including bicycle, equestrian, and pedestrian paths, and with special consideration given to the elderly and handicapped populations.

**Objective 1.5** The Village of Wellington shall ensure that adequate Open Space or Resource Based Areas shall be at Levels of Service (LOS) as recommended and specified in Policy 1.2.1 of this Element.

Policy 1.5.1 Wellington has adopted and shall retain, as part of the Planned Unit Development Regulations, open space definitions and recreation standards and incorporate the ordinance into the LDR's within one year from the effective date of adoption of this Comprehensive Plan. At a minimum these standards shall include:

- (1) Amount of open space and recreation facilities required on a per unit basis.
- (2) Types of land eligible to be counted toward minimum open space and recreation calculations.
- (3) Types of facilities eligible to counted to offset minimum open space and recreation requirements.
- (4) Options for cash in lieu of land dedication.
- (5) Design alternatives that will allow the clustering of development to avoid negative impacts to environmentally sensitive lands and to encourage the preservation of open space.

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

Policy 1.5.2 Uses in the Open Space Areas shall be limited to rest areas, picnic areas, and nature trails, and equestrian trails where appropriate. All amenities shall be compatible with the environmental resources existing on site.

Policy 1.5.3 Priority for designation and/or acquisition of open space areas shall be directed to areas containing existing native vegetation and natural resource features, and every effort shall be made to conserve and maximize the existing native vegetation and features on site.

Policy 1.5.4 Wellington shall continue to provide for maintenance, control and monitoring of resource-based or open space areas where the Village of Wellington has a legal property interest and incorporate the ordinance into the LDR's within one year of the effective date of this Plan. The ordinance shall address preservation of open space and provide incentives encouraging open space preservation. At a minimum this ordinance shall:

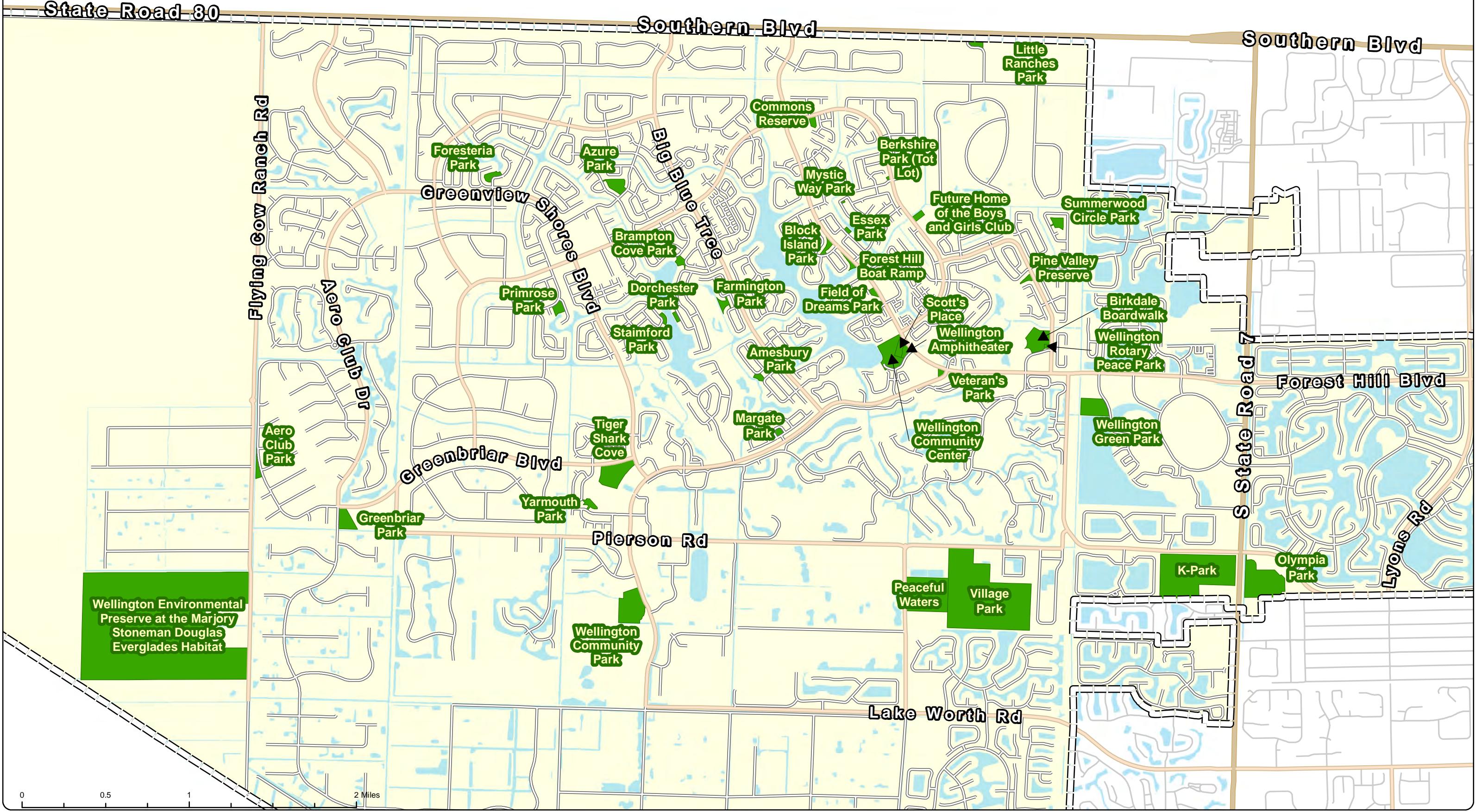
- (1) A vegetation assessment and evaluation including habitat quality, biological diversity, listed species and wildlife corridors.

- (2) A management plan that at a minimum includes detailed site description, perpetual protection of the native vegetation, eradication and continued removal of invasive non-native plant species, removal of litter and debris, control of erosion, maintenance of hydrological requirements, land use limitations.

## *Exhibit “A”*

# *Recreation and Open Space Element Map Series*

1. Wellington Parks



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Date: 11/16/2010

 Parks & Preserves  Wellington



***Wellington Comprehensive Plan  
Intergovernmental Coordination  
Element***

## INTERGOVERNMENTAL ELEMENT GOALS, OBJECTIVES AND POLICIES

**GOAL 1.0:**        *Establish and maintain processes to help assure coordination with other governmental entities where necessary to implement this plan.*

**Objective 1.1**    Coordination with Palm Beach County and other agencies: Coordinate the Village of Wellington Comprehensive Plan with the plans of the Palm Beach County School Board, South Florida Water Management District, Lake Worth Drainage District, Palm Beach County and adjacent and nearby municipalities. In particular, achieve maximum feasible levels of consistency between the comprehensive plans for Wellington, the Palm Beach County School Board, Palm Beach County, the Village of Royal Palm Beach and the City of Greenacres as they are updated and revised. This objective shall be measured by implementing the following policies:

**Policy 1.1.1**        Wellington shall monitor the Palm Beach County Comprehensive Plan process as the County Plan is updated and revised in conjunction with its comprehensive plan of Royal Palm Beach and the City of Greenacres. Wellington shall provide copies of the Village of Wellington Comprehensive Plan and proposed amendments thereto to the Palm Beach County School Board, South Florida Water Management District, Lake Worth Drainage District, Palm Beach County, the Village of Royal Palm Beach, and the City of Greenacres.

**Policy 1.1.2**        Wellington shall maintain an active dialogue with the Palm Beach County School Board relative to any plans for schools which will serve Wellington residents, including schools within Wellington and nearby.

**Policy 1.1.3**        Wellington may consider utilizing the informal mediation (voluntary dispute resolution) process of the Treasure Coast Regional Planning Council in order to try to resolve conflicts with other governmental entities and for bringing closure in a timely manner to intergovernmental disputes. Wellington will enter into mediations on a non-binding basis. Utilization of the Treasure Coast Regional Planning Council process may be in lieu of or in addition to the Intergovernmental Coordination Program of Palm Beach County.<sup>1</sup>

**Policy 1.1.4**        Wellington shall thoroughly review and compare proposed development in Palm Beach County, Royal Palm Beach and the City of Greenacres with proposed development in the Village of Wellington Comprehensive Plan for consistencies and conflicts between plans. Where deemed appropriate, Wellington will respond at public hearings, through memoranda and through such other means as determined to be appropriate.

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<sup>1</sup> Pursuant to Ordinance 2000-06, Effective February 29, 2000.

**Policy 1.1.5** The Village of Wellington shall pursue representation on the Treasure Coast Regional Planning Council, Metropolitan Planning Organization, Municipal League and such other entities, as it may deem appropriate. Wellington encourages fair and equitable representation on all such boards having regional significance.

**Objective 1.2** Comprehensive Plan Impact and Implementation Coordination: Wellington shall continue to establish and participate in mechanisms to coordinate the impact of development proposed in the Village of Wellington Comprehensive Plan with other jurisdictions.

**Policy 1.2.1** The Village of Wellington shall consider initiating, revising and maintaining, as may be appropriate, interlocal agreements generally of the type described below:

- (1) Interlocal agreement for participation in the Intergovernmental Coordination Program of Palm Beach County.
- (2) Interlocal agreement for traffic engineering and related services from Palm Beach County.

**Policy 1.2.2** Wellington shall assist the County in providing information to the residents of Wellington about services provided directly or indirectly by the County, e.g., solid waste, transit and hurricane response planning. Such information may be disseminated through a Wellington newsletter, Wellington Customer Service counter handouts, notices posted at the Wellington City Hall, and/or other appropriate means.

**Policy 1.2.3** Wellington may contribute to the improvement of surface and aquifer water quality through implementation of storm system improvements described in the *Infrastructure Element*.

**Policy 1.2.4** Wellington shall cooperate with the regulatory functions of the South Florida Water Management District and the Florida Department of Environmental Protection.

**Objective 1.3** Level of service standards coordination: Wellington shall continue to coordinate with the Palm Beach County Solid Waste Authority, the Palm Beach Board of County Commissioners and the Florida Department of Transportation in establishing level-of-service standards for solid waste and thoroughfares.

**Policy 1.3.1** Wellington shall monitor changes to the adopted level-of-service standards of the Palm Beach County Solid Waste Authority and appropriately adjust its own solid waste level-of-service standards accordingly. (The Palm Beach County Solid Waste Authority is a state legislated body responsible for the disposal of solid waste.)

**Policy 1.3.2** Wellington shall monitor changes to the adopted level-of-service standards of Florida Department of Transportation and the Palm Beach County Comprehensive Plan with respect to State and County roads in the Village of Wellington and appropriately adjust its own level-of-service standards accordingly.

**Objective 1.4** Wellington shall implement policies related to annexation and multiple jurisdiction planning for the State Road 7 Corridor as provided in Objective 1.6 of the Land Use Element.

**Policy 1.4.1** Wellington shall strive to coordinate with the Department of Transportation and Palm Beach County to incorporate greater protections for the functions of the Strategic Intermodal System.

**Objective 1.5** The Village of Wellington shall participate in intergovernmental coordination processes to ensure full consideration is given to the impacts of proposed comprehensive plan amendments and future developments on the ability of Wellington and adjacent local governments to implement their comprehensive plans and to address area-wide land use needs and justifications for amendments.

**Policy 1.5.1** Wellington shall participate in the Palm Beach County IPARC Process and shall cooperate with the Treasure Coast Regional Planning Council and all other local governments for the purpose of facilitating intergovernmental coordination. The IPARC Process is established pursuant to the "Comprehensive Plan Amendment Coordinated Review Interlocal Agreement" effective November 12, 1996.

**Policy 1.5.2** Wellington shall include results and any written determination from the IPARC Process as data and analysis transmitted to DCA with proposed and adopted comprehensive plan amendments.

**Policy 1.5.3** Wellington shall pursue Interlocal agreements with local governments which would establish "Joint Planning Areas" pursuant to Section 163.3171, Florida Statutes. Wellington shall encourage joint planning agreements that include as many of the following planning considerations as are applicable. Additional items could be addressed at the concurrence of both parties, including:

- (1) Cooperative planning and review of land development activities within areas covered by the agreement;
- (2) Specification of service delivery;
- (3) Funding and cost-sharing issues within Joint Planning Areas; and
- (4) Enforcement / implementation.<sup>2</sup>

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<sup>2</sup> Pursuant to Ordinance No. 2000-06, Effective February 29, 2000

Policy 1.5.4 Wellington shall coordinate with those schools in its jurisdiction, which are part of the State University System, regarding the development of campus master plans or amendments thereto, to be done in accordance with Chapter 1004, Florida Statutes.<sup>3</sup>

Policy 1.5.5 Wellington may use the Palm Beach Countywide Intergovernmental Coordination process as a regular formal forum in which to deal with issues unique to Palm Beach County and the municipalities therein. The Multi-jurisdictional Issues Coordination Forum shall be utilized as a means of collaborative planning for matters of interjurisdictional significance, including, but not limited to, the siting of facilities of countywide significance and locally unwanted land uses.<sup>4</sup>

**Objective 1.6** Wellington shall encourage the development of corridor studies for major thoroughfares within or proximate to its jurisdiction and shall participate in such studies when requested

Policy 1.6.1 Corridor studies shall include, at a minimum, evaluation of land use, preparation of development design standards, and access management plans.

Policy 1.6.2. Wellington shall cooperate jointly with Palm Beach County, the Treasure Coast Regional Planning Council, the Village of Royal Palm Beach and the Florida Department of Transportation in the preparation of a Corridor Study for State Road 80 and State Road 7.

**Objective 1.7** Wellington's 10-year Water Supply Facilities Work Plan (Work Plan), is included as a part of the Comprehensive Plan. The Work Plan is included as a sub-element of the Infrastructure Element and addresses multi-jurisdictional projects, coordination and cooperation in the implementation of alternative water supply projects, establishment of level-of-service standards and resource allocations, changes in service areas, and potential for annexation. Wellington shall continue, and improve coordination between a water supply provider and the recipient local government concerning the sharing and updating of information to meet ongoing water supply needs.

Policy 1.7.1 Wellington shall continue to coordinate with Palm Beach County, the Village of Royal Palm Beach and the South Florida Water Management District to update the Work Plan as will be periodically necessary. Population projections, potential annexations and other related data shall be submitted to local governments within Wellington's Utility Service area. Local governments receiving data shall be requested to provide a letter acknowledging and responding to the information provided by Wellington. The verification of the provided information shall be incorporated into the Data and Analysis section of the Comprehensive Plan.

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<sup>3</sup> Pursuant to Ordinance No. 2000-06, Effective February 29, 2000

<sup>4</sup> Pursuant to Ordinance No. 2000-06, Effective February 29, 2000.

Policy 1.7.2 Wellington may pursue an Interlocal Service Boundary Agreement (ISBA) for provision of water service by Wellington to Palm Beach County and the Village of Royal Palm Beach. Wellington may also pursue an ISBA between Wellington and the County for provision of water service by the County to areas within Wellington that are not served by Wellington Utilities.

Policy 1.7.3 Wellington shall continue to work with the Intergovernmental Plan Amendment Review Committee (IPARC) to analyze, evaluate and share information that may further the goals of the Lower East Coast Water Supply Plan and Wellington's Work Plan.

# Capital Improvements



## What is the Capital Improvements Element?

A well planned and properly financed Capital Improvement program is essential to maintaining a sustainable community, meeting community quality of life expectations, preserving property values and maintain a physically safe environment for our residents. Wellington provides law enforcement, potable water, waste water, parks and recreation, solid waste disposal, roadway maintenance, and water management services either directly or through other government agencies. Fire rescue, library, and public transit services are provided by Palm Beach County. The Comprehensive Plan, the Capital Improvements Element, and the Capital Improvements Plan address the services and facilities that the Village provides directly, particularly those which are required to be provided concurrently with the impacts of development.

The Capital Improvements Element and Capital Improvements Plan begin with a long range analysis of probable investment needs. The longest term facility lifecycles are identified and plans addressing the probable investment requirements over the next 10 and 20 year periods are developed. Specific construction and funding needs are then developed for the immediate five year period. It is this intermediate Five-Year Plan that is adopted annually by Council. The Capital Improvements Plan identifies and funds public facilities and services needed in the upcoming fiscal year and within the next five years to address level of service impacts. Together, the Village's Capital Improvements Plan and Capital Budget provide the planning and funding for all capital improvements in Wellington.

## CAPITAL IMPROVEMENT ELEMENT GOALS

### GOAL CI 1

#### CAPITAL IMPROVEMENT PLANNING, PROGRAMMING, AND IMPLEMENTATION

Plan, program, fund, and construct public facilities, infrastructure and related capital improvements that serve the existing community and anticipate the services and facilities required by future demand and provide effective and timely construction and funding.



**GOAL CI 1  
CAPITAL IMPROVEMENT PLANNING, PROGRAMMING, AND  
IMPLEMENTATION**

Plan, program, fund, and construct public facilities, infrastructure and related capital improvements that serve the existing community and anticipate the services and facilities required by future demand and provide effective and timely construction and funding.

*[Revised Goal 1]*

**Objective CI 1.1  
Public Facilities and Infrastructure Monitoring**

Inventory assess and monitor public facilities and infrastructure. Develop and implement capital planning required to correct deficiencies, replace obsolete or end of service life facilities, and accommodate planned future reinvestment and growth.

*[Objective 1.1 separated into two objectives]*

**Policy CI 1.1.1**

**Facility and Infrastructure Inventory and Condition**

Maintain an inventory of all Wellington and Acme Improvement District-owned facilities and infrastructure including the type, capacity, location and condition of each. As a minimum infrastructure assessment plans shall be maintained and updated for:

- Roads
- Storm Water Management Facilities
- Water Treatment
- Water Supply and Distribution System
- Waste Water Treatment
- Waste Water Collection System
- Public Buildings
- Parks and Recreation Facilities

*[Revised Policy 1.1.3]*

**Policy CI 1.1.2**

**Facility/Infrastructure Inspections**

Wellington shall regularly schedule inspections of all facilities and infrastructure to monitor and record conditions.

*[Revised Policy 1.1.4]*

**Objective CI 1.2  
Procedures for Capital Improvements Planning**

Establish policies and procedures for the prioritization of capital projects and the preparation of an annual capital improvement budget and 5-year capital improvement plan. Development of the 5-year plan shall consider probable funding and include an analysis of 10 and 20 year capital projections.

*[Objective 1.1 separated into two objectives]*



**Policy CI 1.2.1**

**Capital Improvement Plan**

The list of capital projects in **Table CIE 1 - Wellington Capital Improvement Plan 5 years: 2020/2021 through 2025/2026 Level of Service Projects** is hereby adopted and all projects identified shall be carried out in accordance with that schedule and within one-year thereof unless the Capital Improvement Plan is modified during the annual comprehensive plan amendment process.

*[Revised Policy 1.1.7]*

**Policy CI 1.2.2**

**Capital Improvement Program**

Each year Wellington shall prepare and adopt a five-year capital improvements program and a one-year capital budget, to generally include all projects, which expenditures of at least \$25,000 and have a useful life span of at least three years.

*[Revised Policy 1.1.6]*

**Policy CI 1.2.3**

**Capital Improvement Prioritization**

In setting priorities for capital improvement projects, the Wellington Council shall consider the following criteria:

- 1) Is the project required to fulfill Wellington's obligation to provide public services to the community or achieve or maintain an adopted level of service, or eliminate an existing capacity deficit?
- 2) Does the project benefits accrue to the whole community or to a specific neighborhood or area?
- 3) Does the project enhance the efficiency or quality of service delivery?
- 4) Is the project necessary to eliminate public hazards or to protect or enhance the public's health, safety and/or welfare?
- 5) Is the project necessary to comply with a Federal, State or local mandate?
- 6) Does the project conform to principles of sound municipal capital expenditure within the scope of the Council's legislative authority?
- 7) Such other criteria as the Wellington Council may choose.

*[Revised Policy 1.1.1]*

**Policy CI 1.2.4**

**Special Assessments**

When deemed appropriate, Wellington may consider making public improvements or providing public services that benefit real property or provide amelioration of the condition



of real property, including the installation, construction, upgrade, repairs, and replacement of improvements, works, and facilities where the special benefit conferred is borne by the owners of the benefitted property through a special assessment levied in accordance with Florida law.

*[Policy 1.1.5]*

### **Policy CI 1.2.5**

#### **School District of Palm Beach County**

School Concurrency is no longer a requirement when adhering to growth management regulations. However, Wellington will continue intergovernmental coordination efforts as set forth in the Interlocal Coordinating Plan between Palm Beach County School District and all municipalities within the county. This includes coordination planning efforts to address capacity, future growth, and development patterns to meet the needed Level of Service for schools. Additionally, Wellington adopts, by reference, the School District of Palm Beach County's 10-Year Capital Improvements Schedule as adopted by the School District's Fiscal Year 2020/2021 Budget.

*[Current Reference revised into a Policy]*

### **Objective CI 1.3**

#### **Concurrent Improvements for New Development or Redevelopment**

Where new development or re-development requires the expansion of existing infrastructure or construction of new infrastructure, Wellington shall require that the developer bear all the cost of construction of those required improvements. Where modifications to existing facilities are required by a development, the developer shall be responsible for the proportional share of the facility or infrastructure improvement. Where new facilities or infrastructure are required to serve the proposed development or redevelopment, the developer may either pay a proportional share of the facilities cost and wait for the construction of the facility prior to the inception of development or pay the entire cost of the new facilities or infrastructure and enter into an agreement for reimbursement as defined in Policy 1.3.2.

*[Revised Objective 1.3]*

### **Policy CI 1.3.1**

#### **Concurrency Management System**

Maintain a concurrency management system whereby no development permit shall be issued unless:

- 1) the public facilities necessitated by a development (to meet level of service standards specified in the Mobility, Parks & Recreation, and Public Facilities & Services Elements) are in place; or
- 2) the development permit is conditioned on an assurance that the necessary facilities will be in place concurrent with the impact of development; **and**
- 3) **that the** no part of the cost required to construct new development or increase density or intensity in redevelopment projects be borne by the public.

*[Revised Policy 1.4.3]*



**Policy CI 1.3.2**

**Proportionate Share**

Development approval for any new construction or redevelopment project which creates a need for new or expanded public facilities or infrastructure shall not be granted unless the project pays the costs of those improvements. To the extent that the improvements provide capacity above and beyond the specific project requirements, the Village at its discretion may enter into a reimbursement agreement providing for repayment by new development utilizing that excess capacity. Any such agreement will have a maximum term of 10 years. No reimbursements will be made beyond that 10 year term. Alternately, when projects are happening concurrently, each development shall pay its proportionate share of the costs of the required.

*[Revised Policy 1.4.2]*

**Policy CI 1.3.3**

**Impact Fees**

Continue to collect impact fees for all new construction to ensure that development bears a proportionate cost of impact-fee related facility development.

*[Revised Policy 1.3.1]*

**Objective CI 1.4**

**Coordination with Land Use**

Maintain programs and procedures within the Land Development Regulations to ensure all development orders and building permits are coordinated with the capital improvement budget and program and ensure facilities are provided concurrent with the impacts of development.

*[Revised Objective 1.4]*

**Policy CI 1.4.1**

**Development Impacts**

Any new construction, redevelopment, or renovation projects which creates the need for new or expanded public facilities shall be required to pay its proportional share of the costs of the required new or expanded facilities based upon the impacts of the project. Any infrastructure required solely for the proposed development shall be funded entirely by the proposed development, such as the extension of water or sanitary sewer lines.

*[Revised Policy 1.4.2]*

**Policy CI 1.4.2**

**Coordinate Land Use Decisions**

Coordinate land use decisions and available or projected fiscal resources in the capital improvements budget/program by evaluating the following:

- 1) existing and approved, but not built development;
- 2) Land Use Map;
- 3) capital improvement budget/program; and
- 4) Level of Service standards.



*[Revised Objective 1.2]*

**Policy CI 1.4.3**

**Manage the Land Development Process**

Manage the land development process so that public facilities and services demands created by issued development orders or pending development orders do not exceed the ability of Wellington to fund or provide required public facilities and services.

*[Revised 1.4.1]*

**Objective CI 1.5**

**Level of Service**

Maintain programs and procedures in the Land Development Regulations to ensure the land use changes are coordinated with the capital improvement budget and program to maintain adopted levels of service for potable water, sanitary, sewer, stormwater management, solid waste, and roads.

*[Revised Objective 1.2]*

**Policy CI 1.5.1**

**Potable Water LOS**

Maintain the level of service standard for potable water within the Work Plan and consistent with applicable federal, state, and Palm Beach County regulations at no less than 105 gallons per capita per day.

*[Revised Policy 1.2.1]*

**Policy CI 1.5.2**

**Sanitary Sewer LOS**

Maintain the level of service standard for sanitary sewer within the Work Plan and consistent with applicable federal, state and Palm Beach County regulations at no less than 85 gallons per capita per day.

*[Revised Policy 1.2.1]*

**Policy CI 1.5.3**

**Stormwater Management LOS**

Require all development and redevelopment to adequately accommodate runoff to meet all federal, state and local requirements for water quality/quantity and discharge control criteria. Also, ensure stormwater is treated in accordance with Chapter 62, Florida Administrative Code, to meet receiving water standards and retain one-inch of runoff on-site prior to the inception of discharge into the public storm water management system. The surface water management system shall prevent discharge onto adjacent property and limit post-development to not more than 1.07 inches per day or to pre-development runoff volumes and rates, whichever is lower.

*[Revised Policy 1.2.1]*



#### **Policy CI 1.5.4**

##### **Solid Waste Disposal System LOS**

Maintain a minimum level of service of five years of capacity for solid waste disposal based upon a solid waste generation rate of 7.1 pounds per person per day.

*[Revised Policy 1.2.1]*

#### **Policy CI 1.5.5**

##### **Roads LOS**

Wellington shall regulate the timing of development for the purpose of maintaining at least the following peak hour level of service standards on streets and roads within its municipal boundaries:

<b>Road</b>	<b>LOS</b>
State Road 7/US 441	D
Forest Hill Boulevard	D
All local, collector, and arterial roads (not within Equestrian Preserve Area)	D
All local, collector and arterial roads in the Equestrian Preserve Area	E

*[Revised Policy 1.2.1]*

**Table CI 1 - Wellington Capital Improvement Plan 5 years:  
2020/2021 through 2025/2026 Level of Service Projects**

<b>Project</b>	<b>Location</b>	<b>Description</b>	<b>Funding Year</b>	<b>Funding Source</b>	<b>Funding Status</b>	<b>Budget</b>
<b>ACME 10-Year Flood Mitigation Program</b>	Canals: C2, C8, C9, C24, C13  Roadways: Forest Hill Blvd, Wellington Trace East	Improved conveyance and roadway drainage	FY 2020-2024	Drainage Assessments	Committed	\$3,700,000
<b>Village Park Field Improvements</b>	Park Fields #6, #7, and #21	Improvements to fields and major equipment additions to ensure the quality standard of recreational programs and facilities	FY 2020-2024	General Fund Revenues	Committed	\$1,930,000
<b>Utilities General Facilities Improvements</b>	Utility and Field services facilities	Construction of a central warehouse, field services building modifications and construction of equipment canopies	FY 2018 - 2021	Utility Operating Revenues	Committed	\$5,000,000
<b>Neighborhood Parks Program</b>	Essex Park and Brampton	Additional amenities at Essex Park and Brampton	FY 2020-2024	General Fund Revenues	Committed	\$1,350,000

## Capital Improvements Element Goals, Objectives, and Policies



<b>Multi-modal Trails</b>	6.41 miles – Aeroclub Drive, Binks Forest Drive, Paddock Drive, and Big Blue Trace	Expand multipurpose pathways in various locations.	FY 2020-2024	General Fund Revenues	Committed	\$1,625,000
<b>Safe Neighborhoods</b>	Tiger Shark Cove	Install basketball court, sidewalks and crossings	FY 2020	General Fund Revenues	Committed	\$142,000
<b>Sheriff Substation</b>	Greenbriar Boulevard	Planning, design and construction	FY 2020-2024	General Funds Revenue	Committed	\$6,600,000
<b>Multi-use Paths and Bike Lanes</b>	Big Blue Trace and Aero Club Drive	Widening path on Big Blue Trace and adding bike lane on Aero Club Drive	FY 2020-2024	Gas Tax and Road Impact	Committed	\$3,730,000
<b>Town Center</b>	Town Center complex	Construction of waterfront promenade and amenities	FY 2019-2023	General Revenues and Sales Surtax	Committed	\$8,300,000
<b>WCHS Sports Complex</b>	Wellington Community High School	Reconfigure and restructure sports facilities and bus loop.	FY 2019-2021	Sales Surtax	Committed	\$14,900,000
<b>Wellfield Rehabilitation</b>	Various	Wellfield Rehabilitation	FY 2021-2025	Utility Operating Revenues	Committed & Scheduled	\$1,020,000
<b>Well Construction, Mechanical &amp; Electrical</b>	Various	Well Construction, Mechanical & Electrical	FY 2021-2025	Utility Operating Revenues	Committed & Scheduled	\$9,380,000
<b>Lime Well Improvements</b>	Lime Well	Lime Well Improvements	FY 2021-2023	Utility Operating Revenues	Committed & Scheduled	\$2,700,000
<b>Raw Watermain Extension</b>	Southfield	Raw Watermain Replacement	FY 2021-2022	Utility Operating Revenues	Committed & Scheduled	\$1,900,000
<b>WTP Raw Watermain Replacement</b>	Water Treatment Plant	Raw Watermain Replacement	FY 2022-2024	Utility Operating Revenues	Scheduled	\$3,200,000
<b>Lime R/O Raw Water System Connection</b>	Water Treatment Plant	Lime R/O Raw Water System Connection	FY 2022-2023	Utility Operating Revenues	Scheduled	\$1,900,000
<b>Water Treatment Plant Expansion</b>	Water Treatment Plant	Generator Set, Membrane Plant Expansion, Roofing Improvements, Post Treatment & Disinfection Improvements	FY 2021-2024	Utility Operating Revenues	Committed & Scheduled	\$7,950,000

## Capital Improvements Element Goals, Objectives, and Policies



<b>Water Storage &amp; Repump Improvements</b>	Water Treatment Plant	Water Storage & Repump Improvements	FY 2024-2025	Utility Operating Revenues	Scheduled	\$2,200,000
<b>Neighborhood Reinvestment Program</b>	Various	Water and Sewer replacement program	FY 2022-2025	Utility Operating Revenues	Scheduled	\$8,800,000
<b>South Shore Watermain Replacement</b>	South Shore	Watermain Replacement	FY 2024-2025	Utility Operating Revenues	Scheduled	\$2,200,000
<b>Utilities General Facilities Improvements</b>	Utility and Field services facilities	Construction of a central warehouse, field services building modifications and construction of equipment canopies	FY 2018 - 2021	Utility Operating Revenues	Committed	\$5,000,000
<b>Water Reclamation Facility Improvements</b>	Water Reclamation Facility	Generator replacement, Headworks, Aeration Basin Upgrades, Reuse Wetwell, Digesters and Solids Handling	FY 2021 - 2025	Utility Operating Revenues	Committed & Scheduled	\$15,810,000
<b>Peaceful Waters Wetland Phase III</b>	Peaceful Waters Retention Park	Boardwalk and retention area improvements	FY 2022	Utility Operating Revenues	Scheduled	\$300,000



***Wellington Comprehensive Plan  
Education Element***

## **EDUCATION ELEMENT GOALS, OBJECTIVES & POLICIES**

**GOAL 1.0**        *Education plays a critical role in defining the quality of life in the community. The Village of Wellington desires that its citizens have life long learning opportunities and that its students attend schools which: have adequate facilities including classrooms, teachers, educational materials, technology and extracurricular activities to meet the needs of the student population, are located within the community, are safe and are a well-planned component of the community's physical and social infrastructure.*

**Objective 1.1**    The Village of Wellington shall continue to work with the School District, Wellington's advisory bodies and Wellington Council to eliminate overcrowded conditions in the schools that serve the Wellington area. This objective shall be made measurable by its implementing policies.

**Policy 1.1.1**        Wellington shall coordinate with the School District to select and acceptable future school sites that meet criteria for size, location, adequacy of infrastructure, access, and land use/zoning.

**Policy 1.1.2**        Wellington shall encourage creative responses that may include charter schools, magnet programs, prepayment of impact fees, and build/lease arrangements to providing educational facilities and programs by involving the private development industry to formulate options for funding, constructing, dedicating land, and managing the timing of development to further the goal of relieving school overcrowding.

**Objective 1.2**        The Village of Wellington has established an educational advisory committee, which is the primary means by which Wellington monitors all activities in public schools which serve Wellington residents. Monitoring shall include, but not be limited to mechanisms, changes including the availability of portable units or increasing/decreasing capacities at critically overcrowded schools.

**Policy 1.2.1**        Wellington Planning staff shall establish coordination mechanisms with the School District requesting notification on the specific issue of boundary changes for schools in Wellington's area of concern.

**Policy 1.2.2**        Wellington shall endeavor to coordinate with the School District on issues pertaining to racial balance and school facilities equity resulting from boundary changes.

**Objective 1.3**        The Village of Wellington shall maintain intergovernmental coordination mechanisms by working with the Wellington's advisory bodies, the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC), and

the Palm Beach County Issues Forum. Wellington shall continue to explore additional means by which coordination can be enhanced.

**Policy 1.3.1** Wellington shall maintain a relationship and representation on the Intergovernmental Plan Amendment Review Committee (IPARC), to remain updated on plan amendments and determine the effects of those amendments on educational facilities in Wellington.

**Policy 1.3.2** Wellington shall support efforts to pursue approval of an extraordinary funding source, such as the 1 cent or ½ cent local sales tax to fund new school construction following consideration and approval by Wellington Council of the specific measure.

**Objective 1.4** The development of new school sites and meeting the demand placed on schools from new development shall be coordinated between all agencies. Wellington shall continue to provide demographic data to IPARC to assist the School District school planning.

**Policy 1.4.1** Wellington shall; establish mechanisms to review and coordinate with the School District on joint use facilities (educational and recreational) and the development of adequate infrastructure for new facility sites consistent with the Capital Improvements Element.

**Policy 1.4.2** Wellington shall enter into an interlocal agreement with the School Board designating all public schools within Wellington as “Community Schools”.

**Policy 1.4.3** Wellington has adopted Land Development Regulations that allow school sites in residential, commercial, industrial and institutional zoning districts subject to appropriate locational criteria and site development conditions.

**Policy 1.4.4** Wellington shall work with the Palm Beach County School District to ensure that students are able to attend community schools wherever possible.

**Policy 1.4.5** Wellington shall review any changes Palm Beach County makes regarding its site plan review process or criteria for PUD Civic site dedications as it relates to school siting issues, through the PDD Regulations for possible incorporation into Wellington’s Land Development Regulations.

**Policy 1.4.6** Wellington shall inform the School District of any changes to its Comprehensive Plan or FLUM to coordinate planning for potential impacts on school planning.

**Policy 1.4.7** Wellington shall review its permitting and development process to accelerate the provision of new schools to serve the Wellington area, as needed. If changes to these processes to expedite school facilities are necessary, then Wellington will pursue an interlocal agreement with the School District to effectuate such changes.

**Policy 1.4.8** Wellington shall provide input into the development of uniformity in any land development criteria, pertaining to school siting, that might be implemented in addition to State Requirements for Educational Facilities (SREF), the School District's "building code", on a countywide basis.

**Policy 1.4.9** Wellington shall review SREF when developing its own Land Development Regulations. The purpose of this will be to mitigate possible conflicts and ensure consistency with these development regulations for facilities that are owned or operated by the School District.

**Policy 1.4.10** Wellington shall encourage developers to create and maintain housing diversity in new development proposals, in order to promote opportunities that will achieve cultural diversity in school age populations.

**Objective 1.5** The Village of Wellington shall explore alternatives from Federal, State and private entities to enhance the educational experience in Wellington through partnerships, innovative funding sources such as grants, or pilot/trial programs that might be implemented through government entities, non-profit organizations or educational foundations. Wellington's advisory bodies and Wellington staff shall continue to explore partnerships and funding opportunities to improve educational opportunities in Wellington.

**Policy 1.5.1** Wellington shall investigate options available to improve local education opportunities, including but not limited to, implementation of a Charter School program.

**Policy 1.5.2** Wellington shall encourage Federal efforts such as a Head Start Program, implemented through Palm Beach County that could benefit the students in Wellington.

**Policy 1.5.3** Wellington shall encourage working relationships between the individual educational facilities in Wellington to research and investigate obtaining grants for programs tailored to the individual facilities that could be environmentally, scientifically or culturally/artistically based.

**Policy 1.5.4** Wellington shall monitor education legislation to remain aware of any opportunities, which may be created to enhance education opportunities within the community.

**Objective 1.6** The Village of Wellington shall work to promote an approach to education that is coordinated with ancillary facilities such as: parks, libraries, recreational facilities, community centers and pathways to provide linkages throughout the community.

Policy 1.6.1 Wellington shall encourage the joint use of elementary and secondary educational and ancillary facilities. Examples of this type of coordination include co-location of educational facilities with: parks, recreational facilities, cultural facilities, library facilities, environmental pathways/walking trails, bikeways and community centers.

Policy 1.6.2 Safety concerns shall be addressed in the Wellington's Land Development Regulations to provide for safe access and connectivity to and between facilities.

Policy 1.6.3 Wellington shall seek representation from the School Advisory Committees, individual school employees, parents, School District staff, Wellington planning staff and Council members, and other locally concerned citizens or neighbors.

Policy 1.6.4 Wellington shall encourage the location and development of facilities such as university campuses, testing centers, private educational facilities, satellite educational programs, magnet facilities, charter schools, teaching universities, and technical centers that will enhance the educational opportunities in Wellington for children and adults alike. These public and private facilities shall be located in areas that meet the locational criteria and site development conditions adopted in the Land Development Regulations.

Policy 1.6.5 Wellington shall develop recreation programming which supports the goal of providing all of its citizens with life long learning opportunities through enhanced cultural enrichment programs.



***Wellington Comprehensive Plan  
Public School Facilities Element***

# **PUBLIC SCHOOL FACILITIES ELEMENT GOALS, OBJECTIVES & POLICIES**

## **GOAL 1.0 PUBLIC SCHOOL CONCURRENCY**

**It is a GOAL of the Village of Wellington to provide for future availability of public school facilities consistent with the adopted level of service standard. This goal shall be accomplished recognizing the constitutional obligation of the school district to provide a uniform system of free public schools on a countywide basis.**

### **Objective 1.1 Level of Service**

To ensure that the capacity of schools is sufficient to support student growth at the adopted level of service standard for each year of the five-year planning period and through the long term planning period.

**Policy 1.1.1** The LOS standard is the school's utilization which is defined as the enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The level of service (LOS) standard shall be established for all schools of each type within the School District as 110 percent utilization, measured as the average for all schools of each type within each Concurrency Service Area. No individual school shall be allowed to operate in excess of 110% utilization, unless the school is the subject of a School Capacity Study (SCS) undertaken by the School District, working with the Technical Advisory Group (TAG) which determines that the school can operate in excess of 110% utilization. The SCS shall be required if a school in the first student count of the second semester reaches 108% or higher capacity. As a result of an SCS, an individual school may operate at up to 120% utilization.

**Policy 1.1.2** If, as a result of a School Capacity Study (SCS), a determination is made that a school will exceed 120% utilization or cannot operate in excess of 110% utilization, then the School District shall correct the failure of that school to be operating within the adopted LOS through 1) program adjustments 2) attendance boundary adjustments or 3) modifications to the Capital Facilities Program to add additional capacity. If, as a result of the SCS a determination is made that the school will exceed 110% and can operate within adopted guidelines, the identified school may operate at up to 120% utilization. If as a result of one or more School Capacity Studies that demonstrate that the schools of a particular type can operate at a higher standard than the 110% utilization standard of the CSA, the Comprehensive Plan will be amended to reflect the new LOS for that school type in that CSA.

**Policy 1.1.3** The School Capacity Study (SCS) shall determine if the growth rate within an area, causing the enrollment to exceed 110 percent of capacity, is temporary or reflects an ongoing trend affecting the LOS for the 5-year planning period. The study shall include data, which shows the extent of the exceedance attributable to both existing and new development. Notification shall be provided to the local government

PSF-1

within whose jurisdiction the study takes place. At a minimum, the study shall consider: Demographics in the school's Concurrency Service Area (CSA);

- (1) Student population trends.
- (2) Real estate trends (e.g. development and redevelopment).
- (3) Teacher/student ratios.
- (4) Core facility capacity.

Policy 1.1.4 The adopted LOS standard became applicable to the entire County at the beginning of the 2004-05 school year, by which time the School District achieved the countywide adopted level of service for all schools of each school type.

Policy 1.1.5 Concurrency Service Areas (CSA) shall be established on a less than district-wide basis, as depicted on Map PSF 1 and described in the Concurrency Service Area Boundary Descriptions in the Implementation Section of this element.

- (1) The criteria for Concurrency Service Areas shall be:

Palm Beach County is divided into twenty-one CSAs. Each CSA boundary shall be delineated considering the following criteria and shall be consistent with provisions in the Interlocal Agreement:

- a. School locations, student transporting times, and future land uses in the area.
- b. Section lines, major traffic-ways, natural barriers and county boundaries.

- (2) Each CSA shall demonstrate that:

- a. Adopted level of service standards will be achieved and maintained for each year of the five-year planning period; and
- b. Utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans and other relevant factors.

- (3) Consistent with s.163.3180(13)(c)2., F.S., changes to the CSA boundaries shall be made only by amendment to the PSFE and shall be exempt from the limitation on the frequency of plan amendments, any proposed change to CSA boundaries shall require a demonstration by the School District that the requirements of 2(a) and (b), above, are met.

Policy 1.1.6 Wellington shall consider as committed and existing the public school capacity which is projected to be in place or under construction in the first three years of the School District's most recently adopted Five Year Plan, as reflected in the Five-Year Capital Improvement Schedule of the Capital Improvement Element of the Village of Wellington's Comprehensive Plan, when analyzing the availability of school capacity and making level of service compliance determinations.

Policy 1.1.7 Wellington shall amend the Five-Year Capital Improvement Schedule of the Capital Improvement Element when committed facility capacity is eliminated, deferred or delayed, to ensure consistency with the School District Five-Year Plan.

Policy 1.1.8 For purposes of urban infill, the impact of a home on an existing single-family lot of record shall not be subject to school concurrency.

Policy 1.1.9 Wellington shall suspend or terminate its application of school concurrency upon the occurrence and for the duration of the following conditions:

(1) School concurrency shall be suspended in all CSAs upon the occurrence and for the duration of the following conditions:

- a. The occurrence of an "Act of God"; or
- b. The School Board does not adopt an update to its Capital Facilities Plan by September 15 of each year; or
- c. The School District's adopted update to its Capital Facilities Program Plan does not add enough FISH capacity to meet projected growth in demand for permanent student stations at the adopted level of service standard for each CSA and ensures that no school of any type exceeds the maximum utilization standard in any CSA; or
- d. The School District Capital Facilities Plan is determined to be financially infeasible as determined by the State Department of Education, or as defined by the issuance of a Notice of Intent to Find an Amendment to a Capital Improvement Element not in compliance as not being financially feasible, by the Department of Community Affairs; or by a court action or final administrative action; or
- e. If concurrency is suspended in one-third or more of the CSAs pursuant to Policy 1.1-i.2 below.

(2) School concurrency shall be suspended within a particular CSA upon the occurrence and for the duration for the following conditions:

- a. Where an individual school in a particular CSA is twelve or more months behind the schedule set forth in the School District Capital Facilities Plan,

concurrency will be suspended within that CSA and the adjacent CSAs for that type of school; or

- b. The School District does not maximize utilization of school capacity by allowing a particular CSA or an individual school to exceed the adopted Level of Service (LOS) standard; or
  - c. Where the School Board materially amends the first 3 years of the Capital Facilities Plan and that amendment causes the Level of Service to be exceeded for that type of school within a CSA, concurrency will be suspended within that CSA and the adjacent CSAs only for that type of school.
- (3) Once suspended, for any of the above reasons, concurrency shall be reinstated once the Technical Advisory Group (TAG) determines the condition that caused the suspension has been remedied or the Level of Service for that year for the affected CSAs has been achieved.
- (4) If a Program Evaluation Report recommends that concurrency be suspended because the program is not working as planned, concurrency may be suspended upon the concurrence of 33% of the PARTIES signatories of the “Palm Beach County Interlocal Agreement with Municipalities of Palm Beach County and the School District of Palm Beach County to establish Public School Concurrency”.
- (5) Upon termination of the Interlocal Agreement the Village of Wellington shall initiate a Comprehensive Plan Amendment to terminate school concurrency.

## **OBJECTIVE 1.2      Facilities Requirements**

To allow for Palm Beach County School District to provide for mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standard in each year of the five-year planning period.

Policy 1.2.1      Mitigation shall be allowed for those development proposals that cannot meet adopted level of service standard. Mitigation options shall include options listed below for which the School District assumes the operational responsibility and which will maintain the adopted level of service standards for each year of the five-year planning period.

- (1) Donation of buildings for use as a primary or alternative learning facility; and/or
- (2) Renovation of existing buildings for use as public school facilities; or
- (3) Construction of permanent student stations or core capacity.

The site plan for buildings being renovated pursuant to number 2 above, that are fifty years of age or older, shall demonstrate that there are no adverse impacts on sites listed in the National Register of Historic Places or otherwise designated in accordance with appropriate State guidelines as locally significant historic or archaeological resources.

Policy 1.2.2 Level of service (LOS) standards shall be met within the CSA for which a development is proposed, or by using capacity from adjacent CSAs; otherwise mitigation measures shall be required for development order approval.

### **Objective 1.3 Five-Year Capital Improvement Schedule**

To ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standard.

Policy 1.3.1 Wellington in coordination with the School District and other local governments, shall annually amend the Capital Improvement Element (School District of Palm Beach County Five-Year Capital Improvement Schedule), to maintain consistency with the School Board's adopted Five Year Plan and to maintain a financially feasible capital improvements program and ensure that level of service standards will continue to be achieved and maintained in each year of the five year planning period.

## **GOAL 2.0 SCHOOL FACILITY SITING AND DEVELOPMENT COORDINATION**

It is the goal of the Village of Wellington to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making regarding population projections, public school siting, and the development of public education facilities concurrent with residential development and other services.

### **Objective 2.1 School Facility Siting**

Wellington, School District and other local governments in Palm Beach County shall continue to participate in the Countywide Issues Forum and the Intergovernmental Plan Amendment Review Committee (IPARC) to coordinate countywide issues for schools and related facilities.

Policy 2.1.1 Wellington shall coordinate and provide for expedited review of development proposals with the School District during the development review process to ensure integration of public school facilities with surrounding land uses and the compatibility of uses with schools.

Policy 2.1.2 Wellington shall encourage the location of schools proximate to urban residential areas by:

- (1) Assisting the School District in identifying funding and/or construction

opportunities (including developer participation or Village of Wellington capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;

- (2) Providing for the review for all school sites as indicated in Policy 2.1-a .1 above; and,
- (3) Allowing schools as permittable uses within all residential land use categories subject to appropriate locational criteria and site development conditions as contained in the Land Development Regulations (LDR).

Policy 2.1.3 Wellington shall coordinate with the School District for the collocation of public facilities, such as parks, libraries, and community centers with schools, to the extent possible, as sites for these public facilities and schools are chosen and development plans prepared.

## **Objective 2.2 Intergovernmental Coordination**

Wellington shall maintain a cooperative relationship with the School District and municipalities, through IPARC, for sharing of planning data and for coordination of land use planning with development of public school facilities which are proximate to existing or proposed residential areas they will serve and which serve as community focal points.

Policy 2.2.1 Wellington shall provide the School District with annual information needed to maintain school concurrency, including information required for the School District to establish:

- (1) School siting criteria.
- (2) Level of service update and maintenance.
- (3) Joint approval of the public school capital facilities program.
- (4) Concurrency service area criteria and standards.
- (5) School utilization.

Policy 2.2.2 Wellington shall provide the School District with its Comprehensive Plan, along with the five-year Land Use and population projections, to facilitate development of school enrollment projections and shall annually update this information. The Village of Wellington shall coordinate its Comprehensive Plan and the Future Land Use Map with the School District's long-range facilities maps (Maps PS 3.2/Projected Additional Facility Demand SY2010/11–SY2014/15 and PS 3.2/Projected Additional Facility Demand SY2012/13–SY2016/17), to ensure consistency and compatibility with the provisions of this Element.

Policy 2.2.3 Wellington shall advise the School District of a proposed public school site's consistency with the Village of Wellington's Comprehensive Plan and land development regulations, including the availability of necessary public infrastructure to support the development of the site.

Policy 2.2.4 Wellington shall provide opportunity for the School District to comment on comprehensive plan amendments, rezonings, and other land-use decisions, which may be projected to impact on the public schools facilities plan.

Policy 2.2.5 Wellington shall coordinate with local governments and the School District on emergency preparedness issues which may include consideration of:

- (1) Design and/or retrofit of public schools as emergency shelters.
- (2) Enhancing public awareness of evacuation zones, shelter locations, and evacuation routes.
- (3) Designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events.

### **Objective 2.3 Population Projections**

Wellington shall continue to participate in the IPARC and utilize that forum as a means to address coordination of population projections to continue joint process of coordination and collaboration between the Village of Wellington, Palm Beach County and the School District in the planning and decision making on population projections.

Policy 2.3.1 Wellington shall provide updated Land Use maps to the County for the conversion of the BEBR projections into both existing and new residential units and disaggregate these units throughout incorporated and unincorporated Palm Beach County into each CSA, using BEBR's annual estimates by municipality, persons-per-household figures, historic growth rates and development potential. These projections are shown in Exhibit E of the Interlocal Agreement as "Projected Units Table" which shall be amended annually and provided to the School District.

Policy 2.3.2 Wellington commits to working with the School District and Palm Beach County to improve this methodology and enhance coordination with the plans of the School District and local governments. Population and student enrollment projections shall be revised annually to ensure that new residential development and redevelopment information provided by the municipalities and the County as well as changing demographic conditions are reflected in the updated projections. The revised projections and the variables utilized in making the projections shall be reviewed by all signatories through the Intergovernmental Plan Amendment Review Committee (IPARC). Projections shall be especially revisited and refined with the results of the 2000 Census and future decennial censuses of population. The responsibilities of local

governments and the School District on population projections are described in Section VIII-B of the Interlocal Agreement.

## **PUBLIC SCHOOL FACILITIES DEFINITIONS AND MAPS**

### **DEFINITIONS**

The terms in the Public School Facilities Element shall have the following definitions:

**ANCILLARY PLANT** - Facilities to support the educational program, such as warehouses, vehicle maintenance, garages, and administrative buildings.

**CORE FACILITY** - Those facilities, which include the media center, cafeteria, toilet facilities, and circulation space of an educational plant.

**DISTRICT SCHOOLS** - All District owned regular, elementary, middle, high schools, magnet and special educational facilities.

**EDUCATIONAL PLANT SURVEY** - A study of present educational and ancillary plants and the determination of future needs to provide an appropriate educational program and services for each student.

**FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)** - The report of permanent school capacity. The FISH capacity is the number of students that may be housed in a facility (school) at any given time based on using a percentage of the number of existing satisfactory student stations and a designated size for each program according to s. 235.15, Florida Statutes. In Palm Beach County, permanent capacity does not include the use of relocatable classrooms (portables).

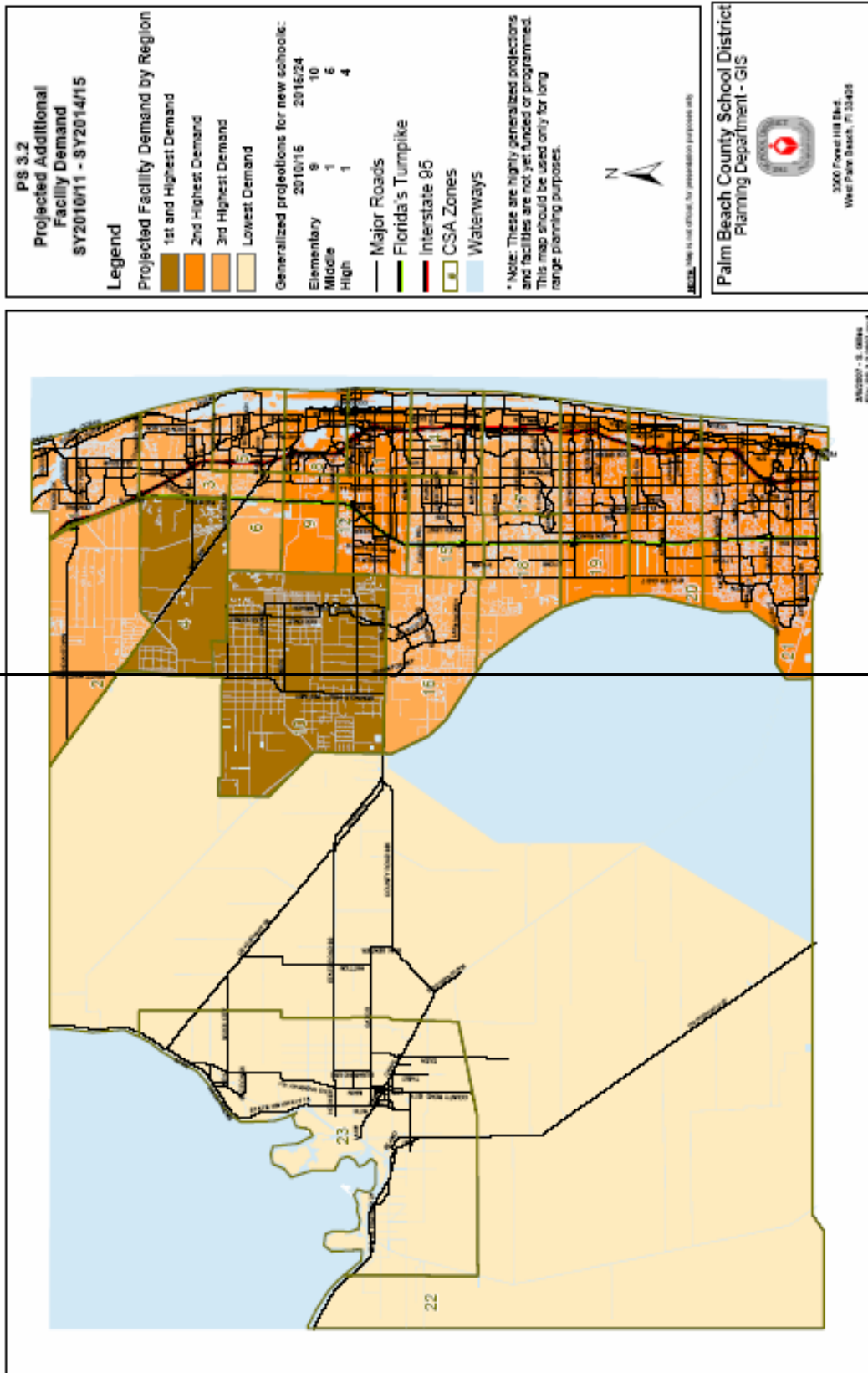
**PUBLIC SCHOOL CONCURRENCY SERVICE AREA OR “CONCURRENCY SERVICE AREA”** - The specific geographic area adopted by local governments, within a school district, in which school concurrency is applied and determined when concurrency is applied on a less than district-wide basis.

Maps PS 1.1 and PS 3.2 (Concurrency Service Areas) and Projected Additional Facility Demand (2008/9 to 2009/20 and 2009/10 to 2019/20), are hereby adopted.

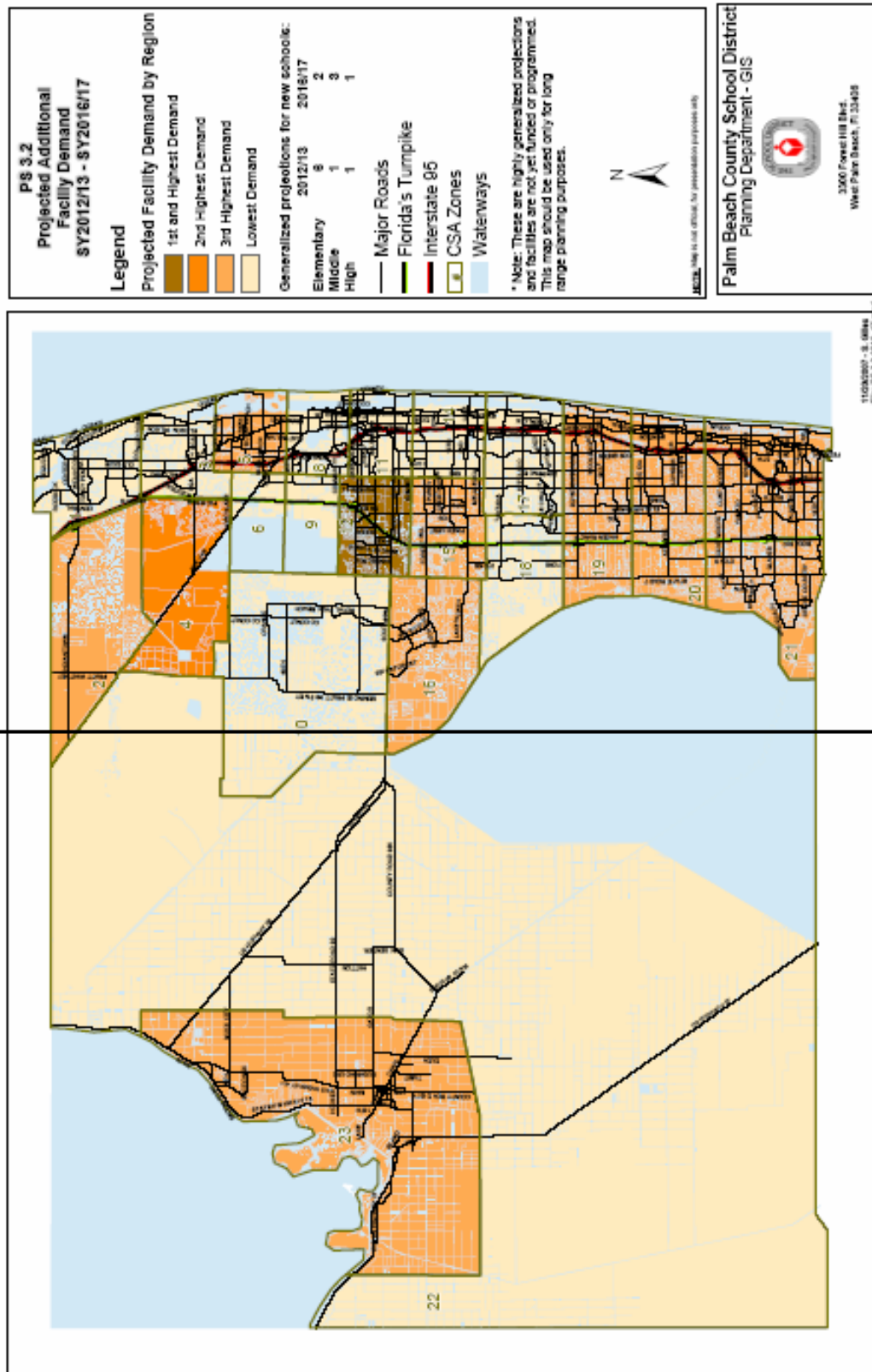
## **II. IMPLEMENTATION SECTION (Moved to Data and Analysis)**

### **Concurrency Service Area (CSA) Boundary Description**





PSF-10



# *Exhibit “A”*

## *Public Schools Facilities Element Map Series*

### 1. Public Schools

State Road 80

Binks Forest  
Elementary

Southern Blvd

Public School Facilities Element Map No. 1

Wellington  
Community  
Elementary

Wellington  
Landings  
Middle

Paddock Dr

Wellington Trees  
Blvd

Birkdale Dr

Elbridge Gale  
Elementary

Forest Hill Blvd

Wellington  
Community  
High

Greenbriar Blvd

New Horizons  
Elementary

South Shore Blvd

Pierson Rd

Stribling Way

Equestrian  
Trails  
Elementary

Emerald  
Cove  
Middle

120th Ave S

Polo Park  
Middle

Lake Worth Rd

Panther Run  
Elementary

Lyons Rd  
N Floridas Tpke  
S State Road 7

Palm Beach  
Central  
High

0 0.5 1 2 Miles

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Date: 11/16/2010



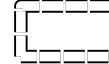
Elementary School



High School



Middle School



Wellington





***Wellington Comprehensive Plan  
Equestrian Preservation Element***

## EQUESTRIAN PRESERVATION ELEMENT GOALS, OBJECTIVES AND POLICIES

**GOAL 1.0**      *The goal of this element is to ensure the preservation and protection of the neighborhoods which comprise this area, the equestrian industry and the rural lifestyles which exist in the Equestrian Preserve.*

**Objective 1.1**      The Village of Wellington has adopted the Equestrian Overlay Zoning District (EOZD) to implement the Equestrian Preserve Area established within the Future Land Use Map. The EOZD includes several sub-areas to address the unique characteristics of the neighborhoods in the Equestrian Preserve Area. Among the purposes and intent of the EOZD is to:

- (1) Provide for and encourage the creation of conservation easements to retain open space and paths for equestrian trails;
- (2) Provide for the preservation of greenspace through the use of cluster development, open space zoning or other innovative planning techniques designed to maximize the preservation of open space and the agricultural, rural and equestrian character of the Equestrian Preserve, while maintaining the overall density in the Equestrian Preserve;
- (3) Provide for the limited commercial uses which support the equestrian industry;
- (4) Provide for the preservation of the rural lifestyles and land uses which exist in the overlay area while ensuring compatibility of land uses; and
- (5) Establish site development regulations that recognize the characteristics of equestrian and similar uses and structures.

The density and intensity measures within the EOZD are consistent with the Comprehensive Plan. Wellington Council has created an Equestrian Preserve Committee (EPC) to provide advisory recommendations on land use applications in the Equestrian Preservation Area (EPA). Proposed changes to the EOZD shall be reviewed by the EPC prior to further action by the Planning Zoning and Adjustment Board (PZAB).

**Policy 1.1.1**      Wellington shall regularly review the EOZD with respect to changes that would be beneficial to the equestrian industry. Wellington shall adopt any changes into the Land Development Regulations upon approval by the Equestrian Preservation Committee, the PZAB and Wellington Council. Among items to be reviewed:

EQUST-1

- (1) Elimination of DRC review for any barn/stable on property greater than 5 acres;
- (2) Retention of “cluster development” provisions;
- (3) Retention, deletion or addition of permitted and conditional uses within the EOZD; and
- (4) Definition for private non-commercial equestrian events.

## **CIRCULATION MAP**

**Objective 1.2** The Village of Wellington has adopted as part of its Comprehensive Plan, a Future Equestrian Circulation Map. The objective of this map is to provide a plan for the creation of separation of vehicular and equestrian traffic to the greatest extent possible to ensure the safety of both motorists and equestrians. This objective shall be made measurable by its implementing policies and by creation of an equestrian transportation system in accordance herewith through the implementation of capital improvement projects and other actions by the Wellington Council.

**Policy 1.2.1** The Future Equestrian Circulation Map will be used by Wellington to program capital improvement projects that improve the safety of equestrians and pedestrians in the Equestrian Preservation Area. Proposed changes to the Equestrian Circulation Map or the capital improvement projects program may be initiated by the EPC, subject to ultimate approval by the Wellington Council.

**Policy 1.2.2** Wellington shall construct safe and controlled equestrian crossings along South Shore Boulevard, Pierson Road, Lake Worth Road and at other intersections of equestrian trails and roadways identified on the Future Equestrian Circulation Map and as provided in the Capital Improvements Element.

**Policy 1.2.3** Wellington shall install signs at all entrances to the Equestrian Preserve and periodically throughout the area to inform drivers of their responsibilities within the Equestrian Preserve.

**Policy 1.2.4** Wellington shall acquire equestrian trail easements where necessary as identified on the Future Equestrian Circulation Map and as provided for in the Capital Improvement Element.

**Policy 1.2.5** Wellington will pursue access to the Big Blue Forest, Loxahatchee National Wildlife Refugee, Section 24, Section 34 and other appropriate areas for equestrian trail riding purposes.

**Policy 1.2.6** By February 2010, Wellington shall complete a review and report on the location of existing equestrian trails, an analysis of existing and recommended improvements and a prioritization prepared in conjunction with the EPC, for future

installation of improvements. Wellington shall, to the extent practical, utilize in-house public works and engineering resources to achieve these reviews.

**Policy 1.2.7** By February 2010, Wellington shall review and generate a report analyzing existing or potential plans for enhanced equestrian crossings and intersections at South Shore Boulevard and Pierson Road, South Shore Boulevard and Lake Worth Road, South Road, and any others identified by the Equestrian Preservation Committee. Wellington shall, to the extent practical, utilize in-house public works and engineering resources to achieve these reviews, although specific equestrian engineering expertise may be necessary.

## **TRAFFIC CONTROL**

**Objective 1.3** The Village of Wellington shall, to the extent feasible, limit the impacts of vehicular traffic within the Equestrian Preserve Area. Wellington shall control traffic volume, speed and type within the Equestrian Preserve to limit the negative impacts of high volume, high speed and through traffic on the Equestrian Preserve. This objective shall be made measurable by its implementing policies and by limiting vehicular speed on rural roads, installation of signage, road design features, implementation of capital improvement projects and other actions of the Wellington Council. Traffic calming measures shall also be used to discourage traffic and to limit the type and speed of the traffic.

**Policy 1.3.1** Wellington will maintain and update the traffic-calming plan for all roadways in the Equestrian Preserve. This plan shall:

- (1) Provide for the design and construction of the Mall Bypass Road (as depicted on the Future Transportation Map) as an alternative route to minimize traffic through the Equestrian Preserve Area;
- (2) Provide for safe equestrian crossings at all identified points of vehicular and equestrian conflict. Particular attention shall be paid to the intersection of South Shore and Pierson Road and Lake Worth Road and South Shore Boulevard and generally along Pierson Road;
- (3) Provide for a reduction in speed through the installation of traffic circles, speed humps, four-way stop signs or other traffic calming measures as deemed appropriate by the Wellington Engineer.

**Policy 1.3.2** By February 2010, Wellington shall conduct an analysis of all traffic calming installations such as roundabouts, speed tables and retention of dirt roads, within the EPA. Wellington shall work with the EPC to identify other types of improvements or installations that may be needed. Wellington shall identify areas and locations where additional improvements may be needed. Wellington shall, to the extent

practical, utilize in-house public works and engineering resources to achieve these reviews and improvements.

**Policy 1.3.3** Unpaved local streets in the area shall not be paved without Wellington first receiving a petition in the manner specified in Part IV, Chapter 163 of the Florida Statutes from the majority of the effected landowners requesting the road to be paved. Said paving shall be paid for by special assessments levied against the adjoining properties if deemed appropriate by the Wellington Council.

**Policy 1.3.4** Roadways within the Equestrian Preserve shall be maintained as two-lane facilities. Adopted levels of service for these roadways shall be Level of Service E.

**Policy 1.3.5** No through connections from State Road 80 to State Road 7 shall be made via 50th, Lake Worth Road, Pierson Road, Flying Cow or any other roadway in the Equestrian Preserve.

**Policy 1.3.6** Wellington shall maintain the signalization improvements that have been installed at the intersection of Fairlane Farms Road and Forest Hill Boulevard.

## **IDENTITY PROGRAM**

**Objective 1.4** The Village of Wellington shall develop a program to promote Wellington's equestrian identity. This objective shall be made measurable by its implementing policies. A signage program has been developed and implemented by Wellington to help identify the equestrian areas in Wellington.

**Policy 1.4.1** This program shall at a minimum:

- (1) Work with the Tourism Development Council, the Chamber of Commerce and local service organizations to promote equestrian related visitation, and events within the community
- (2) Provide an equestrian overview as part of information provided to new residents
- (3) Develop and promote the utilization of the trail system
- (4) Promote integration of the equestrian community into the overall community through the schools, special events and informational brochures
- (5) Develop a program to mark the entrances to the equestrian community through the use of special landscaping, signs, sculpture, monuments or other works of art

**Policy 1.4.2** By February 2010, Wellington shall, in conjunction with the

EQUST-4

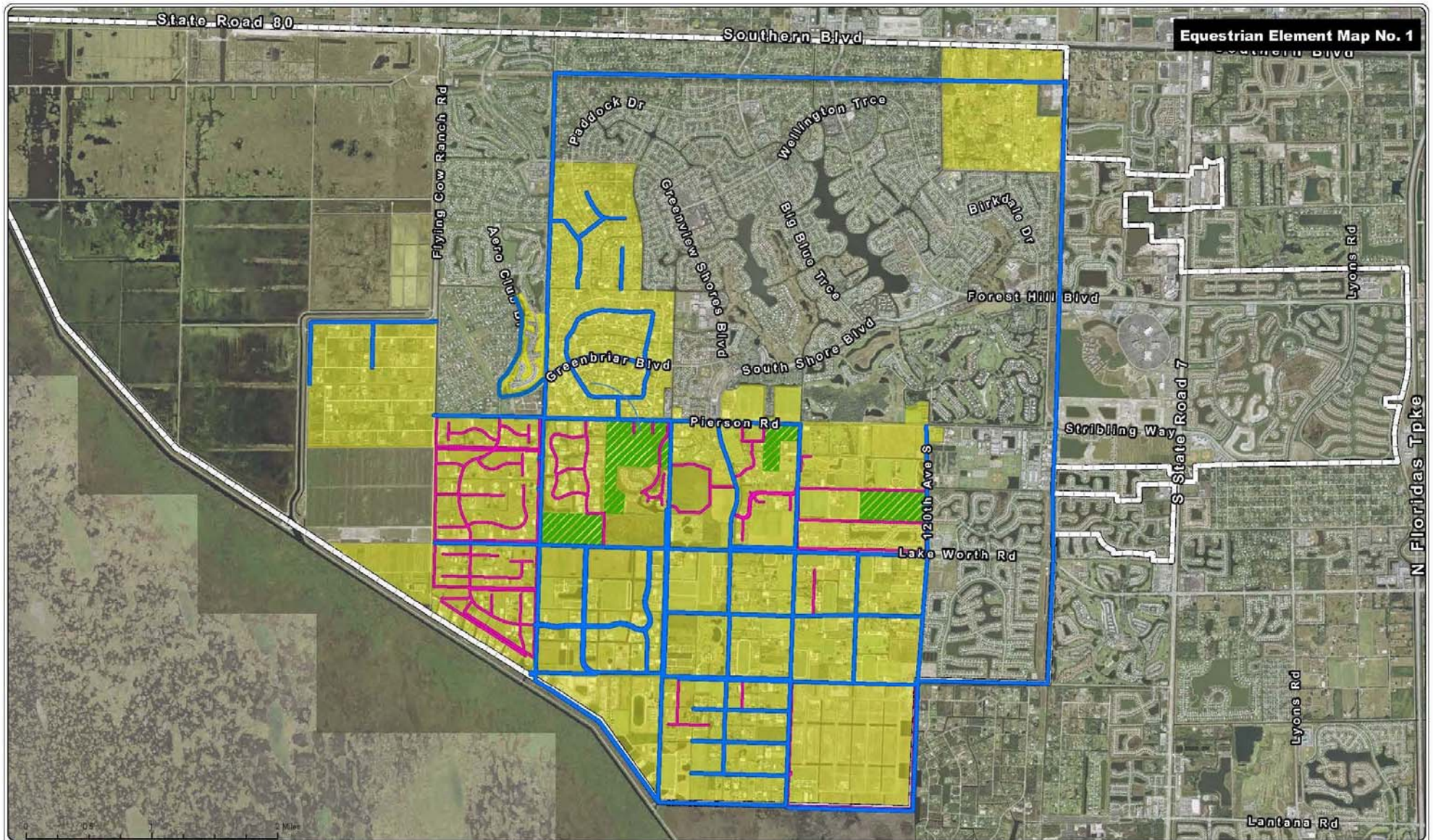
Equestrian Preservation Committee, establish a system of branding to enhance the equestrian identity of Equestrian Preserve Area. The branding shall include, but not be limited to public art, private property regulations, specific plantings, and way finding signage.

**Objective 1.5** By February 2010, Wellington shall initiate a study to identify, define, assess, and document specific economic benefits and other advantages of the equestrian industry to the Village of Wellington. The study shall include, but not be limited to, employment, real estate values, open space and quality of life benefits.

## *Exhibit “A”*

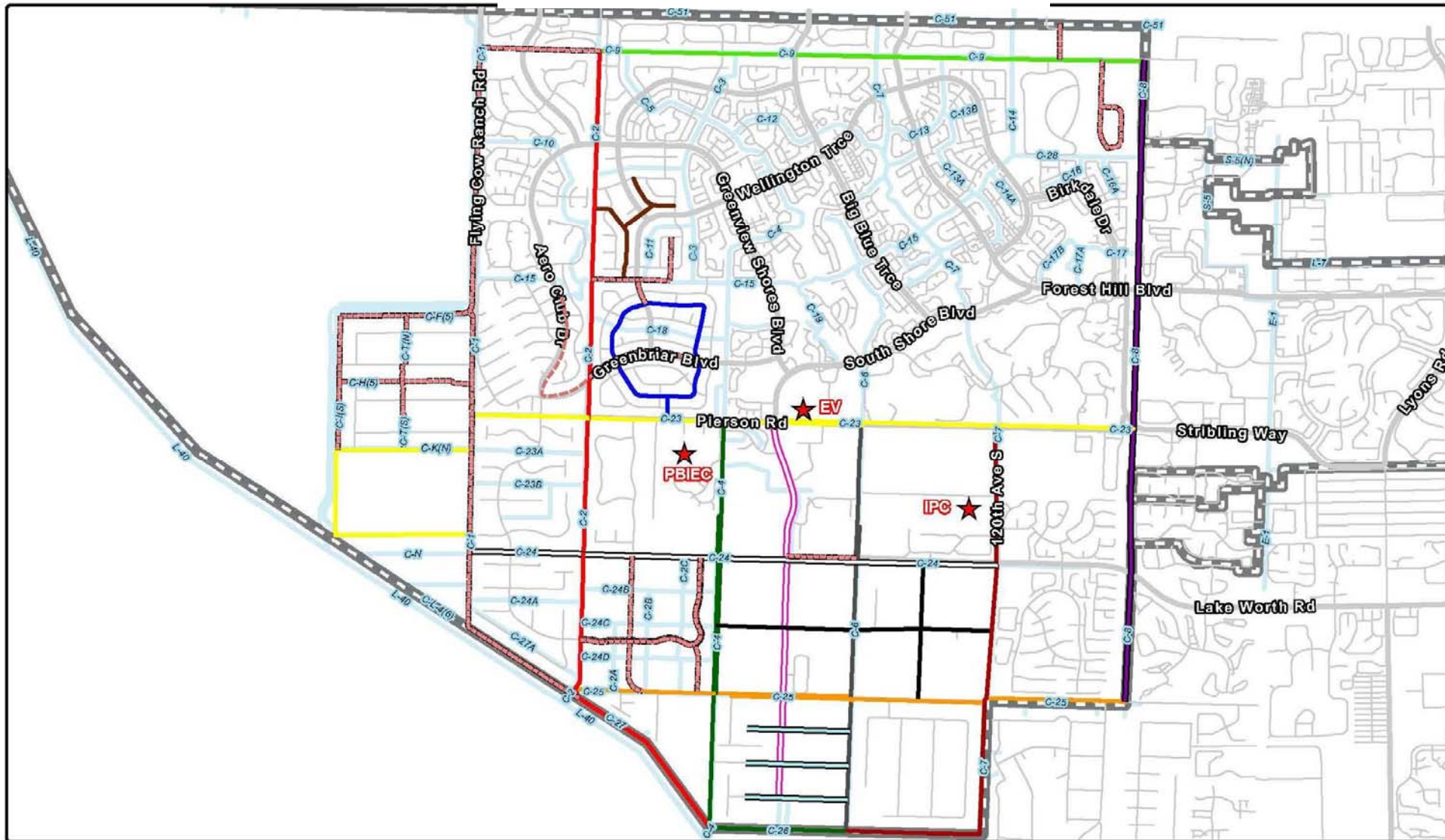
### *Equestrian Element Map Series*

1. Equestrian Trails Master Plan
2. Equestrian Circulation Plan – Existing and Currently Planned Elements



Adopted by  
Ordinance 2016-16

- Private Trails
- Public Trails
- Major Equine Destination
- Equestrian Preserve Area
- Wellington



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000000	1	DATE	1/22/2015
1	1	DRAWN	Christian Halsey
		SCALE	1 in = 1 mile
		REVIEWED	Mike O'Sullivan
		FILED	TellJill_HO-Chapman 11/17



### Equestrian Circulation Plan Existing & Currently Planned Elements

Black Trail	Brown Trail	Green Trail	Pink Trail	White Trail	Public Trails	Major Streets
Blue Trail	Dark Green Trail	Light Blue Trail	Purple Trail	Yellow Trail	Canals	Village Boundary
Brick Red Trail	Gray Trail	Orange Trail	Red Trail	Gray Trail	Minor Streets	Major Equestrian Destinations

