MEMORANDUM

To: Council Members
From: Staff
Date: September 19, 2014 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Wellington Comprehensive Plan Amendment No. 14-2ESR

Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the Treasure Coast Regional Planning Council (TCRPC) review local government comprehensive plan amendments prior to their adoption. TCRPC comments are limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any local government within the Region. TCRPC must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the State Land Planning Agency.

The amendment package from Wellington includes one change to the Future Land Use Map of the comprehensive plan. This report includes a summary of the proposed amendment and TCRPC comments.

Summary of Proposed Amendment

The proposed amendment is to change the future land use designation from Mixed Use to Mixed Use Type 1, designate the maximum development threshold, and amend the conditions of approval to increase the allowed residential units from 230 to 360 dwelling units on a 53.57-acre property known as Isla Verde of Wellington. The subject property is located on the east side of State Road 7, approximately ½ mile north of Forest Hill Boulevard. Currently, the western portion of the property is occupied by commercial development and the eastern residential portion of the property is vacant. Adjacent land uses include: Industrial in the Village of Royal Palm Beach to the north; Low Residential 2 (2 units per acre) in Palm Beach County to the east and south; and Commercial Village in the Village of Royal Palm Beach, Low Residential 2 in Palm Beach County, and Office Commercial and Residential in Wellington to the west.
The current approved master plan for the Isla Verde of Wellington allows 210,000 square feet of commercial development on the western portion of the site and 230 townhouse dwelling units on the eastern and southern portions of the site. The proposed amendment increases the residential portion of the project by 130 multi-family residential units by changing the approved 230 townhouse dwelling units to 360 multi-family rental units. The proposed amendment does not change the approved commercial portion of the project. Wellington’s comprehensive plan requires amendment applications to identify the type of Mixed Use development being requested and specify the amount of separate land use types on the site. The proposed amendment includes 3.56 acres of conservation, 6.62 acres of open space, 22.91 acres of commercial, and 20.48 acres of residential for this Type I Mixed Use project.

The Wellington staff report indicated that the previous master plan had a condition of approval that limited residential structures to two-story buildings. The applicant has proposed an increase to three-story multi-family residential buildings. The Wellington staff has recommended conditions of approval to the master plan to minimize the potential impact the increase in height may have on existing properties adjacent to the south and east sides of the project. Also, the Wellington staff report indicated the Palm Beach County Traffic Division has recommended conditions for proportionate share payment of improvements to the intersection at Southern Boulevard and State Road 7. The report also stated the traffic impact analysis indicates the project is in compliance with the county’s traffic performance standards.

**Extrajurisdictional Impacts**

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on April 21, 2014. No extrajurisdictional impacts have been identified.

**Regional Impacts**

No adverse effects on significant regional resources and facilities have been identified.

**Conclusion**

The proposed amendment is consistent with the SRPP.

**Recommendation**

Council should approve this report and authorize its transmittal to Wellington and the Florida Department of Economic Opportunity.

**Attachments**
List of Exhibits

Exhibit

1  General Location Map
2  Future Land Use Map
3  Aerial Map of Subject Property
4  Ordinance 2014-20
Exhibit 2
Future Land Use Map
Exhibit 3
Aerial Map of Subject Property
ORDINANCE NO. 2014-20

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE SITE SPECIFIC MIXED USE FUTURE LAND USE MAP DESIGNATION (PETITION NUMBER 2013-64 CPA 2) FOR CERTAIN PROPERTY KNOWN AS ISLA VERDE OF WELLINGTON, TOTALING 53.57 ACRES, MORE OR LESS, LOCATED ON THE EAST SIDE OF STATE ROAD 7 AND APPROXIMATELY 1/2 MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO INCREASE THE ALLOWED RESIDENTIAL UNITS FROM 230 TO 350 DWELLING UNITS, UPDATE THE FUTURE LAND USE MAP DESIGNATION TO THE CURRENT MIXED USE (TYPE 1) DESIGNATION AND DESIGNATE THE MAXIMUM DEVELOPMENT THRESHOLD; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Council of Wellington, Florida, previously adopted Ordinance No. 2003-17 on October 26, 2004 to establish a Mixed Use Future Land Use Map designation for this property; and

WHEREAS, the Wellington Comprehensive Plan Mixed Use future land use designation Policy 1.3.25.(4) requires the site specific Mixed Use Type be designated and Policy 1.3.25.(15)e. requires the site specific maximum development threshold be designated; and

WHEREAS, the Wellington Comprehensive Plan Mixed Use future land use designation Policy 1.3.25.(15)f. requires substantive change to a site specific Mixed Use future land use designation be considered a Comprehensive Plan Amendment; and

WHEREAS, on May 7, 2014, the Planning, Zoning & Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing, has considered amending the site specific Mixed Use Future Land Use Map designation for the property which is the subject of this Ordinance and has submitted its recommendation to the Council; and

WHEREAS, the Council has taken the recommendations from the Local Planning Agency, Wellington staff, the Petitioner and comments from the public into consideration when considering amending the site specific Mixed Use Future Land Use Map designation for the property, which is the subject of this Ordinance; and

WHEREAS, the Council, after notice and public hearing, voted to transmit the proposed amendment (Ordinance 2014-20) to the state land planning agency for written comment; and

WHEREAS, Wellington has held all duly required public hearings in accordance
with Section 163.3184(3), Florida Statutes; and

WHEREAS, Wellington has otherwise complied with applicable provisions of the Florida Statutes governing amendments of the Comprehensive Plans.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON, FLORIDA, THAT:

SECTION 1: The Wellington Comprehensive Plan Future Land Use Map designation for the property described in Exhibit 1 is hereby established as Mixed Use Type 1. The Mixed Use Future Land Use Map designation for this property previously adopted by Ordinance No. 2003-17 is hereby abandoned.

SECTION 2: The development/use of the property as described in Exhibit 1 shall be subject to the site specific conditions contained herein, which are in addition to the general requirements otherwise provided by ordinance:

1. The project shall be developed consistent with the Master Plan (Exhibit 2) and limitations presented below:

<table>
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<tr>
<th>LAND USE TYPE*</th>
<th>INTENSITY/DENSITY LIMITATIONS</th>
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<tr>
<td>Conservation</td>
<td>Minimum 3.56 Acres (6.64 %) Preserve Area</td>
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<tr>
<td>Open Space</td>
<td>Minimum 6.62 Acres (12.37 %) Lakes and Tract L3</td>
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<tr>
<td>Commercial</td>
<td>Maximum 210,000 Sq. Ft. Retail/Commercial** 22.91 Acres (42.77 %)</td>
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<tr>
<td>Residential</td>
<td>Maximum 350 multi-family rental units 20.48 Acres (38.22 %)</td>
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* This project shall contain a minimum of four (4) land use types.
**The commercial portion may also contain restaurant, personal service, professional office and medical office uses.

2. The buildings within the residential portion shall obtain National Association of Home Builders (NAHB) Silver or higher rating. The Village’s Planning and Zoning, Building, Engineering and Utilities permitting process shall be expedited for the residential portion in accordance with Land Development Regulations (LDR) Section 5.1.17, as it relates to LEED developments.

3. This Mixed Use project shall include interconnecting pedestrian ways and plazas. The vehicular and pedestrian connections on the Master Plan (Exhibit 2) are required. The central pedestrian plaza connecting the commercial and residential portion is required to reduce internal vehicular traffic and shall create an open space connection that is safe for pedestrian.

SECTION 3: The Manager is hereby authorized and directed to transmit this comprehensive plan amendment to the state land planning agency pursuant to Section 163.3184(3), Florida Statutes.
SECTION 4: The Manager is hereby directed to amend the Wellington Future
Land Use Map to include an adopted date and ordinance number in accordance with
this Ordinance.

SECTION 5: Should any section paragraph, sentence, clause, or phrase of this
Ordinance be declared by a court of competent jurisdiction to be invalid, such decision
shall not affect the validity of this Ordinance as a whole or any portion or part thereof,
other than the part to be declared invalid.

SECTION 6: Should any section, paragraph, sentence, clause, or phrase of any
prior Wellington ordinance, resolution, or municipal code provision, then in that event
the provisions of this Ordinance shall prevail to the extent of such conflict.

SECTION 7: The effective date of this plan amendment, if the amendment is not
timely challenged, shall be 31 days after the state land planning agency notifies the
local government that the plan amendment package is complete. If timely challenged,
this amendment shall become effective on the date the state land planning agency or
the Administrative Commission enters a final order determining this adopted
amendment to be in compliance. No development orders, development permits, or land
uses dependent on this amendment may be issued or commence before it has become
effective. If a final order of noncompliance is issued by the Administrative Commission,
this amendment may nevertheless be made effective by adoption of a resolution
affirming its effective status, a copy of which resolution shall be sent to the state land
planning agency.

(The remainder of this page left intentionally blank)
PASSED this 12th day of August, 2014 upon first reading.

PASSED AND ADOPTED this ___ day of ____________ 2014, on second and final reading.

WELLINGTON

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<td>Bob Margolis, Mayor</td>
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<td>John Greene, Vice Mayor</td>
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<td>Matt Willhite, Councilman</td>
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<td>Howard K. Coates, Jr., Councilman</td>
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<td>Anne Gervig, Councilwoman</td>
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ATTEST:

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<td>Awilda Rodriguez, Clerk</td>
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APPROVED AS TO FORM AND LEGAL SUFFICIENCY

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<td>Laurie Cohen, Village Attorney</td>
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EXHIBIT 1
Legal Description

ALL OF ISLA VERDE OF WELLINGTON RESIDENTIAL REPLAT, ACCORDING TO
THE PLAT THEREOFRecorded in PLAT BOOK 115, PAGE 69 OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

ALL OF ISLA VERDE OF WELLINGTON COMMERCIAL REPLAT, ACCORDING TO
THE PLAT THEREOFRecorded in PLAT BOOK 115, PAGE 62 OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA.