MEMORANDUM

To: Council Members

From: Staff

Date: October 24, 2019

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Village of Wellington Comprehensive Plan Amendment No. 19-01ESR

Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council 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 the Village of Wellington was received on September 27, 2019 and contains one Future Land Use Map (FLUM) amendment and one text amendment to the Land Use Element (LUE) of the Village’s comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

Text Amendment

The proposed text amendment modifies Policy 1.3.8 LUE to allow multi-family buildings with Residential E, 5.01–8.0 dwelling units per acre (du/ac); Residential F, 8.01–12 du/ac; Residential G 12.01–18.0 du/ac; and Residential H 15.01–18.0 du/ac land use designations, all within a Planned Development to be eligible to request a building height up to 56 feet; provides for an additional height allowance of 15% if approved by the Village Council and based on the criteria specified in the Land Development Regulations; removes language that references the Village’s greenhouse gas reduction strategy; and defines the State Road 7 Corridor. The existing policy allows for this height for certain uses within one mile of State Road 7, or within properties with a Large Scale Multiple Use land use designation. The existing regulations allow for taller buildings within a high-traffic regional shopping area and those areas adjacent to six and eight lane roadways.
The staff report indicates the proposed amendment is needed to encourage redevelopment in aging areas of the community, and that allowing taller buildings is a useful incentive for such redevelopment. The report also indicates that the additional 15% allowance is being proposed in order to provide a way to achieve other benefits such as additional setbacks, creative design, parking structures, green-based design, and enhanced landscaping.

**The Player’s Club Residences FLUM**

The proposed amendment is to change the future land use designation of a 5.58 acre parcel from Commercial Recreation to Residential F, which allows 8.01-12.0 du/ac. The subject property is part of the Player’s Club Residences at Wellington Planned Unit Development (Wellington PUD) and is located on the southwest corner of South Shore Boulevard and Greenview Shores Boulevard. The Wellington PUD is located south of the C-51 Canal, north of the C-23 Canal, east of the C-2 Canal, and west of State Road 7. The current land use and master plan do not allow for the development of multi-family residences on the property. Adjacent future land use designations include Community Commercial to the west; Community Commercial and Residential E, 5.01-8.0 du/ac to the north; Commercial Recreation to the south; and Residential D, 3.01-5.0 du/ac to the east.

The Wellington PUD was approved by Palm Beach County in 1973, prior to the Village’s incorporation. The subject site was approved on the master plan with a designation of Open Space/Recreation and labeled as “Tennis and Polo Facility.” Also prior to the Village’s incorporation, the County allowed the site to be converted to the public restaurant that currently exists on the site. In June of 2019, the property owner submitted a building permit to demolish the existing building and redevelop the site with 50 condominium units, underground parking, and rooftop amenities.

The subject site is located within the Urban Service Boundary. The staff report indicates that water and sewer infrastructure are available on-site and a letter has been provided by the Utilities Department that states there is currently adequate water and wastewater capacity available to serve the proposed project. The staff report indicates that the proposed project will result in a reduction of 382 vehicular trips from the current use of the property as a restaurant. No information was provided regarding school capacity. The reports also indicates that a site plan application for the project that provides for the layout of the development will be certified by the Development Review Manager.

**Regional Impacts**

No adverse effects on regional resources or facilities have been identified. Council recommends that the Village ensure the applicant demonstrates that the various levels of service standards will be met when the final site plan is approved for the proposed development.

**Extrajurisdictional Impacts**

The proposed amendments were circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on June 17, 2019. No extrajurisdictional impacts have been identified.
Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

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

Council Action – December 13, 2019

Commissioner Smith from Martin County moved approval of the staff recommendation. Vice Mayor Weinroth from Palm Beach County seconded the motion, which carried unanimously.

Attachments
<table>
<thead>
<tr>
<th>Exhibit</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>General Location Map</td>
</tr>
<tr>
<td>2</td>
<td>Proposed Text Amendment in Strikeout and Underline Format</td>
</tr>
<tr>
<td>3</td>
<td>Existing Future Land Use Map</td>
</tr>
<tr>
<td>4</td>
<td>Proposed Future Land Use Map</td>
</tr>
</tbody>
</table>
Policy 1.3.8 Future Land Use Element

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

1) Properties in the Regional Commercial/LSMU Plan Category, 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.

The State Road 7 Corridor is that area located within one (1) mile of State Road 7 from Southern Boulevard to Lake Worth Road. Such uses are consistent with the Wellington’s overall GHG reduction strategy as proximity to these types of facilities can reduce or eliminates automobile dependency for area residents.

Buildings with a height in excess of that exceed thirty-five (35) feet shall be subject to additional setback requirements, to be defined and other criteria, as provided in the Land Development Regulations provided that any building in excess of 35 feet shall be specifically approved by the Wellington Council in a public hearing, 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 the Wellington’s Land Development Regulations and shall be adopted and implemented consistent with the requirements of Chapter 163, F.S.
Exhibit 3
Existing Future Land Use Map
Exhibit 4
Proposed Future Land Use Map