#### **RESOLUTION NO. R2025-16**

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A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT (PETITION 2023-WELLINGTON UNIT 0005-MPA) FOR THE **PLANNED** DEVELOPMENT (PUD), FOR CERTAIN PROPERTY KNOWN AS MARKETPLACE ΑT THE WELLINGTON THE PROFESSIONAL CENTER OF WELLINGTON). **TOTALING** APPROXIMATELY 17.855 ACRES, MORE OR LESS, LOCATED ON SOUTHWEST CORNER OF **GREENVIEW** BOULEVARD AND SOUTH SHORE BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO AMEND POD 12 AS A MIXED-USE POD WITH A MAXIMUM OF 117,000 SQUARE FEET OF COMMERCIAL/OFFICE, 80-ROOM HOTEL, TO ASSIGN 89 MULTI-FAMILY DWELLING UNITS: TO ADOPT THE MARKETPLACE AT THE WELLINGTON PROJECT STANDARDS MANUAL FOR POD 12: PROVIDING A CONFLICTS CLAUSE: PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wellington's Council, as the governing body of Wellington, Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the Wellington Land Development Regulations, is authorized and empowered to consider petitions related to zoning and development orders; and

**WHEREAS**, the notice of hearing requirements as provided in Article 5 of the Wellington Land Development Regulations have been satisfied; and

**WHEREAS**, the Future Land Use Map designation for the subject property was recently changed to Mixed-Use by Ordinance 2025-08; and

WHEREAS, the current zoning designation of the subject property is PUD and is located within Pod 12 of the Wellington PUD; and

WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on May 21, 2025, recommended approval of The Marketplace at The Wellington Master Plan Amendment with a 7-0 vote; and

WHEREAS, the Wellington Council has taken the recommendations of the Local Planning Agency, the Findings of Facts, and the evidence and testimony presented by the Petitioner, and comments of the public into consideration when considering the proposed Master Plan Amendments and Conditional Use; and

WHEREAS, Wellington's Council has made the following Findings of Fact:

- 1. The Master Plan Amendment is consistent with the Comprehensive Plan;
- 2. The subject request is consistent with the stated purposes and intent of the Land Development Regulations;

- 3. The requested Master Plan Amendment is consistent with the surrounding land uses and zoning districts;
- 4. The requested Master Plan Amendment would result in a logical and orderly development pattern.

# NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON, FLORIDA'S COUNCIL, THAT:

**SECTION 1.** The Wellington PUD Master Plan Amendment is hereby APPROVED as described in Exhibit "A" and illustrated in Exhibit "B", providing for the following:

- 1. Rename Pod 12 "Professional Center at Wellington" to "The MarketPlace at The Wellington";
- 2. To change the Pod Type of Pod 12 (The MarketPlace at The Wellington) to Mixed-Use;
- 3. Assign 89 multi-family dwelling units to Pod 12 with a density of 5.0 du/ac;
- 4. Allow a maximum of 117,000 square feet of commercial/office space within Pod 12 "The MarketPlace at The Wellington" as provided for in Condition #2; and
- 5. Adopt "The MarketPlace at The Wellington Project Standards Manual (PSM)".

**SECTION 2.** The foregoing recitals are hereby affirmed and ratified subject to the following conditions:

#### **General Conditions:**

- The subject site shall be governed by the conditions of approval within this
  resolution and based on the Master Plan as provided in Exhibit "B" of Resolution
  No. R2025-16. All previously applied conditions of approval are no longer valid
  unless specified in this resolution.
- 2. Pod 12 "The MarketPlace at The Wellington" shall be developed consistent with the approved Wellington PUD Master Plan based on the use limitations below:

Use	Intensity/Density Limitations
Multi-Family	89 units
Hotel	80 rooms <sup>1</sup>
General/Professional Office	49,000 SF
Retail	35,000 SF
Restaurant	33,000 SF

<sup>&</sup>lt;sup>1</sup> As approved by Resolution No. R2025-15 (Conditional Use)

3. The project shall comply with The MarketPlace at The Wellington Project Standards Manual (PSM) as adopted in Exhibit "C" as part of Resolution No. R2025-16. (PLANNING AND ZONING)

4. A Site Plan shall be required prior to Land Development Permits and shall comply with the PSM as adopted in Exhibit "C" of Resolution No. R2025-16. (PLANNING AND ZONING)

5. All roads, sidewalks, utilities, and infrastructure within the property boundary shall be private and the maintenance responsibility of the owner or managing association and shall not be the maintenance responsibility of Wellington. (PLANNING AND ZONING/ENGINEERING)

6. The Developer shall be required to provide the land dedication for parks and recreation facilities, as well as civic facilities, pursuant to Section 6.5.2.E.1 of Wellington's Land Development Regulations. The land dedication required for parks and recreation is 2.528 acres. The civic dedication is 0.2528 acres. In lieu of land dedication, a fee equal to \$50,000.00 per acre or the fair market value per acre, whichever is greater, may be paid. These fees shall be paid in full prior to the issuance of the first building permit. A 10% credit for privately-owned recreational space within a proposed project may be applied to the park and recreational land dedication requirement. The area and the use of the private recreational space shall be restricted to the square footage and uses approved for the master plan by recorded covenant and run with the land. Any modifications to the covenant, including elimination, shall require the approval of Wellington's Council. The private recreational space shall be operated and maintained by the developer, successors, or assignees. (PLANNING AND ZONING)

 Architectural Review Board approval is required for all elevations, colors, materials, and signage prior to the issuance of building permits. (PLANNING AND ZONING)

8. Any business operating between the hours of 12:00 AM and 6:00 AM shall be located at least 300 feet from any adjacent dwelling unit not included within the development parcel, measured from the closest building points of each affected structure. PLANNING AND ZONING)

9. No more than two (2) lounges, as defined by the Village's LDR, shall be within 750 feet of each other. This condition shall not apply to the lounge associated within the hotel, which may, without limitation, be closer than 750 feet to another lounge. PLANNING AND ZONING)

10. Prior to the issuance of the Certificate of Occupancy for the Hotel, building permits shall be obtained and vertical construction shall commence on 72,000-square feet of the mixed-use buildings, in addition to the all surface and garage parking. (PLANNING AND ZONING)

 11. Prior to site plan approval, the developer shall coordinate with the Village and the Equestrian Walk residents to determine appropriate security measures at the Sheffield Street pedestrian access point. (PLANNING AND ZONING)

#### **Land Development Conditions:**

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- 12. A plat/replat shall be required to be submitted prior to the issuance of the Land Development Permits and shall be recorded prior to the issuance of the first building permit. The project shall be subject to a Declaration of Restrictions and Covenant acceptable to the Wellington Attorney, which shall provide for the formation of a managing association and assessments payable by the members of the association for the cost of maintaining the common areas, including all preservation areas, amenities, waterbodies, etc. (ENGINEERING)
- 13. No vertical encroachments shall be permitted in any utility or drainage easements. No landscaping shall be installed in water or sewer easements or areas obstructing the line of sight for pedestrians or vehicles. (ENGINEERING)
- 14. Land Development Permit (LDP) and Utility Permit meeting all applicable requirements of Wellington's Land Development Regulations, as well as State and Federal regulations and guidelines, must be applied for, approved, and issued prior to any construction activities. The permit plans shall include construction details for all infrastructure components, including paving, grading, drainage, water, sewer, landscape, lighting, and offsite modifications. Additional comments on the site layout may be forthcoming upon submittal and subsequent review of Engineering construction plans and Drainage Calculations for the site development. Prior to the issuance of any certificates of occupancy/completion, final approval is required from the Engineering Department. (ENGINEERING)
- 15. Water and sewer infrastructure must be located in the right-of-way or a dedicated exclusive water main or sewer easement. Easement widths shall comply with the Village of Wellington Water and Wastewater Systems Construction and Standards Manual (15-foot minimum). (UTILITIES)
- 16. All proposed private roadways, lakes, and conservation areas shall be placed in tracts. All tracts shall be identified on the plat and dedicated accordingly. (ENGINEERING)
- 17. The Property Owner shall convey sufficient road drainage easement(s) through the project's internal drainage system, as required, to provide legal positive outfall for runoff. Said easements shall be no less than 20-feet in width. Portions of such system not included within roadways or waterways dedicated for drainage purposes will be specifically encumbered by said minimum 20-foot drainage easements from the point of origin to the point of legal positive outfall. (ENGINEERING)
- 18. The Property Owner is responsible for the funding and construction of all modifications/upgrades to existing lift stations, water distribution systems, sanitary systems, and force main systems that are necessary as a result of the

impacts of the proposed project development plan on the existing systems. (UTILITIES)

19. The Property Owner must apply for and obtain a Utility Major permit prior to the development of the proposed modifications. (UTILITIES)

### **Landscape Conditions:**

20.Landscape plans shall be required as part of the Site Plan application. A Landscape Buffer shall be required along all property lines and all major thoroughfares as required in Wellington's Land Development Regulations and illustrated in the Project Standards Manual. The landscape buffers and street trees shall be installed by the Developer and inspected by Planning and Zoning prior to closing the LDP. (PLANNING AND ZONING)

21. The existing 10-foot concrete block wall and continuous hedge material and trees, creating a vegetative barrier that borders the single-family development to the southwest, as required by Resolution No. R2003-78, shall be maintained in perpetuity. Additional vegetation may be required at the time of the site plan and landscape plan review. (PLANNING AND ZONING)

22.A certified cost estimate for all landscaping that includes the plant materials, installation, irrigation, and 1-year of maintenance shall be provided with the LDP application, along with a bond in the amount of 110% of the cost estimate. (PLANNING AND ZONING)

#### **Traffic Conditions:**

23. No building permits are to be issued after December 31, 2027, unless a time extension has been approved by the Village. (TRAFFIC)

24. The County traffic concurrency approval is subject to the Project Aggregation Rules as set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)

25. The Property Owner is required to make a proportionate share payment of 3.2% of the total cost to construct a traffic signal and/or roundabout at Lake Worth Road and 120<sup>th</sup> Avenue intersection prior to the first plat. (TRAFFIC)

26. The Property Owner is required to make a proportionate share payment of 0.13% of the total cost to widen South Shore Boulevard from Pierson Road to Lake Worth Road from 2 to 4 lanes prior to the first plat. (TRAFFIC)

27. The property owner shall complete the following intersection modifications at Greenview Shores Boulevard and South Shore Boulevard. Construction shall begin prior to the first building permit and shall be complete prior to the first certificate of occupancy. (TRAFFIC)

a. A second eastbound right turn lane on Greenview Shores Boulevard at South Shore Boulevard.

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b. A northbound right turn lane on South Shore Boulevard.

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- by the Village Engineer. d. Any signal modifications as necessary.
- 28. Provide additional pavement and reconstruction of curb and sidewalk for southbound U-turn movements on South Shore Boulevard at Sheffield Street as determined by the Village Engineer. (TRAFFIC)

c. Provide additional pavement and reconstruction of curb and sidewalk for

northbound U-turn movements on South Shore Boulevard as determined

- 29. No parking spaces shall be reserved by commercial establishments. Reserved parking shall be limited to the residential uses on this site. (TRAFFIC)
- 30. Valet parking and drop off/pick up locations shall be identified on the site plan and shall not exceed 40% of the required off-street parking and shall not include handicapped of reserved residential spaces if applicable. (PLANNING)
- 31. An annual parking utilization monitoring study shall be conducted for the site and shall be based on a minimum of one week during peak season. This monitoring study shall begin one year after issuance of the certificate of occupancies for more than 150,000 square feet, including residential. The Village shall be provided with the study within 30 days of the monitoring. The annual monitoring study shall be required for a period of 10 years. If a parking deficiency is identified, the Village will notify the property owner within 30 days of the finding and direct the construction of the contingency parking. The property owner shall be required to design, fund, and build the contingency parking within 18 months of the notice. Any appeal of this condition shall be made to the Village Council. (TRAFFIC)
- 32. An annual monitoring study shall be conducted for the South Shore Boulevard corridor during the peak season. This monitoring study shall begin one year after issuance of the certificate of occupancies for more than 150,000 square feet. including residential. The monitoring shall continue on an annual basis until 24 months after the last Certificate of Occupancy for the project. The Village shall be provided with the study within 30 days of the monitoring. Any appeal of this condition shall be made to the Village Council. The monitoring study shall include the following: (TRAFFIC)
  - a. A queuing analysis of the southbound U-turn lane at Sheffield Street and the northbound left turn lanes at the intersection of Greenview Shores Boulevard and South Shore Boulevard. The analysis will be based on peak season counts and queuing data for a minimum of two AM peak hours and two PM peak hours.
  - b. Signal warrant analyses at the intersection of South Shore Boulevard and Sheffield Street. Eight hour turning movement counts will be collected during the peak season with southbound U-turn volumes, collected at this

intersection and at the Pierson Road intersection, being reassigned as eastbound left turns at the intersection.

33. If deficiencies are identified in the turn lanes or if a signal is warranted, the Village will notify the property owner within 30 days of the finding and direct the construction of the necessary modifications. The property owner shall be required to design, fund, and build the modifications within 18 months of the notice. (TRAFFIC)

34. No building permits shall be issued for the project until the property owner provides acceptable surety to the Village of Wellington in an amount as determined by the Village Engineer for the turn-lane modifications described above. The surety shall be released upon completion of the modifications or within 30 days of written notice to the Village after the final monitoring study has been completed that demonstrates that no modifications are required. (TRAFFIC)

### **Concurrency (Level Of Service) Conditions:**

 35. The applicant is advised that no guarantee of available capacity is expressed or implied by the issuance of a Capacity Availability Letter until such time that the developer has reserved capacity through payment of Water, Sewer, and Fire Capacity Fees. (UTILITIES)

36.A Developer's Agreement will be required by the Utility Department in order to reserve water and sewer capacity for the project. Payment of capacity fees per Village Resolution No. R2018-35, or as amended, shall be required to reserve capacity. The Developer's Agreement must be executed and approved by the Village Council prior to the execution of the Palm Beach County Health Water and Sewer Department permits by the Village Utility Director. The conditions included in the Developer's Agreement should be coordinated during the Site Plan Approval process. (UTILITIES)

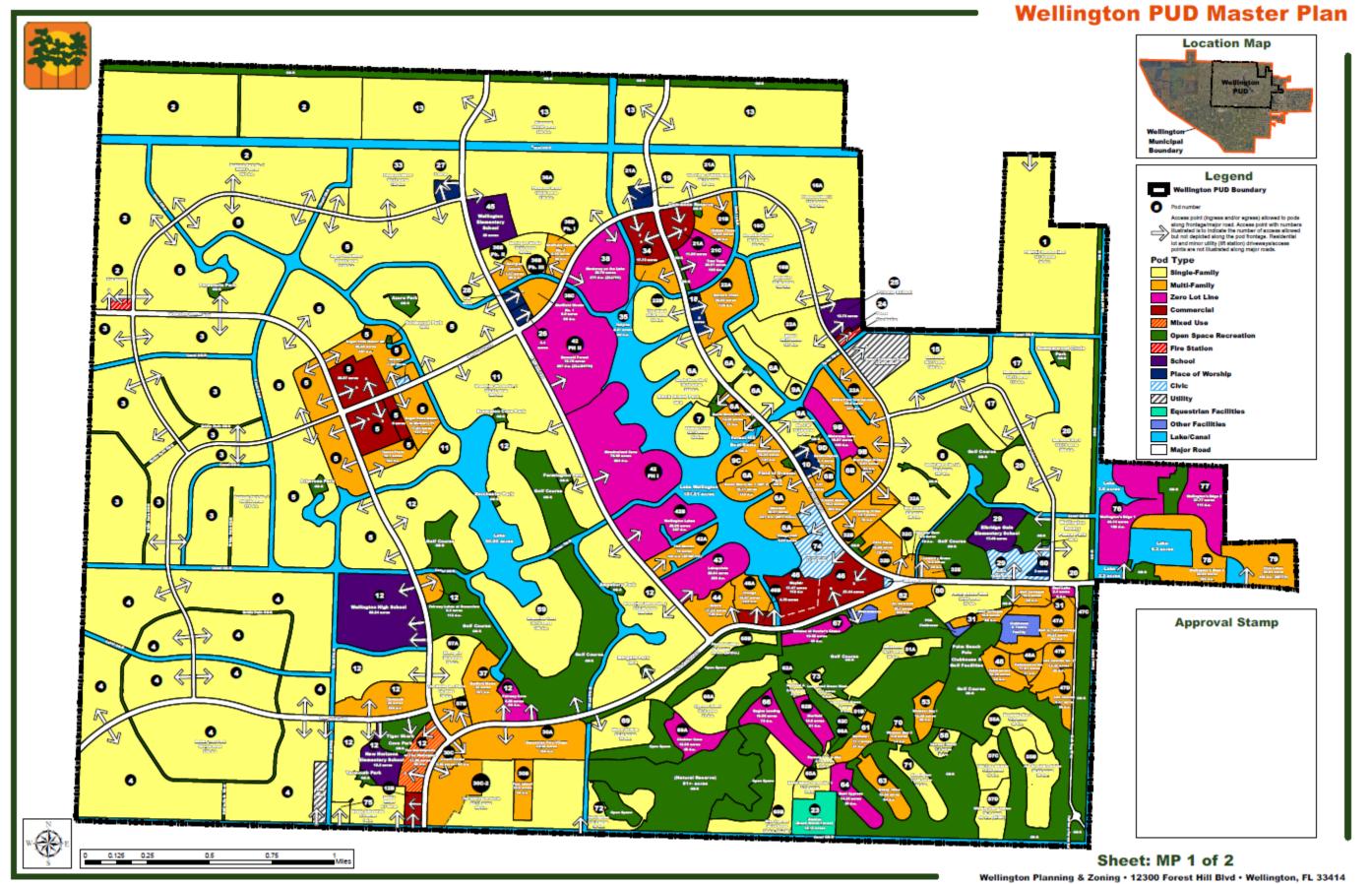
37. Water, Sewer, and Fire Line Capacity fees are based on the "Wellington Water and Wastewater Rates and Charges Fiscal Year 2023. These fees are due prior to the approval of the Developer's Agreement by Wellington's Council. (UTILITIES)

38. The Applicant shall contribute \$127,338.00 to the School District of Palm Beach County (SDPBC) prior to the issuance of the first residential building permit. (SDPBC)

**SECTION 3.** This Resolution shall become effective 31 days after adoption by Wellington's Council if there has not been a compliance challenge with the Division of Administrative Hearings to the Comprehensive Plan Amendment approved by Ordinance No. 2025-08. If Ordinance No. 2025-08 is challenged within 30 days after adoption, the Conditional Use approval shall not become effective until the State Land Planning Agency or the Administrative Commission, respectively, issues a final order determining the Comprehensive Plan Amendment (Ordinance No. 2025-08) to be compliant.

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344	PASSED AND ADOPTED this	day of	2025.
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347	ATTEST:	WELLI	NGTON, FLORIDA
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349	BY: Chevelle D. Addie, Village Clerk	BY:	
350	Chevelle D. Addie, Village Clerk	Michael J.	Napoleone, Mayor
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353	APPROVED AS TO FORM AND		
354	LEGAL SUFFICIENCY:		
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357	BY:		
358	Laurie Cohen, Village Attorney		

359	Exhibit A – Legal Descriptions
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361 362 363	TRACT A AND TRACT C, PROFESSIONAL CENTER OF WELLINGTON, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 58, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
364	CONTAINING 17.85 ACRES OF 777,785 S.F.



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## **Wellington PUD Master Plan**



#### Units Pod Name Pod Type Acreage PB Little Ranches East 34 Single Family 140.50 0.24 PBCFR Station 20 Fire Station 2.72 Paddock Park No. 1 359.57 0.70 404.29 0.43 Paddock Park No. 2 Single Family Saddle Trail Park 240 Single Family 583.08 0.41 6.00 Wellington Corporate Center Commercial 39 57 Courtyard Shops/Wellington Marketplace Commercial 597 Sugar Pond Manor MF Townhome/Quads/Duplex 68.88 8.67 5 Daycare 1.08 Towne Place Townhome 10.10 9.90 Sugar Pond Manor at Mulberry Pl 107 Duplex 17.84 6.00 1746 Single Family Sugar Pond Manor 535.05 3.26 6A Village Hall 5.03 6A Montauk 227 Multifamily/Zero Lot Line/Townhome 30.51 7.44 South Shore No. 1 (MF) 12.02 5.99 6A South Shore No. 1 (MF 2) 143 Multifamily/Townhome/Quads/Duplex 9.10 6A 238 Single Family 76.65 3.10 South Shore No. 1 10.42 6B 200 Quads 19.20 French Quarter 52 Single Family 2.87 Sailboat Point 18.12 307 Single Family South Shore No. 2A 96.30 3.19 9A South Shore No. 3 SF 35 Single Family 14.25 2.46 Sturbridge Village Quads 5.01 11.98 9B Waterway Cove 15.57 6.74 105 Zero Lot Line 9C 131 Townhome/Duplex/Quads 19 34 6.77 Westhampton 9D Duplex/Quads 5 10 5.49 10 St. Peter's United Methodist Place of Worship Place of Worship 4.97 Greenview Shores No. 1 Single Family 103.63 2.86 12 The Marketplace at The Wellington 89 Mixed Use 17.85 5.00 New Horizons Elementary School 15.20 School 12 Yarmouth 205 Townhome/Quads/Duplex 25 00 8.20 12 Fairway Cove 60 Zero Lot Line 8.88 6.76 Fairway Lakes at Greenview 112 Multifamily 5.20 21.54 12 Wellington High School 63.24 School Greenview Shores No. 2 318.05 898 2.82 Single Family 12B Saddle Shops 5.70 Commercial 13 223 Single Family 0.79 Pinewood 283.02 185 Single Family 59 77 3.10 16A Pinewood East II 153 Single Family 112.60 1.36 35.52 3.07 Berkshire Single Family 16C Avondale Woods 67 Single Family 29.39 2.28 173 53.12 3.26 Eastwood No. 2 Single Family 20 298 133 75 2.23 Fastwood No. 3 Single Family 21A Wellington Mall 11.66 The Pines of Wellington Single Family 50.72 1.20 21B Hidden Pines 16.35 5.38 Townhome 21C Tree Tops 108 20.21 5.34 Zero Lot Line 22A Guilford Villas 149 26.68 5.58 Duplex Townhome/Quads/Duplex 22A White Pine 12th Fairway 307 39.80 7.71 22A 137 Single Family 45.33 3.02 22B The Island 62 Single Family 25.39 2.44 18.12 Stables (Black Watch Farms) Equestrian Facilities 24 Neighborhood Kids Pre-School 1.00 Commercial 24 PBCFR Station 25 25 Private School 1.80 Fire Station School 12.73 26 The Place of Worship of Jesus Christ of Later-day Saints Place of Worship 3.40 Reform Synagogue - Temple Beth Torah 3.46 29 Daycare/Wellington Branch Library 15.85 Elbridge Gale Elementary School Golf Cottages 17.49 School 5.57 Multifamily 15.80 31 POA Clubhouse Other Facilities 1.63 30A Equestrian Polo Villag Multifamily 43 05 3.86 30B Polo Island 46 Multifamily/Zero Lot Line 10.50 4.38 5.58 30C Coach House 50 Multifamily 8.96 96 Multifamily/Single Family 1.00 30C-2 The Wellington North 96 17 32A Brier Patch 28 Townhome 5.80 4.83 32B Channing Villas 14.10 5.39

#### Site Tabular Data

Pod Number	Pod Name	Number of Units	Pod Type	Acreage	Density
32C	Hanover East	15	Townhome	3.40	4.41
32D	Park Place	78	Townhome/Zero Lot Line	15.85	4.92
32E	Coventry Green	28	Townhome	5.80	4.83
33	Pinewood Manor	120	Single Family	64.23	1.87
34	Wellington Country Plaza		Commercial	17.73	
35	Tallpine	60	Townhome	9.91	6.05
36A	Pinewood Grove	138	Single Family	104.84	1.32
36B Ph. I	Sheffield Woods No. 2	96	Multifamily	9.35	10.26
36B Ph. II 36B Ph. III	Georgian Courts	86 45	Townhome Single Family	7.47 19.04	11.51 2.36
36C	Barrington Woods Sheffield Woods No. 1	96	Single Family Multifamily	9.50	10.11
37	Bedford Mews	107	Townhome	22.00	4.86
38	Monterey on the Lake	271	Zero Lot Line/Townhome/Duplex	38.70	7.00
42 Ph. I	Meadowland Cove	304	Zero Lot Line	79.80	3.81
42 Ph. II	Emerald Forest	357	Zero Lot Line/Single Family/Townhome	72.78	4.91
42A	The Shores	140	Multifamily/Townhome/Single Family	15.00	9.33
42B	Wellington Lakes	237	Zero Lot Line	35.59	6.66
43	Lakepointe	320	Zero Lot Line	28.64	11.18
44	Solara	135	Multifamily	17.33	7.79
45	Wellington Elementary School	E	School	20.00	=
46	Town Square at Wellington/Mayfair	112	Commercial/Townhome	44.91	2.49
46A	Vinings	222	Multifamily	12.67	17.52
46B	Village Place		Commercial	4.75	-
47A	Golf & Tennis Village	60	Townhome	24.23	2.48
47B	Las Casitas No. 2	35	Townhome	14.42	2.43
47C	East Lake	6	Zero Lot Line	2.40	2.50
47D	Las Casitas	38	Townhome	9.41	4.04
48	Pebblewood	45	Multifamily	12.35	3.64
48A	Pebblewood No. 2	17	Townhome	7.61	2.23
51A	Maidstone	28	Single Family	19.17	1.46
51B	Longwood Green	9	Single Family	5.00	1.80
52	St. Andrews	200	Multifamily	16.70	11.98
53	Windsor Bay I	38	Townhome	10.46	3.63
55A	Brookside No. 2	35	Single Family	14.60	2.40
55B	Isle Brook/Brookside	38	Single Family	28.09	1.35
57A	Stonegate	76	Single Family	24.60	3.09
57B	The Wellington Place	78	Townhome	10.00	7.80
57C	Oak Tree Estates	12	Single Family	14.23	0.84
57D	Winding Oak Estates	40	Single Family/Multifamily	16.70	2.40
58 59	Fairway Island Greenview Cove	9 159	Single Family	7.30 76.19	1.23 2.09
60	St. Michael Lutheran Place of Worship	159	Single Family	3.00	2.09
61	Murfield I	31	Place of Worship Townhome	11.10	2.79
62A	Murfield A	3	Single Family	2.54	1.18
62B	Murfield	31	Zero Lot Line	10.90	2.84
62C/66A	Parcels 62C & 66A	2	Single Family	2.79	0.72
63	Shady Oaks	64	Duplex	12.89	4.97
64	Bent Cypress	38	Zero Lot Line	14.24	2.67
65A	Black Watch Farms No. 1	2	Single Family	9.73	0.21
65B	Blue Cypress	76	Single Family/Zero Lot Line	28.25	2.69
66	Eagles Landing	73	Zero Lot Line	19.56	3.73
67	Estates at Hunter's Chase	30	Zero Lot Line	10.55	2.84
68A	Cypress Island	31	Single Family	37.30	0.83
68B	Hunter's Chase	36	Single Family/Zero Lot Line	16.90	2.13
69	Mizner Estates	33	Single Family	23.22	1.42
69A	Chukker Cove	48	Zero Lot Line	12.09	3.97
70	Windsor Bay II	14	Townhome	4.50	3.11
71	Kensington	22	Single Family	14.88	1.48
72	Hurlingham	19	Single Family	15.70	1.21
73	Longwood Green West	9	Single Family	3.40	2.65
74	Town Center		Civic	17.65	-
75	Mystic Equestrian	1	Single Family	4.20	0.24
76	Wellington's Edge 1	199	Zero Lot Line	44.14	4.51
	Wellington's Edge 2	111	Zero Lot Line	27.77	4.00
77	M III		- 1	0	
78	Wellington's Edge 3	195	Townhome	30.96	6.30
	Wellington's Edge 3 Polo Lakes Farrell Estates West	195 366 27	Townhome Multifamily Single Family	30.96 28.54 22.98	6.30 12.83 1.17

	Revisions		
Date	Resolution No. / Petition No.	Notes	
7/11/2023	R2023-11/Petition 2022-0006-MPA	Farrell West: Created Pod 80; transferred 27 DU from Pod 65B to Pod 80; and reduced Pod 65B from 163 DU to 136 DU.	
2/7/2024	R2023-01/Petition 2022-0004-MPA	The Wellington North (Pod 30C-2) added 90 DU to Pod 30C-2 for a total of 96 DU. Removed two driveways	
4/17/2024	Petition 2023-0001-MPAM	Blue Cypress Tract G-1 (Pod 65B) reduced the pod from 136 DU to 76 DU	

**Approval Stamp** 

Sheet: MP 2 of 2

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