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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;

- 50
- 51 3. The requested Master Plan Amendment is consistent with the surrounding
- 52 land uses and zoning districts;
- 53
- 54 4. The requested Master Plan Amendment would result in a logical and
- 55 orderly development pattern.
- 56

57 **NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON,**

58 **FLORIDA'S COUNCIL, THAT:**

59

60 **SECTION 1.** The Wellington PUD Master Plan Amendment is hereby

61 APPROVED as described in Exhibit "A" and illustrated in Exhibit "B", providing for the

62 following:

63

- 64 1. Rename Pod 12 "Professional Center at Wellington" to "The MarketPlace
- 65 at The Wellington";
- 66
- 67 2. To change the Pod Type of Pod 12 (The MarketPlace at The Wellington)
- 68 to Mixed-Use;
- 69
- 70 3. Assign 89 multi-family dwelling units to Pod 12 with a density of 5.0 du/ac;
- 71
- 72 4. Allow a maximum of 117,000 square feet of commercial/office space
- 73 within Pod 12 "The MarketPlace at The Wellington" as provided for in
- 74 Condition #2; and
- 75
- 76 5. Adopt "The MarketPlace at The Wellington Project Standards Manual
- 77 (PSM)".
- 78

79 **SECTION 2.** The foregoing recitals are hereby affirmed and ratified subject

80 to the following conditions:

81

82 **General Conditions:**

83

- 84 1. The subject site shall be governed by the conditions of approval within this
- 85 resolution and based on the Master Plan as provided in Exhibit "B" of Resolution
- 86 No. R2025-16. All previously applied conditions of approval are no longer valid
- 87 unless specified in this resolution.
- 88
- 89 2. Pod 12 "The MarketPlace at The Wellington" shall be developed consistent with
- 90 the approved Wellington PUD Master Plan based on the use limitations below:

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

91 ¹ 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)
7. 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)

- 140 11. Prior to site plan approval, the developer shall coordinate with the Village and the
141 Equestrian Walk residents to determine appropriate security measures at the
142 Sheffield Street pedestrian access point. (PLANNING AND ZONING)
143

144 **Land Development Conditions:**
145

- 146 12. A plat/replat shall be required to be submitted prior to the issuance of the Land
147 Development Permits and shall be recorded prior to the issuance of the first
148 building permit. The project shall be subject to a Declaration of Restrictions and
149 Covenant acceptable to the Wellington Attorney, which shall provide for the
150 formation of a managing association and assessments payable by the members
151 of the association for the cost of maintaining the common areas, including all
152 preservation areas, amenities, waterbodies, etc. (ENGINEERING)
153
- 154 13. No vertical encroachments shall be permitted in any utility or drainage easements.
155 No landscaping shall be installed in water or sewer easements or areas
156 obstructing the line of sight for pedestrians or vehicles. (ENGINEERING)
157
- 158 14. Land Development Permit (LDP) and Utility Permit meeting all applicable
159 requirements of Wellington's Land Development Regulations, as well as State
160 and Federal regulations and guidelines, must be applied for, approved, and
161 issued prior to any construction activities. The permit plans shall include
162 construction details for all infrastructure components, including paving, grading,
163 drainage, water, sewer, landscape, lighting, and offsite modifications. Additional
164 comments on the site layout may be forthcoming upon submittal and subsequent
165 review of Engineering construction plans and Drainage Calculations for the site
166 development. Prior to the issuance of any certificates of occupancy/completion,
167 final approval is required from the Engineering Department. (ENGINEERING)
168
- 169 15. Water and sewer infrastructure must be located in the right-of-way or a dedicated
170 exclusive water main or sewer easement. Easement widths shall comply with the
171 Village of Wellington Water and Wastewater Systems Construction and
172 Standards Manual (15-foot minimum). (UTILITIES)
173
- 174 16. All proposed private roadways, lakes, and conservation areas shall be placed in
175 tracts. All tracts shall be identified on the plat and dedicated accordingly.
176 (ENGINEERING)
177
- 178 17. The Property Owner shall convey sufficient road drainage easement(s) through
179 the project's internal drainage system, as required, to provide legal positive outfall
180 for runoff. Said easements shall be no less than 20-feet in width. Portions of such
181 system not included within roadways or waterways dedicated for drainage
182 purposes will be specifically encumbered by said minimum 20-foot drainage
183 easements from the point of origin to the point of legal positive outfall.
184 (ENGINEERING)
185
- 186 18. The Property Owner is responsible for the funding and construction of all
187 modifications/upgrades to existing lift stations, water distribution systems,
188 sanitary systems, and force main systems that are necessary as a result of the

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

- 191
192 19.The Property Owner must apply for and obtain a Utility Major permit prior to the
193 development of the proposed modifications. (UTILITIES)
194

195 **Landscape Conditions:**

- 196
197 20.Landscape plans shall be required as part of the Site Plan application. A
198 Landscape Buffer shall be required along all property lines and all major
199 thoroughfares as required in Wellington's Land Development Regulations and
200 illustrated in the Project Standards Manual. The landscape buffers and street
201 trees shall be installed by the Developer and inspected by Planning and Zoning
202 prior to closing the LDP. (PLANNING AND ZONING)
203

- 204 21.The existing 10-foot concrete block wall and continuous hedge material and trees,
205 creating a vegetative barrier that borders the single-family development to the
206 southwest, as required by Resolution No. R2003-78, shall be maintained in
207 perpetuity. Additional vegetation may be required at the time of the site plan and
208 landscape plan review. (PLANNING AND ZONING)
209

- 210 22.A certified cost estimate for all landscaping that includes the plant materials,
211 installation, irrigation, and 1-year of maintenance shall be provided with the LDP
212 application, along with a bond in the amount of 110% of the cost estimate.
213 (PLANNING AND ZONING)
214

215 **Traffic Conditions:**

- 216
217 23.No building permits are to be issued after December 31, 2027, unless a time
218 extension has been approved by the Village. (TRAFFIC)
219

- 220 24.The County traffic concurrency approval is subject to the Project Aggregation
221 Rules as set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)
222

- 223 25.The Property Owner is required to make a proportionate share payment of 3.2%
224 of the total cost to construct a traffic signal and/or roundabout at Lake Worth Road
225 and 120th Avenue intersection prior to the first plat. (TRAFFIC)
226

- 227 26.The Property Owner is required to make a proportionate share payment of 0.13%
228 of the total cost to widen South Shore Boulevard from Pierson Road to Lake Worth
229 Road from 2 to 4 lanes prior to the first plat. (TRAFFIC)
230

- 231 27.The property owner shall complete the following intersection modifications at
232 Greenview Shores Boulevard and South Shore Boulevard. Construction shall
233 begin prior to the first building permit and shall be complete prior to the first
234 certificate of occupancy. (TRAFFIC)
235

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

- b. A northbound right turn lane on South Shore Boulevard.
- c. Provide additional pavement and reconstruction of curb and sidewalk for northbound U-turn movements on South Shore Boulevard as determined 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)

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 or 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.

(The remainder of this page left blank intentionally)

PASSED AND ADOPTED this _____ day of _____ 2025.

ATTEST:

WELLINGTON, FLORIDA

BY: _____
Chevelle D. Addie, Village Clerk

BY: _____
Michael J. Napoleone, Mayor

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

BY: _____
Laurie Cohen, Village Attorney

359

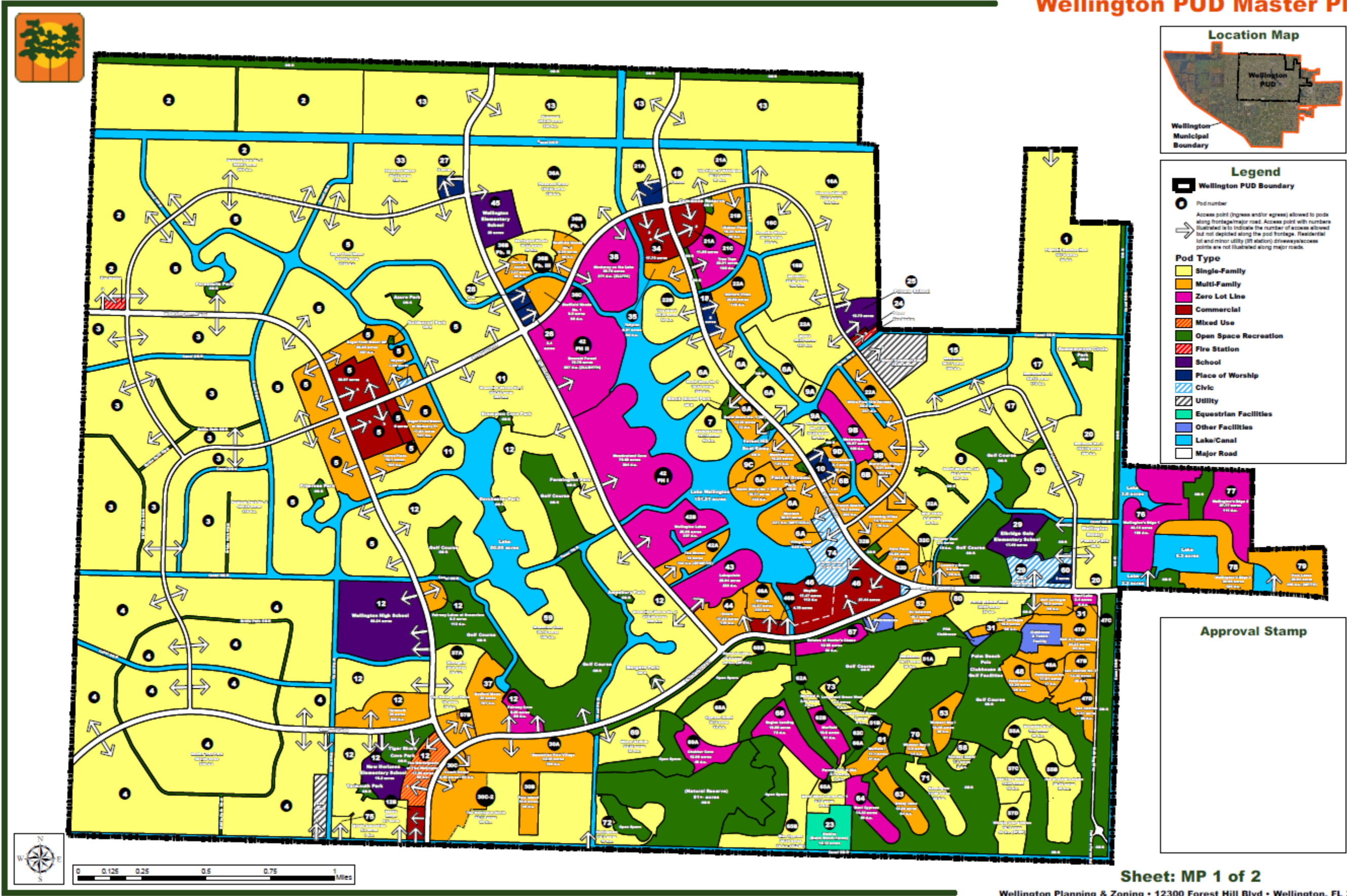
Exhibit A – Legal Descriptions

360

361 TRACT A AND TRACT C, PROFESSIONAL CENTER OF WELLINGTON,
362 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE
363 58, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

364 CONTAINING 17.85 ACRES OF 777,785 S.F.

Wellington PUD Master Plan





Pod Number	Pod Name	Number of Units	Pod Type	Acreeage	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	Georgian Courts	86	Townhome	7.47	11.51
36B Ph. III	Barrington Woods	45	Single Family	19.04	2.38
36C	Sheffield Woods No. 1	96	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	-	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	Maldstone	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	Fairway Island	9	Single Family	7.30	1.23
59	Greenview Cove	159	Single Family	76.19	2.09
60	St. Michael Lutheran Place of Worship	-	Place of Worship	3.00	-
61	Murfield I	31	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
77	Wellington's Edge 2	111	Zero Lot Line	27.77	4.00
78	Wellington's Edge 3	195	Townhome	30.96	6.30
79	Polo Lakes	366	Multifamily	28.54	12.83
80	Farrell Estates West	27	Single Family	22.98	1.17
	Total Units	14528			

Approval Stamp

Wellington Planning & Zoning • 12300 Forest Hill Blvd • Wellington, FL 33414
• 561.791.4000 • www.wellingtonfl.gov