STAFF REPORT
PLANNING & ZONING DIVISION

I. PETITION DESCRIPTION

Petitions: 19-003 (2019-002 CPA1)
The Player's Club Residences Comprehensive Plan Amendment

19-013 (2019-012 CPTA2)
Building Height Comprehensive Plan Text Amendment

19-002 (2019-001 ZTA)
Zoning Text Amendment – Building Height

19-004 (2019-003 MPA1)
Wellington PUD Master Plan Amendment – The Player's Club Residences

Project Name: **The Player's Club Residences at Wellington PUD**

Owner/Applicant: Sperin LLC
555 Madison Avenue, 29th Floor
New York, NY 10022

Agent: Jon Schmidt, Schmidt Nichols
1551 N Flagler Drive, Suite 102
West Palm Beach, FL 33401

Requests:

Comprehensive Plan Amendment: 19-003 (2019-002 CPA1)

- To amend the FLUM designation of The Player's Club Residences from Commercial Recreation to Residential "F" (8.01 du/ac – 12.0 du/ac).

Comprehensive Plan Text Amendment: 19-013 (2019-012 CPTA2)

- To amend Policy 1.3.8 of the Land Use Element of Wellington's Comprehensive Plan to modify building height limitations for properties with multi-family residential Future Land Use Map (FLUM) designations.

Zoning Text Amendment: 19-002 (2019-001 ZTA)

- To amend Section 6.5.8.C of Wellington's Land Development Regulations (LDR) to modify the building height regulations for properties with a multi-family FLUM designation.

Master Plan Amendment: 19-004 (2019-003 MPA1)

- To amend the Wellington PUD as follows:
  - To modify the Master Plan designation of Pod 30C from Tennis and Polo Facility to Multi-family.
  - To correct the acreage of Pod 30C from 8.3 acres to 5.58 acres.
  - To allocate 50 dwelling units to Pod 30C.
  - To add two (2) access points along South Shore Boulevard.

II. SITE DATA

Existing Use:	Restaurant
Parcel Size:	5.58 acres total:
Existing Land Use:	Commercial Recreation
Proposed Land Use:	Residential "F" (8.01 du – 12.0 du/ac)
Existing Zoning District:	Agricultural Residential/Special Exception/Planned Unit Development (AR/SE/PUD)
Parcel Control No's.:	73-41-44-16-01-001-0010 73-41-44-16-01-001-0020 73-41-44-16-00-000-7030

Location: The Player's Club Residences is located on the southwest corner of South Shore Boulevard and Greenview Shores Boulevard (Exhibit A – Legal Description). 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 the State Road 7.

III. LAND USE AND ZONING

EXISTING LAND USE, FUTURE LAND USE MAP DESIGNATION & ZONING DESIGNATION

Dir.	Existing Land Use	Future Land Use	Zoning District
North	Professional Center at Wellington	Community Commercial	AR/SE/PUD
South	Equestrian Village	Commercial Recreation	AR/SE/PUD
East	Hurlingham Condominiums of Palm Beach Polo and Country Club	Residential "D" (3.01 du/ac – 5.0 du/ac)	AR/SE/PUD
West	Professional Center at Wellington	Community Commercial	AR/SE/PUD

IV. SITE HISTORY AND CURRENT REQUEST

The Wellington PUD was approved by Palm Beach County in 1973 prior to the Village's incorporation. The subject site, which is within the PUD, was approved on the master plan with a designation of Open Space/Recreation and labeled as "Tennis and Polo Facility". Under the county code when the PUD was approved, it allowed for recreation and clubs within this designation. The Player's Club was originally part of the recreational facilities provided for the

Palm Beach Polo and Country Club subdivision and built in 1979. Prior to incorporation, the club was allowed by the County to be converted to the public restaurant that currently exists today, although in recent months has become partially inactive and used for private events only.

Over the past several years, The Player's Club has been renamed and under new management with different restaurants taking over the structure. The property is currently occupied by the Coach House on the top floor and Suri West operating on the bottom floor. In recent years, there have been many complaints by neighboring properties regarding noise and other incidences. Suri West recently applied for an Extended Hours of Operation permit, however, was denied by Palm Beach Fire Rescue due to the various outstanding fire violations within the building. In the beginning of June, the property owner submitted a building permit to demolish the existing building.

The agent has submitted the following applications to redevelop the restaurant site into a luxury condominium with 50 dwelling units, underground parking and rooftop amenities:

- A Comprehensive Plan Amendment (CPA) to change FLUM designation for the property to Residential "F" (8.01 du/ac – 12.0 du/ac), which will allow for the redevelopment of the site for multi-family residential use (Exhibit D – Proposed Future Land Use Map).

- A Comprehensive Plan Text Amendment (CPTA) to modify Policy 1.3.8 of the Land Use Element of Wellington's Comprehensive Plan to modify building height limitations for properties with multi-family residential FLUM designations (Exhibit B – Proposed CPTA by Agent).

- A Zoning Text Amendment (ZTA) to Section 6.5.8.C of the Wellington's LDRs, to modify the height limitations and provide qualification criteria for properties with a multi-family residential FLUM designation (Exhibit C – Proposed ZTA by Agent).

- A Master Plan Amendment (MPA) to The Wellington PUD (Exhibit E – Proposed Wellington PUD Master Plan Amendment) to modify the Master Plan designation of Pod 30C from Tennis and Polo Facility to Multi-family, to correct the acreage of Pod 30C from 8.3 acres to 5.58 acres, to allocate 50 dwelling units to Pod 30C and to add two (2) access points along South Shore Boulevard.

- A Site Plan application for the project that provides for the layout of the development (Exhibit F – Conceptual Site Plan and Landscape Plan). This application will be certified by the Development Review Manager (DM) pending Council approval of all of the above applications.

V. STAFF ANALYSIS

1. Comprehensive Plan Amendment (Future Land Use Map)

The applicant is requesting a Comprehensive Plan Amendment (CPA) to change the Future Land Use Map designation of the 5.58 acre property that consists of a restaurant, from Commercial Recreation to Residential "F" (8.01 du/ac – 12.0 du/ac). The current Land Use and Master Plan designation does not allow for the development of multi-family residences on the property. A Comprehensive Plan Amendment and Master Plan Amendment is required in order to develop the property as proposed.

This CPA request is in compliance with the following objectives/policies within Wellington's

Comprehensive Plan.

Objective 1.2 of the Land Use Element: This objective states Wellington shall direct growth to areas within the Urban Service Boundary, encourage quality that exceeds the existing conditions and discourage urban sprawl.

The subject site is within the Urban Service Boundary. The existing building was constructed in 1979 and recent uses of the building have been less than desirable. The demolition of the building and new construction will be of better quality and result in improved conditions and use of the land. The site is located within the heart of Wellington. The location and proposed density are both model examples of ways to discourage urban sprawl.

Policy 1.4.2 of the Land Use Element: This policy states that where differences exist between residential land uses in terms of intensity and types of units, adequate transitioning shall be accomplished through provisions such as appropriate setbacks, buffers and height limitations.

The Player's Club Residences is adjacent to Hurlingham, a multi-family residential condominium development with a FLUM designation of Residential D (3.01 – 5.0 du/ac). Per Table 7.3-8 of Wellington's LDR, these two (2) land uses are required to have a compatible landscape buffer in between them to mitigate any potential impacts. Per the LDR, a five (5) foot wide Compatibility Landscape Buffer with canopy trees planted every 20 linear feet and a six (6) foot tall wall is required to be installed along the perimeter of the project adjacent to Hurlingham. A 20-foot Right-of-Way Landscape Buffer is also required for all property abutting South Shore Boulevard and a 25-foot Incompatibility Buffer along the property adjacent to Commercial Recreation (Equestrian Village aka Global Dressage).

Additional setbacks are provided for the portions of the building that are taller than 35 feet (Exhibit J – Proposed Setback for Building) to allow for appropriate transitioning of the building. The residential units within Hurlingham are setback from the property line approximately 85 feet. The distance between the structures within the proposed development and the existing Hurlingham structures will be a minimum of 105 linear feet. The companion master plan and site plan will also address all impacts and mitigation requirements to protect the surrounding area.

2. Comprehensive Plan Text Amendment

The applicant is proposing to amend Policy 1.3.8 of the Land Use Element of Wellington's Comprehensive Plan to allow building height up to 72 feet for properties with FLUM designations of Residential E, F, G, and H. The existing policy only allows for this height for certain uses within one (1) mile of State Road 7 or within properties with a Large Scale Multiple Use (LSMU) FLUM designation. Although the applicant is proposing the project building height of 65 feet, the text amendment is requesting 72 feet to be consistent with the allowance in the Comprehensive Plan.

Staff agrees that an increase in building height is needed in some areas of Wellington to encourage redevelopment, however staff does not support allowing a height increase to 72 feet for buildings within certain districts Village-wide as proposed by the applicant. Staff does support maintaining the 72 feet along State Road 7 and has added multi-family residential to the list of uses. Staff has provided recommended language for the text amendment to allow for a maximum of 56 feet in height in Residential Future Land Use Map designations E, F, G, and H not located along State Road 7. (Exhibit G – Staff Recommended CPTA).

This CPTA request to modify the height limitation is in compliance with the following policies/objectives within Wellington's Comprehensive Plan.

Policy 1.1.2 and Policy 1.1.3 of the Housing Element: These policies state that Wellington shall review, maintain and improve the code and development regulations as needed and desired

to provide efficiency and to enable the private sector to redevelop and renovate as needed.

As Wellington ages, so does the original housing that was developed when the PUD was originally approved. To encourage redevelopment of these housing developments, Wellington will need to provide more innovative and flexible regulations. Allowing taller buildings within a multi-family development will allow for the desired redevelopment that will enhance the housing market and accommodate the changing housing needs of the community. It will also allow for additional units on smaller lots, which is an incentive to encourage redevelopment when considering the cost of redevelopment.

Additional analysis on building height is provided in the staff analysis of the Zoning Text Amendment.

3. Zoning Text Amendment

The applicant is requesting a ZTA to Section 6.5.8.C of Wellington's LDR modifying the height limitations and providing qualification criteria for properties with a multi-family residential FLUM designation of Residential E (5.01 – 8.0 du/ac), Residential F (8.01 – 12.0 du/ac), Residential G (12.01 – 15.0 du/ac) and Residential H (15.01 – 18.0 du/ac). The existing regulations limit all buildings within Wellington to a maximum height of 35 feet, except for properties with a LSMU FLUM designation or within one (1) mile of the State Road 7 corridor.

The existing regulations allow for taller buildings within a high-traffic regional shopping area and those areas adjacent to six (6) and eight (8) lane roadways. Although 35 feet limits all buildings to three (3) stories, allowing a 72-foot high building anywhere multi-family residential development is permitted may not be an appropriate scale suitable for all surrounding areas. However, redevelopment is needed in the aging areas of the community. Staff has been tasked with looking at incentives to encourage redevelopment and allowing taller buildings is a viable way to incentivize such. Staff supports a building height of 56 feet for multi-family development not located within certain residential districts within a planned development and within 500 feet of a collector or higher classified road. Based on a typical four (4) lane collector road/right-of-way, a 56-foot building, meeting the criteria for the additional height allowance, would be a suitable scale and would minimize off-site impacts. There is also an opportunity for a fifteen percent (15%) additional height allowance for meeting certain criteria, such as additional setbacks, creative design, parking structures, green-based design, and enhanced landscape.

The proposed ZTA would apply the increased building height for properties with a FLUM designation of Residential E, F, G, and H. These FLUM designations allow for multi-family residential development. Staff recommends allowing the increased 56-foot building height in all the requested FLUM designations as this will allow creativity in development/redevelopment (Exhibit H – Staff Recommended ZTA). The additional height allowance encourages design that includes parking garages, open greenspace, enhanced landscaping, and reduced impervious area.

The multi-family condominium is proposed at a height of 65 feet with mechanical equipment and architectural features increasing the overall height to 79 feet (Exhibit I – Proposed Elevations). The building is six (6) stories high, including a partially underground parking on the first level, four (4) residential floors, and pool side cabanas on the rooftop measuring the building from the highest point of the adjacent roadway.

The staff proposed text amendment provides that multi-family buildings within Residential E, F, G, and H Future Land Use Map designations and within a Planned Development, may be eligible to request a height up to 56 feet to Village Council. Additionally, these building may be eligible for second height allowance equivalent to fifteen percent (15%) of the building height, for mechanical equipment, architectural features and/or common use areas and shall not include

living area, occupiable floor area or dwelling units, if certain criteria are implemented into the design of the building(s).

Staff has met with the applicant to discuss the proposed staff text amendment and the applicant has expressed that the criteria is acceptable and they are working to modify the building plans to decrease the overall height to fall in line with the staff recommended text amendment. This would place the roofline at 56 feet and the overall height of the buildings at 64.4 feet. Pursuant to general practice and the LDR, the 64.4 feet may be rounded to 65 feet.

Other buildings throughout Wellington adjacent to State Road 7 have received approval for building height taller than 35 feet. Below is a list of some of the buildings and their height compared to what is being proposed for The Player's Club Residences. It is important to note that the height allowance in this area is 72 feet, with Council approval.

Project	Number of Stories	Roofline	Overall Height
The Player's Club Residences (Proposed)	6	65 feet (includes top floor cabanas)	79 feet
The Player's Club Residences (REVISED)	5	56 feet	64.4 feet
Mall at Wellington Green	2	N/A	56 feet
Fairfield Inn	5	56 feet	70 feet
Wellington Green CLF (FKA Devonshire Proposed)	6	59.5 feet	67.5 feet
Wellington Regional Medical Center (WRMC)	3	42 feet	56 feet
Medical Building at WRMC	4	54.2 feet	63.2 feet
Hampton Inn	4	41 feet	57 feet
Axis Residential	4	38 feet	46 feet

There are several multi-family residential projects within the Wellington PUD that were approved by the county and exceed 35 feet in height:

Project	Number of Stories	Roofline	Overall Height
Hurlingham	3	35 feet	40 feet
The Shores	4	45 feet	50 feet
St. Andrews	3	35 feet	38 feet
Arissa	3	40 feet	46 feet

The applicant is proposing various criteria that must be met in order to qualify for the additional height. Staff has provided a recommendation on each of the criteria:

- ***The property shall be a minimum of five (5) acres in size.*** Staff recommends the minimum acreage to be two (2) acres in size to allow for the redevelopment of small lots and infill projects.

- ***The property shall have a minimum 300' of frontage on a Collector or Arterial right-of-way with a maximum overall width of at least 120 feet.*** Staff recommends instead that the property be within 500 linear feet of a collector roadway or a roadway of higher classification. Not limiting the size of the adjacent right-of-way will allow redevelopment adjacent areas like Wellington Trace where the right-of-way is only 80 feet in width and where the majority of the aging multi-family areas are located. The multi-family properties

would need to be in close proximity to a major roadway in order to meet this criteria. Additionally, based on when and how the aged lots of record were established, the targeted areas for redevelopment rarely have 300 feet of frontage. For example, a multi-family townhouse project may have been developed as fee simple units and the frontage would be equal to the width of the unit. Approving staff's recommended text will allow for a project to be considered as a whole and not create a conflict based on the literal definition of frontage in the LDR.

- ***The building shall provide one (1) foot of additional setback beyond the minimum requirement for every one (1) foot in height for all portions of the building or structure that exceeds thirty-five (35) feet.*** Staff agrees with this criteria as this will allow for additional setbacks for portions of the building that are higher than 35 feet.

- ***The property shall be located within the Wellington PUD.*** Staff recommends that this criteria be modified to allow the additional height in all Planned Developments. It is important to note that this requirement will not allow a building of this height in the Equestrian Overlay Zoning District (EOZD) as the EOZD has its own height restriction in Section 6.10 and does not allow for multi-family development.

Staff has also recommended criteria that would allow for an additional fifteen percent (15%) height allowance, approved by Village Council, based on the following criteria:

- The area proposed to exceed the maximum building height shall be limited to mechanical equipment, architectural features and/or common use areas and shall not include living area, occupiable floor area or dwelling units;

- The area proposed to exceed the maximum building height shall be limited to fifty percent (50%) of the building coverage;

- The property shall not be adjacent to a single family residential property;

- The area proposed to exceed the maximum building height shall be setback one and one-half (1 ½) feet beyond minimum setback lines for every foot of above the proposed building height; and

- The site design must include at least three (3) or more of the following design criteria:

    - A parking structure that results in reduced paved parking areas and additional open green space;

    - Provide on-site amenities such as outdoor recreation, benches, gathering spaces, eco roofs, focal points, car charging stations, etc.;

    - Privately improved and maintained public amenities on or contiguous to the project such as replacing/widening sidewalks, adding or improving bus shelters/stops, public art, public open space, or pedestrian streetscape enhancements;

    - LEED based design or Florida Green Building design incorporation;

    - Architectural details that are unique and exceed the multi-family architectural design regulations of the LDR;

- Landscape enhancements that exceed Article 7 of the LDR and the additional criteria as listed in sec.6.5.8.C.3.e.

4. Master Plan Amendment

The applicant is seeking a Master Plan Amendment to modify the designation of Pod 30C of the Wellington PUD from Tennis and Polo Facility to Multi-family; to modify the acreage of Pod 30C from 8.3 acres to 5.58 acres; to allocate 50 dwelling units (DU) to Pod 30C; and to add two (2) access points along South Shore Boulevard (Exhibit E – Proposed Wellington PUD Master Plan Amendment).

The reduction of acreage was due to the creation of the Pod 30 C-2, which was approved on June 20, 2013 and did not assign the correct acreage to the remaining Pod 30C. This change is to correct the remnant parcel that was not part of the 2013 petition.

The proposed Master Plan Amendment complies with the following:

A. Consistency with Comprehensive Plan: The Master Plan Amendment is consistent with the Comprehensive Plan as explained above in the Comprehensive Plan Amendment staff analysis.

B. Conformity with Zoning Standards: The applicant has submitted a Conceptual Site Plan for the project which has been reviewed by staff and is in compliance and consistent with the proposed ZTA provided by the application. There are minor changes that will need to be made should the staff recommended ZTA be approved. Staff has provided the analysis and recommendation of these applications within the staff analysis above.

The access points proposed on the Wellington PUD Master Plan are existing and will remain in place. The access points were never illustrated on the Master Plan when it was originally approved but have been in use for years. The main entrance aligns with the existing South Shore Boulevard and Greenview Shore Boulevard intersection. The access point to the south of the main entrance will be limited to residents and service deliveries only. The access drives meet minimum separation requirements.

C. Compatibility with Surrounding Land Uses: Hurlingham, a multi-family residential condominium within Palm Beach Polo, is adjacent to the existing property to the north. Hurlingham has a FLUM designation of Residential "D" (3.01 du – 5.0 du/acre). According to Table 7.3-8 of Wellington's LDR, these two land uses are compatible and only require a five (5) foot Compatibility Buffer to be installed along the property line that abuts Hurlingham. The applicant shall install a six (6) foot wall with trees planted every 20 linear feet on center. Per the LDR, a 20-foot wide Incompatibility Buffer with canopy trees planted every 25 linear feet and continuous hedge a minimum of four (4) feet in height is required to be installed along the perimeter of the project adjacent to the Commercial Recreation property to the south, known as Equestrian Village (Global Dressage). A 20-foot Right-of-Way Landscape Buffer is also required for all property abutting South Shore Boulevard.

If the ZTA is approved, then the proposed building at a height greater than 35 feet will comply with the new standards. The proposed ZTA requires additional setbacks for the portions of the buildings greater than 35 feet. Although the building will be taller than the surrounding subdivision, the structure will be setback accordingly to mitigate the height difference. Additionally, the applicant will revise the plans to further comply with the proposed staff text amendment and the overall height will not exceed 65 feet.

Minimal traffic will be generated from the proposed project. Currently, there are 846 daily trips generated from the existing restaurant use on the property. If the property is approved for 50 DU, it is projected to generate 439 daily trips, which is a reduction of 382 daily trip.

In addition to the above, the property has been operating as a restaurant which at many times has a night club like atmosphere. There have been many complaints received throughout the years regarding noise and other incidences. The proposed multi-family use will have less impact on the adjacent properties than the existing commercial operation. The buildings will have secured parking structures and the site will not have public access, as it will be gated.

D. Environmental Resources – The Master Plan Amendment is in compliance with the purpose and intent of the Environmental Standards as set forth in the LDR. No adverse impacts to the natural environment are expected to occur as a result of the proposed modifications. The owner shall obtain all necessary permits or permit modifications from all agencies with jurisdiction for future improvements. The property was previously developed and any environmental concerns were mitigated at that time. Any future demolition and construction shall be required to meet all standards necessary to protect any environmental concerns.

E. Adequacy of Public Services - The proposed property is within the Urban Service Area and water and sewer are existing and available on site. The Utilities Capacity Availability Letter issued by the Utilities Director is provided as Exhibit K.

VI. DEVELOPMENT REVIEW:

The Comprehensive Plan Map Amendment, Comprehensive Plan Text Amendment, Zoning Text Amendment, and Master Plan Amendment were certified for public hearings. The site plan will be certified administratively once all other applications are approved and staff confirms the site plan meets the approved criteria.

VII. PLANNING, ZONING AND ADJUSTMENT BOARD (PZAB):

At the August 14, 2019 Planning, Zoning and Adjustment Board meeting, the Board recommended approval with a 6-1 vote for the Comprehensive Plan Text Amendment, Zoning Text Amendment and Master Plan Amendment and with a 7-0 vote for the Comprehensive Plan Amendment.

VIII. BOARDS, COMMITTEES AND COUNCIL:

Planning, Zoning and Adjustment Board:	July 10, 2019 (postponed at the applicants request)
Planning, Zoning and Adjustment Board:	August 14, 2019
Council – First Reading:	September 24, 2019
Council – Second Reading:	November 12, 2019

The Master Plan Amendment only requires one reading and will be scheduled for the November 12, 2019 Council Meeting, but will be provided as back-up for the first reading of the companion applications at the September 24, 2019 Council Meeting. A copy of the Site Plan is also included as back-up.

IX. STAFF RECOMMENDATION:

Based on the findings, consistency with Wellington's Comprehensive Plan and Land Development Regulations, staff recommends approval of the following:

- Ordinance 2019-07, a Comprehensive Plan Amendment (CPA) [Petition 19-003 (2019-002 CPA1)] to change the Future Land Use Map designation for the property to Residential "F" (8.01 du/ac – 12.0 du/ac), which will allow for the redevelopment of the site to multi-family residential (Exhibit D – Proposed Future Land Use Map).

- Ordinance 2019-05, a Comprehensive Plan Text Amendment (CPTA) [Petition 19-013 (2019-012 CPTA2)] to modify Policy 1.3.8 of the Land Use Element of Wellington's Comprehensive Plan to modify building height limitations for properties with multi-family residential Future Land Use Map designations as proposed by staff (Exhibit G – Staff Recommended CPTA).

- Ordinance 2019-06, a Zoning Text Amendment (ZTA) [Petition 19-002 (2019-001 ZTA)] to Section 6.5.8.C of the Wellington's LDRs, to modify the height limitations and provide qualification criteria for properties with a multi-family residential Future Land Use designation as proposed by staff (Exhibit H – Staff Recommended ZTA).

- Resolution No. R2019-25, a Master Plan Amendment (MPA) [Petition 19-004 (2019-003 MPA1)] to The Wellington PUD is proposed (Exhibit E – Proposed Master Plan Amendment) to modify the Master Plan designation of Pod 30C from Tennis and Polo Facility to Multi-family, to modify the acreage of Pod 30C from 8.3 acres to 5.58 acres, to allocate 50 dwelling units to Pod 30C and to add two (2) access points along South Shore Boulevard, with the following Conditions of Approval:

    1. All previous conditions of the Wellington PUD, unless otherwise specified in this resolution, are still in effect. (PLANNING AND ZONING)

    2. Approval is based on the Master Plan dated stamped April 15, 2019. (PLANNING AND ZONING)

    3. The project shall be required to be re-platted. The re-plat application shall be submitted within 60 business days of the Master Plan approval granted by Village Council and be recorded prior to the issuance of the first building permit. (ENGINEERING)

    4. The developer shall be required to provide the land dedication for parks and recreation facilities as well as civic facilities pursuant to the Land Development Regulations. The land dedication required for parks and recreation is 0.75 acres (32,670 square feet). The civic dedication is 0.15 acres (6,534 square feet). In lieu of dedication the developer may pay a fee equal to $37,500.00 for parks and recreation and $7,500.00 for civic dedications. A 10% credit may be available for passive recreational area if they are dedicated for public use. These fees shall be paid in full prior to the issuance of the first building permit. (PLANNING AND ZONING)

    5. In order to address the school capacity deficiency generated by this proposed development at the District high school level, the property owner shall contribute

$128,610.00, or as determined by the District, to the School District of Palm Beach County prior to issuance of first building permit. (PBC SCHOOL BOARD)

6. A 25-foot wide Right-of-Way Landscape Buffer and Easement shall be required along the property line adjacent to South Shore Boulevard. (PLANNING AND ZONING)

7. A 20-foot wide Incompatibility Landscape Buffer and Easement shall be provided along the property line adjacent to Commercial Recreation Future Land Use Map designation. (PLANNING AND ZONING)

8. A 5-foot wide Compatibility Landscape Buffer and Easement shall be provided along the property line adjacent to Residential D Future Land Use Map designation. (PLANNING AND ZONING)

9. The developer shall be required to take measures to ensure that during site development dust/debris particles from the development do not become a nuisance to the neighboring properties. (PLANNING AND ZONING/ENGINEERING)

10. All gates shall be approved for emergency vehicle access with universal remote type to be approved by all emergency agencies, including but not limited to Palm Beach County Fire and the Palm Beach County Sheriff. (ENGINEERING)

11. In order to comply with the Mandatory Traffic Performance Standards in place at the time of this approval, no building permits for the development shall be issued after December 31, 2023. A time extension for this condition may be approved based on a Traffic Study that complies with the Mandatory Traffic Performance Standards in place at the time of the request. (TRAFFIC)

12. Prior to the first building permit for vertical construction, the Applicant shall obtain permits for any roadway and/or signal modification plans from the Village of Wellington and/or Palm Beach County Engineering Department for the modifications to the south approach of the Greenview Shores Boulevard/South Shore Boulevard intersection. Any signal modifications required to accommodate these changes, as well as modifications to other approaches and medians will also be the responsibility of the property owner, including but not limited to design plans, any required utility locations, right-of-way or easement acquisition, etc. (TRAFFIC)

13. Prior to the issuance of a Certificate of Occupancy for the project, the Applicant shall complete construction of the necessary improvements for the modifications to the south approach of the Greenview Shore Boulevard / South Shore Boulevard intersection. (TRAFFIC)

List of Exhibits

Exhibit A	**Legal Description**
Exhibit B	**Proposed CPTA by Applicant**
Exhibit C	**Proposed ZTA by Applicant**
Exhibit D	**Proposed Future Land Use Map**
Exhibit E	**Proposed Master Plan Amendment**
Exhibit F	**Conceptual Site Plan and Landscape Plan**
Exhibit G	**Staff Recommended CPTA**
Exhibit H	**Staff Recommended ZTA**
Exhibit I	**Proposed Elevations**
Exhibit J	**Proposed Setbacks for Building**
Exhibit K	**Utilities Capacity Letter**
Exhibit L	**Multi-Family Parcel Map Within 500 Feet of Collector Route**