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3 **RESOLUTION NO. R2026-04**
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**A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL,
APPROVING A CONDITIONAL USE (PETITION 2025-0001-CU)
FOR CERTAIN PROPERTY FORMERLY KNOWN AS K
PARK, TOTALING APPROXIMATELY 71.27 ACRES, MORE
OR LESS, LOCATED ON THE SOUTHWEST CORNER OF
STIBLING WAY AND US441/SR7, AS MORE SPECIFICALLY
DESCRIBED HEREIN, TO ALLOW A 1,750-STUDENT
PRIVATE SCHOOL WITH OUTDOOR RECREATIONAL
FACILITIES WITHIN POD A OF THE WELLINGTON VILLAGE
MUPD; PROVIDING AN EFFECTIVE DATE.**

13
14 **WHEREAS**, the Wellington's Council, as the governing body of Wellington,
15 Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes,
16 and the Wellington Land Development Regulations, is authorized and empowered to
17 consider petitions related to zoning and development orders; and

18
19 **WHEREAS**, the notice of hearing requirements as provided in Article 5 of the
20 Wellington Land Development Regulations have been satisfied; and

21
22 **WHEREAS**, the Future Land Use Map designation for the subject property
23 was recently changed to Mixed-Use by Ordinance No. 2025-04; and

24
25 **WHEREAS**, the property owner has applied for a companion Rezoning
26 (Ordinance No. 2026-06) and Master Plan Amendment applications (Resolution No.
27 R2026-03) to change the Zoning designation to Multiple Use Planned Development
28 (MUPD) and to adopt the Wellington Village MUPD Master Plan and Project
29 Standards Manual; and

30
31 **WHEREAS**, the development program for Wellington Village MUPD includes
32 a private school within Pod A, which also requires a Conditional Use approval; and

33
34 **WHEREAS**, the Planning, Zoning and Adjustment Board, sitting as the Local
35 Planning Agency, after notice and public hearing on January 21, 2026, recommended
36 _____ of the Conditional Use application with a ____ - ____ vote; and

37
38 **WHEREAS**, the Wellington Council has taken the recommendations of the
39 Local Planning Agency, the Findings of Facts provided in the staff report, and the
40 evidence and testimony presented by the Petitioner and other interested parties, and
41 comments from the public into consideration when considering the proposed
42 Conditional Use; and

43
44 **WHEREAS**, Wellington's Council has made the following Findings of Fact:

45
46 1. Environmental Considerations: There are no environmental issues or concerns.

Exhibit B

- 48 2. Surrounding Use Considerations: The proposed school is compatible with the
- 49 surrounding uses on-site and the adjacent properties.
- 50
- 51 3. Public Facilities: The water, sanitary, sewer, and drainage systems meet the
- 52 code requirements. Adequate public facilities are available to serve the subject
- 53 site.
- 54
- 55 4. Concurrency: The project meets Wellington's Traffic Performance Standards
- 56 (TPS).
- 57
- 58 5. Comprehensive Plan: The use requested is consistent with Wellington's
- 59 Comprehensive Plan.
- 60
- 61 6. Land Development Regulations: The subject request is consistent with the
- 62 stated purposes and intent of the Land Development Regulations.
- 63
- 64 7. Development Pattern: The request will result in a logical development pattern
- 65 as it is located within a Mixed-Use development.
- 66

67 **NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON,**
68 **FLORIDA'S COUNCIL, THAT:**

70 **SECTION 1.** The Conditional Use to allow a 1,750-student private school
71 with outdoor recreational facilities within Pod A of Wellington Village MUPD (FKA K
72 Park) as described in Exhibit A, is hereby APPROVED subject to the following
73 conditions of approval:

- 75 1. A Site Plan, meeting the requirements of Wellington's Land Development
76 Regulations, and the Wellington Village MUPD Project Standards Manual as
77 adopted by Resolution No. R2026-03, shall be certified prior to the issuance of
78 Land Development Permits. (PLANNING AND ZONING)
- 79
- 80 2. Architectural Review Board approval is required prior to the issuance of building
81 permits for the elevations, colors, materials, signage, etc. Buildings taller than
82 35-feet shall require a conditional use approval. (PLANNING AND ZONING AND
83 ENGINEERING)
- 84
- 85 3. Staggered start and stop times for elementary, middle, and high school students
86 shall be staggered a minimum of 30 minutes apart. (TRAFFIC)
- 87
- 88 4. School circulation shall be per the operational plan dated November 14, 2025,
89 including required loading/unloading personnel, traffic control personnel, and
90 crossing guards, unless modifications are warranted and approved by the Village
91 Engineer. (TRAFFIC)
- 92
- 93 5. All lighting shall meet the requirements of Section 7.6.1 of Wellington's Land
94 Development Regulations. Only the lighting within the confines of the outdoor
athletic areas may be a maximum of 90 feet in height. Lighting within parking

Exhibit B

95 areas shall be a maximum of 30 feet in height, and a maximum of 15 feet in
96 height within non-vehicular pedestrian areas. Adequate lighting shall be
97 provided on site and at the project access points. All lighting shall not create
98 adverse spillover or glare on adjacent properties or rights-of-way. (PLANNING
99 AND ZONING)

100

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

104

105 7. Confirmation of feasibility and required design standards for private sewer for the
106 proposed private grinder station meeting Palm Beach County Health Department
107 and Florida Building Code will be required at site plan submittal. The interior area
108 of the school not publicly accessible or behind security, shall have private water
109 and sewer systems unless approved by the Utility. (UTILITIES)

110

111 **SECTION 2.** This Resolution shall become effective immediately upon
112 adoption.

113

114 **PASSED AND ADOPTED** this _____ day of _____ 2026.

115

116 **ATTEST:**

117 **WELLINGTON, FLORIDA**

118 BY: _____

119 BY: _____

120 Chevelle D. Hall, MMC, Village Clerk

121 Michael J. Napoleone, Mayor

122

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

125 BY: _____

126 Laurie Cohen, Village Attorney

129 **Exhibit A – Legal Description for Pod A of Wellington Village**

130 ALL THAT PIECE AND PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-
131 QUARTER (1/4) OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM
132 BEACH COUNTY, FLORIDA, BEING TRACT C, OAKMONT ESTATES P.U.D.,
133 ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 106,
134 PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
135 TOGETHER WITH PORTIONS OF TRACTS 3 THROUGH 6, IN BLOCK 26, OF PALM
136 BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF,
137 RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH
138 COUNTY, FLORIDA, AND THAT PART OF SAID PALM BEACH FARMS CO. PLAT NO.
139 3. ROADWAY NORTH OF TRACTS 3 & 4 AND WEST OF TRACTS 4 & 5, SAID BLOCK
140 26, AS MORE FULLY DESCRIBED IN OFFICIAL RECORD BOOK 13325 PAGE 1198,
141 LESS THE SOUTH 86 FEET OF SAID ROADWAY AND TRACTS 4 & 5.

142
143 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

144
145 COMMENCING AT THE NORTH ONE-QUARTER (1/4) CORNER OF SAID SECTION
146 24; THENCE SOUTH $01^{\circ}24'43''$ WEST, AS A BASIS OF BEARINGS, ALONG THE WEST
147 LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 24, SAID LINE
148 ALSO BEING THE WEST LINE OF BLOCK 26, PALM BEACH FARMS CO. PLAT NO. 3,
149 ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE
150 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE EAST LINE
151 OF TRACT B, OAKMONT ESTATES P.U.D. ACCORDING TO THE MAP OR PLAT
152 THEREOF, RECORDED IN PLAT BOOK 106, PAGE 2, PUBLIC RECORDS OF PALM
153 BEACH COUNTY, FLORIDA, A DISTANCE OF 19.57 FEET TO A POINT ON THE
154 NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 13325,
155 PAGE 1198, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND
156 THE TRUE POINT OF BEGINNING;

157
158 THENCE SOUTH $88^{\circ}10'28''$ EAST, ALONG THE NORTH LINE OF THOSE LANDS
159 DESCRIBED IN OFFICIAL RECORD BOOK 13325, PAGE 1198, OF THE PUBLIC
160 RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 992.66 FEET TO A
161 POINT;

162
163 THENCE DEPARTING SAID NORTH LINE SOUTH $01^{\circ}59'05''$ WEST, A DISTANCE OF
164 151.22 FEET TO A POINT;

165
166 THENCE SOUTH $88^{\circ}34'08''$ EAST, A DISTANCE OF 123.90 FEET TO A POINT ON A
167 NON-TANGENT CURVE;

168
169 THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF
170 181.00 FEET, THROUGH A CENTRAL ANGLE OF $54^{\circ}33'27''$, FOR AN ARC LENGTH OF
171 172.35 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH $40^{\circ}03'21''$ EAST, A
172 DISTANCE OF 165.91 FEET TO A POINT OF REVERSE CURVATURE;

173
174 THENCE ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00
175 FEET, THROUGH A CENTRAL ANGLE OF $84^{\circ}54'46''$, FOR AN ARC LENGTH OF 74.10

Exhibit B

176 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 24°52'41" EAST, A
177 DISTANCE OF 67.50 FEET TO A POINT OF COMPOUND CURVATURE;
178
179 THENCE ALONG A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF
180 289.00 FEET, THROUGH A CENTRAL ANGLE OF 04°41'19", FOR AN ARC LENGTH OF
181 23.65 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 19°55'21" WEST, A
182 DISTANCE OF 23.64 FEET TO A POINT OF REVERSE CURVATURE;
183
184 THENCE ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 511.00
185 FEET, THROUGH A CENTRAL ANGLE OF 42°48'55", FOR AN ARC LENGTH OF 381.85
186 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 00°51'34" WEST, A
187 DISTANCE OF 373.03 FEET TO A POINT OF NON-TANGENCY;
188
189 THENCE SOUTH 01°24'49" WEST, A DISTANCE OF 265.78 FEET TO THE
190 NORTHWEST CORNER OF TRACT A, LIFE COVENANT CHURCH WELLINGTON
191 CAMPUS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT
192 BOOK 115, PAGE 44, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
193
194 THENCE ALONG THE WEST LINE OF SAID TRACT A, SOUTH 01°07'58" EAST, A
195 DISTANCE OF 415.00 FEET TO A POINT;
196
197 THENCE ALONG THE SOUTH LINE OF SAID TRACT A, NORTH 88°52'02" EAST, A
198 DISTANCE OF 1,122.03 FEET TO THE SOUTHEST CORNER OF SAID TRACT A, SAID
199 POINT ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S.
200 HIGHWAY 441 (STATE ROAD No. 7), AS SHOWN ON THE FLORIDA DEPARTMENT
201 OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93210-2519, SHEET 9 OF
202 27, REVISION DATE 02-01-96, AND THE NORTHEAST CORNER OF TRACT C,
203 OAKMONT ESTATES P.U.D., ACCORDING TO THE MAP OR PLAT THEREOF,
204 RECORDED IN PLAT BOOK 106, PAGE 2, PUBLIC RECORDS OF PALM BEACH
205 COUNTY, FLORIDA;
206
207 THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID
208 TRACT C, SOUTH 01°53'57" WEST, A DISTANCE OF 66.09 FEET TO THE
209 SOUTHEAST CORNER OF SAID TRACT C;
210
211 THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, SOUTH 88°52'02" WEST, A
212 DISTANCE OF 2,366.99 FEET TO A POINT;
213
214 THENCE NORTH 85°05'57" WEST, A DISTANCE OF 25.05 FEET TO A POINT ON THE
215 AFOREMENTIONED WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF
216 SECTION 24 AND THE WEST LINE OF SAID BLOCK 26, PALM BEACH FARMS CO.
217 PLAT NO. 3; SAID LINE ALSO BEING COINCIDENT WITH THE WEST LINE OF THOSE
218 LANDS DESCRIBED IN OFFICIAL RECORD BOOK 13325, PAGE 1198, OF THE
219 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SAID EAST LINE OF
220 TRACT B, OAKMONT ESTATES P.U.D.;
221
222 THENCE ALONG SAID WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF
223 SECTION 24, NORTH 01°24'43" EAST, A DISTANCE OF 1,538.90 FEET TO THE POINT
224 OF BEGINNING.

Exhibit B

225
226 SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA,
227 CONTAINING 1,906,098 SQUARE FEET OR 43.758 ACRES, MORE OR LESS.