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3. Public Facilities: The water, sanitary, sewer, and drainage systems meet the code requirements. Adequate public facilities are available to serve the subject site.
4. Concurrency: The project meets Wellington's Traffic Performance Standards (TPS).
5. Comprehensive Plan: The use requested is consistent with Wellington's Comprehensive Plan.
6. Land Development Regulations: The subject request is consistent with the stated purposes and intent of the Land Development Regulations.
7. Development Pattern: The request will result in a logical development pattern as it is located within a Mixed-Use development with other commercial and residential uses.

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

**SECTION 1.** The Conditional Use to allow an 80-room hotel for certain property known as The MarketPlace at The Wellington (FKA The Professional Center of Wellington) as described in Exhibit "A", is hereby APPROVED subject to the following conditions of approval:

1. The hotel development regulations shall comply with The MarketPlace at The Wellington Project Standards Manual as adopted as part of Resolution No. R2025-16. (PLANNING AND ZONING)
2. A Site Plan shall be required prior to the issuance of Land Development Permits. (PLANNING AND ZONING)
3. Architectural Review Board approval is required prior to the issuance of building permits for the elevations, colors, materials, signage, etc. (PLANNING AND ZONING AND ENGINEERING)
4. The building shall not exceed 35-feet in height unless approved by Council. (PLANNING AND ZONING)
5. Deliveries shall occur between the hours of 8:00 am to 7:00 pm Monday through Saturday. (PLANNING AND ZONING)
6. Any accessory lounge within the hotel shall not exceed 25% of the gross floor area of the hotel, exclusive of parking. (PLANNING AND ZONING)

**SECTION 2.** 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.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

**ATTEST:**

**WELLINGTON, FLORIDA**

BY: \_\_\_\_\_  
Chevelle D. Hall, MMC, Village Clerk

BY: \_\_\_\_\_  
Michael J. Napoleone, Mayor

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

BY: \_\_\_\_\_  
Laurie Cohen, Village Attorney

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**Exhibit A – Legal Descriptions**

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

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