

Village of Wellington

*12300 Forest Hill Blvd
Wellington, FL 33414*



Summary Agenda - Final

Wednesday, June 17, 2026

6:30 PM

Village Hall

Planning, Zoning and Adjustment Board

*Scott J. Lee
Sal Van Casteren
John J. Bowers
Sergio Guerreiro
Lauren Brody
Elizabeth Mariaca
Ryan Mishkin*

I. CALL TO ORDER

II. REMARKS BY CHAIRMAN

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

[PZ-0420](#) March 18, 2026 Planning, Zoning and Adjustment Board Meeting
Minutes

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

VI. SWEARING IN OF SPEAKERS

VII. OLD BUSINESS

VIII. NEW BUSINESS

[PZ-0421](#) ORDINANCE NO. 2026-11 (Freestanding Shade Structure ZTA)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL,
AMENDING SECTION 6.4.2.A OF WELLINGTON'S LAND
DEVELOPMENT REGULATIONS (LDR) RELATED TO RESIDENTIAL
DISTRICT/PLANNED UNIT DEVELOPMENT SPECIFIC
DEVELOPMENT STANDARDS; AMENDING SECTION 6.4.4.A OF
WELLINGTON'S LDR RELATED TO DESIGN STANDARDS FOR
RESIDENTIAL ZONING DISTRICTS; PROVIDING A CONFLICTS
CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING
AN EFFECTIVE DATE.

[PZ-0423](#)

RESOLUTION NO. R2026-25 (THE LANDINGS AT WELLINGTON PUD MASTER PLAN AMENDMENT – R & B TENNIS)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT [PETITION NUMBER 2025-0002-MPA] AMENDING THE LANDINGS AT WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS LITTLE PLACE OF THE LANDING AT WELLINGTON PUD (AKA R&B TENNIS), TOTALING 4.00 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF THE GREENBRIAR BOULEVARD AND OUSLEY FARMS ROAD INTERSECTION, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO CHANGE THE MASTER PLAN DESIGNATION FOR THE PROPERTY FROM DAY CARE TO ASSEMBLY; TO ADD TWO (2) ACCESS POINTS ALONG GREENBRIAR BOULEVARD TO ILLUSTRATE THE EXISTING ACCESS TO THE ASSEMBLY SITE; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

IX. COMMENTS FROM THE PUBLIC

X. COMMENTS FROM STAFF

XI. COMMENTS FROM THE BOARD

XII. ADJOURN

If a person decides to appeal any decision with respect to any matter considered at such hearing, he/she will need a record of the proceedings and for such purpose may, need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. All appeals must be filed in accordance with the applicable provisions of Wellington Land Development Regulations.

NOTICE

If a person decides to appeal any decision made by the Village Council with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript).

Pursuant to the provision of the Americans With Disabilities Act: any person requiring special accommodations to participate in these meetings, because of a disability or physical impairment, should contact the Village Manager's Office (561) 791-4000 at least five calendar days prior to the Hearing.



Legislation Text

File #: PZ-0420, **Version:** 1

ITEM: March 18, 2026 Planning, Zoning and Adjustment Board Meeting Minutes

PUBLIC HEARING: NO

QUASI-JUDICIAL: NO

EXPLANATION: Review and approve the March 18, 2026 Planning, Zoning and Adjustment Board Meeting Minutes

SUMMARY: Review and approve the March 18, 2026 Planning, Zoning and Adjustment Board Meeting Minutes.



MEETING MINUTES
PLANNING, ZONING AND ADJUSTMENT BOARD
March 18, 2026
7:00 PM
Wellington Village Hall
12300 Forest Hill Boulevard
Wellington, FL 33414

Pursuant to the public notice, a meeting of Wellington's Planning, Zoning and Adjustment Board held on March 18, 2026, at 7:00 PM at Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida 33414.

I. CALL TO ORDER/ROLL CALL

Jeffrey Robbert called the meeting to order at 7:00 PM.

Members present: Jeffrey Robbert, Tatiana Yaques, Elizabeth Mariaca, and Johnny Meier.

Members Excused: Michael Drahos, John Bowers, Ryan Mishkin

Staff present: Cory Lyn Cramer, Planning and Zoning Manager; Kelly Ferraiolo, Senior Planner; Tim Stillings, Planning, Zoning, and Building Director; Laurie Cohen, Wellington Attorney.

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was done.

III. REMARKS FROM THE CHAIRMAN

None.

IV. APPROVAL OF MINUTES

Meeting minutes for January 2026 were presented at the February PZAB Meeting.

PZ-0418 February 18, 2026, PLANNING, ZONING AND ADJUSTMENT BOARD MINUTES

A motion was made by Elizabeth Mariaca, seconded by Tatiana Yaques, to approve the February 18, 2026, PZAB Meeting Minutes. The motion passed unanimously (4-0).

V. ADDITIONS/DELETIONS/REORDERING OF AGENDA

None.

A motion was made by Elizabeth Mariaca, seconded by Johnny Meier, to allow the interested party an additional 10 minutes to make their presentation.

VI. SWEARING IN OF SPEAKERS

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

EX-PARTE COMMUNICATIONS

Johnny Meier spoke with the applicant. Jeffrey Robbert spoke with the applicant. Elizabeth Mariaca met with the applicant and spoke with staff. Tatiana Yaques spoke with staff.

RESOLUTION NO. PZAB2026-01 (Tract B of Blue Cypress Landscape Buffer Variance)

A RESOLUTION OF THE PLANNING, ZONING AND ADJUSTMENT BOARD OF WELLINGTON, FLORIDA, GRANTING A VARIANCE (PETITION 2026-0001-VAR) FROM TABLE 7.8-1, LANDSCAPE BUFFER APPLICATION, OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS (LDR) FOR A REDUCED WIDTH OF A TYPE B LANDSCAPE BUFFER LOCATED ON THE EASTERN BOUNDARY OF TRACT B OF BLUE CYPRESS OF PALM BEACH POLO AND COUNTRY CLUB, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Agent Zack Ciciera, with Cotleur and Hearing, presented the variance request to reduce a portion of the platted 15-foot landscape buffer easement for lots 12,13 and 14 within Tract B of the Blue Cypress Subdivision. If approved, this will allow the construction of swimming pools. Mr. Ciciera presented visual exhibits illustrating the proposed pool locations within the existing landscape buffer. He further noted that the proposal maintains a 10-foot pool setback, which is consistent with applicable code requirements. Mr. Ciciera stated that granting the requested variance would align these 3 lots with the rest of the subdivision; denial would maintain the current inconsistency.

He also mentioned that zero landscape quantity would be affected by this application and that the applicant has increased the size of the landscape buffer compared to its existing conditions.

Kelly Ferraiolo, Senior Planner, gave a brief staff presentation on the variance request to reduce buffer easements. Mrs. Ferraiolo states that the applicant is requesting a width reduction to 10 feet within Lots 12-14 and increasing the width to 20 feet in various other areas; no loss of planting or square footage is being requested. If the variance is approved, staff recommends that approval be conditioned upon a Minor Site Plan amendment to the Blue Cypress site plan and a replat of the Blue Cypress of Palm Beach Polo and Country Club plat to reflect the adjusted landscape buffer, consistent with Exhibit D, before the issuance of the building permit for the pool.

Janna Lhota, Attorney with the law firm Holland & Knight, addressed the Board on behalf of the interested parties. Mrs. Lhota stated that the interested parties are requesting denial of the requested variance. She explained that the 15-foot landscape buffer easement has long been a requirement under the Blue Cypress of Palm Beach Polo PUD Development Order. Mrs. Lhota further noted that the applicant proposed construction of a residence exceeding 5,000 square feet on a 0.19-acre lot (8,276 square feet) and proceeded with construction despite knowing that the rear yard could not accommodate a pool due to the existing 15-foot landscape buffer easement. She added that the applicant's request to shift or expand the buffer in other areas along Tract B fails to acknowledge the original purpose of maintaining a continuous buffer along Tract B.

Johnny Meier stated that the buffer is not located within the EOZD and is on the applicant's property. Mrs. Lhota acknowledged this point but clarified that it is not the concern of the interested parties. She explained that the issue is that the applicant was aware, before purchasing the property, of the limited space available and the requirement to accommodate the landscape buffer, yet proceeded with a design that failed to account for it. As a result, the applicant is now requesting a variance. Mrs. Lhota further emphasized that the concern also relates to precedent, noting that the buffer was originally established to protect the EOZD land.

Johnny Meier asked Mrs. Lhota how she felt about postponing the vote in order to allow her to speak with her client regarding the possibility of resolving with the variance applicant. Mrs. Lhota stated that her client would be open to being contacted by phone to attempt to resolve the matter; however, she noted that she was unsure what additional concessions the applicant would be willing to offer to reach an agreement.

Tatiana Yaques stated that she disapproved of the applicant's request, noting that, regardless of whether there was an interested party opposing the variance, she did not support it. She agreed with Mrs. Lhota that the buffer was originally established to protect the EOZD and that the applicant was aware of this requirement beforehand.

A motion was made by Elizabeth Mariaca, seconded by Johnny Meier, to open public comment. The motion passed unanimously (4-0).

A motion was made by Elizabeth Mariaca, seconded by Johnny Meier, to close public comment. The motion passed unanimously (4-0).

The Board initially decided to postpone the vote and schedule it for April 15. Mrs. Lhota informed the Board that this date conflicted with another case she was already scheduled to attend. As a result, the Board agreed to move the decision to May 20. Property owner Rob Gray stated that this date would pose an issue for him, as it was too far out and would be problematic. The Board then left the decision to Mr. Gray, asking whether he was willing to wait until May or if he preferred that the Board render a decision that evening. Mr. Gray stated that he wished for the vote to be made that night.

A motion was made by Elizabeth Mariaca, seconded by Johnny Meier, to approve Resolution No. PZAB2026-01. The motion failed (2-2). Tatiana Yaques and Jeffrey Robbert dissented.

Laurie Cohen recommended that the board make a motion to deny the variance.

Johnny Meier made a motion to deny the variance, seconded by Tatiana Yaques. The variance was denied (4-0).

IX. COMMENTS FROM PUBLIC

None.

X. COMMENTS FROM STAFF

None.

XI. COMMENTS FROM THE BOARD

None.

XII. ADJOURN

The meeting adjourned at 9:07 pm.

APPROVED: _____
Date

Jeffrey Robbert – Vice Chair

Recording Secretary



Legislation Text

File #: PZ-0421, **Version:** 2

ITEM: ORDINANCE NO. 2026-11 (Freestanding Shade Structure ZTA)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING SECTION 6.4.2.A OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS (LDR) RELATED TO RESIDENTIAL DISTRICT/PLANNED UNIT DEVELOPMENT SPECIFIC DEVELOPMENT STANDARDS, ; AMENDING SECTION 6.4.4.A OF WELLINGTON'S LDR RELATED TO DESIGN STANDARDS FOR RESIDENTIAL ZONING DISTRICTS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

PUBLIC HEARING: YES **QUASI-JUDICIAL:** NO (Legislative)

EXPLANATION: To amend Sections 6.4.2.A and Section 6.4.4.A of Wellington's Land Development Regulations (LDR) related to regulations for freestanding accessory pergolas and shade structures within PUDs and Residential Zoning Districts.

Staff have received an increased number of requests for detached pergolas and shade structures within the last few years. Section 6.4.4.A.2 of Wellington's LDR requires all accessory structures over 120 square feet to match the colors and materials of the principal structure, and any alternative design requires ARB approval for aesthetic compatibility. Oftentimes, these structures are pre-engineered, have flat roofs, and cannot be altered to match the principal structure. Since 2023, ARB has reviewed and approved 13 requests for detached pergolas/shade structures that do not match the principal structure, similar to the pictures below.

At the March 25, 2026, ARB meeting, the Board expressed interest in modifying Wellington's LDR to include language that would allow these structures without the need for ARB approval, as the Board has approved all requests that have come before them. Modifying the language [The proposed amendments](#) will allow [permit](#) these structures to obtain [with a](#) the required building permit and no [longer](#) require the homeowner to go through the extra expense and time of getting ARB approval. The ARB unanimously [recommended](#) approved [al \(6-0\) of the draft language proposed amendment](#) at the April 22, 2026, ARB meeting.

SUMMARY: To amend Sections 6.4.2.A and Section 6.4.4.A of Wellington's Land Development Regulations (LDR) related to regulations for freestanding accessory pergolas and shade structures within PUDs and Residential Zoning Districts.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

ORDINANCE NO. 2026-11

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING SECTION 6.4.2.A OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS (LDR) RELATED TO RESIDENTIAL DISTRICT/PLANNED UNIT DEVELOPMENT SPECIFIC DEVELOPMENT STANDARDS, AMENDING SECTION 6.4.4.A OF WELLINGTON'S LDR RELATED TO DESIGN STANDARDS FOR RESIDENTIAL ZONING DISTRICTS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wellington Council, as the governing body, pursuant to the authority vested in it by Chapters 163 and 166 of the Florida Statutes, is authorized and empowered to consider changes to its Land Development Regulations (LDR); and

WHEREAS, Section 6.4.4.A.2 of Wellington's LDR requires all accessory structures over 120 SF to match the colors and materials of the principal structure, and any alternative design requires Architectural Review Board (ARB) approval for aesthetic compatibility; and

WHEREAS, Wellington has received an increased number of requests for detached pergolas and shade structures within the last few years; and

WHEREAS, since 2023, ARB has reviewed and approved 13 requests for detached pergolas/shade structures that do not match the materials and colors of the principal structures; and

WHEREAS, modifying the language will allow these structures without requiring ARB approval, prior to obtaining a building permit, saving the homeowner the extra expense and time of getting ARB approval; and

WHEREAS, on April 22, 2026, the ARB, recommended approval of the Zoning Text Amendment with a 6 - 0 vote; and

WHEREAS, the Planning, Zoning and Adjustment Board, as the Local Planning Agency, after notice and public hearing held on May 20, 2026, recommended _____ of the Zoning Text Amendment with a _____ vote; and

WHEREAS, the Council has taken the recommendations of the ARB and the Planning, Zoning and Adjustment Board, the Findings of Fact by Wellington staff, and the comments from the public into consideration in adopting the amendments to the LDR that are the subject of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON, FLORIDA, THAT:

47
48 **SECTION 1:** Section 6.4.2.A is hereby amended as provided below in
49 strikethrough (delete) and Underline (add) format:
50

51 The following development standards shall apply to all residential districts and residential
52 pods of planned development districts:
53

- 54 1. The minimum dwelling unit size shall be as determined by Federal, State, or local
55 building code/regulations.
56
- 57 2. For single-family and two (2)-family residential lots, impervious surfaces shall
58 include buildings, driveways, walkways, patios, pool aprons, artificial turf systems,
59 and other approved structures/surfaces. The front yard, defined as all area from
60 the front property line to the front setback line of the structure, shall not exceed
61 50% of impervious surface area, and a minimum 50% pervious surface area with
62 landscaping and green space areas. A total of 75%, but no more than 6,000 square
63 feet, of the rear and side yards is allowed to be an impervious surface for a
64 residential lot size less than 0.50-acre, which shall not exceed 6,000 square feet
65 in impervious area. A total of 50%, but no more than 12,000 square feet, of the
66 rear and side yards is allowed to be an impervious surface for lots size 0.50-acre
67 or more, which shall not exceed 12,000 square feet in impervious area. Impervious
68 surfaces area shall be setback a minimum of two (2) feet from all property lines,
69 except as provided in other sections.
70
- 71 3. Above-ground pools are not permitted.
72
- 73 4. Basketball hoops may be portable ~~in nature~~ or permanently installed on a
74 residential lot. The following regulations shall apply:
75
 - 76 a. Permanent Backboards and hoops shall be mounted on a freestanding pole
77 only and shall not be mounted on a wall or roof of a building;
78
 - 79 b. Permanent Backboards and hoops shall be located at least 15 feet from the
80 front property line and three (3) feet from the side property line;
81
 - 82 c. Backboards, and the poles on which it is mounted, shall not exceed 14 feet in
83 height, measured from the grade level at the closest point to the front property
84 line or roadway, whichever is closest to the front plane of the home;
85
 - 86 d. Backboards and poles shall not be painted or altered from the original
87 manufacturer's finish or appearance; and
88
 - 89 e. Portable basketball hoops shall not be placed in/on the street or sidewalk. They
90 shall not exceed the regulations of permanent basketball hoops and may be
91 subject to other regulations as provided in the LDR or Code of Ordinances.
92

- 93 5. All play equipment or playhouses that exceed 10 feet in height and 120 square
 94 feet shall match the colors and materials of the principal structure.
 95
 96 6. Prefabricated sheds shall meet the following ~~criteria~~ standards:
 97
 98 a. Shall be visually screened from adjacent properties;
 99
 100 b. Shall be finished to match the principal structure or be a neutral color; and
 101
 102 c. Shall not exceed 120 square feet in area or eight (8) feet in height. Any
 103 prefabricated shed that exceeds this shall be considered an accessory
 104 structure and shall meet all accessory structure regulations.
 105
 106 d. One (1) shed shall be permitted on properties up to one (1) acre in size. Two
 107 (2) sheds shall be permitted on properties greater than one (1) acre in size.
 108
 109 7. Screen enclosures shall comply with the following standards:
 110
 111 a. Screen enclosures may be roofed with a screened roof or solid roof. Property
 112 development regulations vary based on the type of roof covering.
 113
 114 b. Setbacks shall be measured from the property line of the lot to the closest edge
 115 of the screen enclosure. Setbacks shall be as follows:
 116
 117

Setbacks	Front	Side Interior	Side Corner	Rear
Single Family	25 feet	7.5 feet	15 feet	5 feet
Zero lot line				
Zero lot line side	25 feet	0 feet	10 feet	5 feet
Non-zero lot line	25 feet	2 feet	10 feet	5 feet
Townhouse				
Measured from lot boundary	25 feet	0 feet	From lot line - 5 feet From ROW line - 15 feet	0 feet
Measured from inside edge of buffer of PD or Tract boundary	15 feet	15 feet	15 feet	15 feet
Separation between groups	25 feet	15 feet	N/A	15 feet
Quad or four-plex				
Measured from lot boundary	0 feet	0 feet	From lot line - 0 feet From ROW line - 15 feet	0 feet

118

119 8. Freestanding, Accessory Shade Structures (Pergolas, Gazebos, or similar
120 structures):

- 121
- 122 a. Structures 120 square feet or less with a height less than 10 feet do not
123 need to be constructed of the same materials and colors as the principal
124 structure(s) and shall have a rear and side setback of 5 feet.
- 125
- 126 b. Structures greater than 120 square feet shall meet the following
127 requirements:
- 128
- 129 i. Structures shall meet the setbacks of the principal structure.
- 130
- 131 ii. All structures, including slat and flat roofs, that do not match the
132 materials and colors of the principal structure shall be completely
133 screened from view from the right-of-way/roadway and be located in
134 the side or rear yard. Structures that match the materials and colors
135 of the principal structures do not require screening.
- 136
- 137 iii. Structures shall not exceed 12 feet in overall height.
- 138
- 139 iv. Structures with a flat roof shall be open on a minimum of three (3)
140 sides. If the structure has fixed, opaque, or slatted siding more than
141 three (3) feet in height on one (1) side, not including screen
142 enclosures, then that side shall be completely screened from view
143 (including adjacent lot, public view, etc.) by an opaque
144 hedge/fence/wall or hedging.
- 145
- 146

147 **SECTION 2:** Section 6.4.4.A is hereby amended as provided below in strikethrough
148 (delete) and Underline (add) format:

149 Sec. 6.4.4 – Design Standards by District

150 A. The following are design standards for residential zoning districts:

- 151
- 152
- 153 1. No two (2) identical facades of single-family residential structures shall be
154 placed permitted next to, or across the street from, each other in residential
155 zoning districts. Identical facades shall mean two (2) or more of the same color,
156 material, and design. ~~If any of the elements differ, but have one (1) identical~~
157 ~~element, this requirement shall not apply.~~
- 158
- 159 2. Accessory structures or buildings, such as freestanding garages, cabanas,
160 accessory dwellings, shall match the colors and materials of the principal
161 structure, unless otherwise provided for in this Article. Any alternative design
162 shall require ARB approval for aesthetic compatibility prior to alterations or
163 construction.
- 164

165 3. The cumulative square footage of all accessory structures, including
166 freestanding shade structures, on a parcel/lot shall not exceed 30% of the
167 principal structure(s) gross floor area.
168

169 5.4. All roofs shall meet the following standards:
170

- 171 a. For all residential structures, 70% of under air footprint plus attached garage
172 shall have a minimum 3:12 roof pitch;
- 173
- 174 b. Flat roofed areas shall not be visible from the street, unless an alternative
175 design has been approved by ARB. The overall flat roof area on the entire
176 property (both attached and detached to the principal structure) shall not
177 exceed 30% of the principal structure(s) roofed area; and
- 178
- 179 c. Roof planes ~~over entry features~~ shall have a minimum of a three (3) foot
180 offset to be considered a separate roof plane.

181

182 4.5. All single-family residential structures, including zero lot line units, shall be
183 reviewed by Zoning as part of the building permit. The following ~~items~~ shall be
184 ~~taken into consideration~~ reviewed:
185

- 186 a. Exterior materials and colors;
- 187
- 188 b. Front, side, and rear elevations;
- 189
- 190 c. Roof pitch and number of roof planes.
- 191
- 192 ~~e.d.~~ Pervious and impervious area of the lot; and
- 193
- 194 ~~f.e.~~ Compliance with all other applicable bulk regulations of the LDR.
- 195

196 ~~d.6.~~ No building permits shall be issued for ~~initial~~ construction of a single-family
197 residence, including zero lot line homes, unless it is demonstrated that the
198 building has achieved ~~the~~ a minimum of 80 design criteria points provided in
199 Table 6.4-1 Design Criteria for Single-family and Multi-family Structures (4 units
200 or less), or unless an alternative design has been approved by ARB:

201 **SECTION 3:** Should any section, paragraph, sentence, clause, or phrase of this
202 Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington
203 Ordinance, Resolution, or Municipal Code provision, then in that event the provisions of
204 this Ordinance shall prevail to the extent of such conflict.
205

206 **SECTION 4:** Should any section, paragraph, sentence, clause, or phrase of this
207 Ordinance be declared by a court of competent jurisdiction to be invalid, such decision
208 shall not affect the validity of this Ordinance as a whole or any portion or part thereof,
209 other than the part so declared to be invalid.
210

211 **SECTION 5:** This Ordinance shall become effective upon adoption by the
212 Wellington Council following second reading.

213
214 **PASSED** this _____ day of _____, 2026, upon first reading.

215
216 **PASSED AND ADOPTED** this _____ day of _____, 2026, on second and final
217 reading.

218
219 **WELLINGTON**

220 **FOR** **AGAINST**

221			
222	BY: _____	_____	_____
223	Michael J. Napoleone, Mayor		
224			
225	_____	_____	_____
226	Maria Antuña, Vice Mayor		
227			
228	_____	_____	_____
229	Amanda Silvestri, Councilwoman		
230			
231	_____	_____	_____
232	Johnny Meier, Councilman		
233			
234	_____	_____	_____
235	Steven A. Levin, Councilman		
236			

237
238 **ATTEST:**

239
240
241 BY: _____
242 Chevelle D. Hall, MMC, Village Clerk

243
244
245 **APPROVED AS TO FORM AND**
246 **LEGAL SUFFICIENCY**

247
248 BY: _____
249 Laurie Cohen, Village Attorney

Pergola/Shade Structures ZTA **STAFF REPORT**

Petition No: 2026-0001-ZTA
Ordinance No: 2026-11
Applicant: Village of Wellington

Request:
 To amend Section 6.4.2.A and Section 6.4.4.A of Wellington’s Land Development Regulations (LDR) related to regulations for freestanding accessory pergolas and shade structures within PUDs and Residential Zoning Districts.

Boards, Committees, and Council:

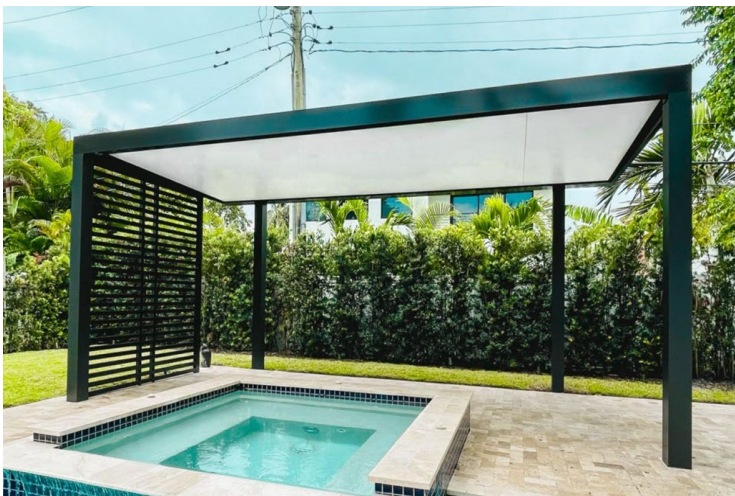
	Date	Vote
ARB	4/22/2026	6-0
PZAB	5/20/2026	Pending
Council (1 st)	6/9/2026	Pending
Council (2 nd)	7/14/2026	Pending

Project Manager:
 Kelly Ferraiolo, Senior Planner
kferraiolo@wellingtonfl.gov
 (561) 753-5268

Background:

Staff have received an increased number of requests for detached pergolas and shade structures within the last few years. Section 6.4.4.A.2 of Wellington’s LDR requires all accessory structures over 120 SF to match the colors and materials of the principal structure, and any alternative design requires ARB approval for aesthetic compatibility. Oftentimes, these structures are pre-engineered, have flat roofs, and cannot be altered to match the principal structure. Since 2023, ARB has reviewed and approved 13 requests for detached pergolas/shade structures that do not match the principal structure, similar to the pictures below.

At the March 25, 2026, ARB meeting, the Board expressed interest in modifying Wellington’s LDR to include language that would allow these structures without the need for ARB approval, as the Board has approved all requests that have come before them. Modifying the language will allow these structures to obtain the required building permit and not require the homeowner to go through the extra expense and time of getting ARB approval. The ARB unanimously approved (6-0) the draft language at the April 22, 2026, ARB meeting.



Analysis:

Ordinance No. 2025-20 illustrates the proposed changes to the LDR, with formatting of text to be deleted in ~~strikethrough~~ format and new text in underlined format, which is also shown below. The proposed ZTA does not conflict with the recently passed SB 180, as the amendments impose less restrictive requirements than those that exist today.

Section 6.4.2.A provides development standards for all residential districts and residential pods of planned development districts. Section 6.4.2.A.8, Freestanding Pergolas and Shade Structures, has been added to provide regulations on height, size, construction, and setbacks in order for these structures to be approved without requiring ARB:

8. Freestanding, Accessory Shade Structures (Pergolas, Gazebos, or similar structures):
 - a. Structures 120 square feet or less with a height less than 10 feet do not need to be constructed of the same materials and colors as the principal structure(s) and shall have a rear and side setback of 5 feet.
 - b. Structures greater than 120 square feet shall meet the following requirements:
 - i. Structures shall meet the setbacks of the principal structure.
 - ii. All structures, including slat and flat roofs, that do not match the materials and colors of the principal structure shall be completely screened from view from the right-of-way/roadway and be located in the side or rear yard. Structures that match the materials and colors of the principal structures do not require screening.
 - iii. Structures shall not exceed 12 feet in overall height.
 - iv. Structures with a flat roof shall be open on a minimum of three (3) sides. If the structure has fixed, opaque, or slatted siding more than three (3) feet in height on one (1) side, not including screen enclosures, then that side shall be completely screened from view (including adjacent lot, public view, etc.) by an opaque hedge/fence/wall or hedging.

Section 6.4.4.A.4 of Wellington's LDR provides standards roofs on structures within residential districts. The following modifications have been made:

Section 6.4.4.A.5.4 All roofs shall meet the following standards:

- a. For all residential structures, 70% of under air footprint plus attached garage shall have a minimum 3:12 roof pitch;
- b. Flat roofed areas shall not be visible from the street, unless an alternative design has been approved by ARB. The overall flat roof area on the entire property (both attached and detached to the principal structure) shall not exceed 30% of the principal structure(s) roofed area; and



- c. Roof planes ~~over entry features~~ shall have a minimum of a three (3) foot offset to be considered a separate roof plane.

Minor modifications of various regulations within Section 6.4.2.4.A and 6.4.4.A. have also been made and are included in Ordinance 2026-11.



Business Impact Estimate Form

This Business Impact Estimate Form is provided to document compliance with and exemption from the requirements of Sec. 166.041(4), Fla. Stat. If one or more boxes are checked below under “Applicable Exemptions”, this indicates that the Village of Wellington has determined that Sec. 166.041(4), Fla. Stat., does not apply to the proposed ordinance and that a business impact estimate is not required by law. If no exemption is identified, a business impact estimate required by Sec. 166.041(4), Fla. Stat. will be provided in the “Business Impact Estimate” section below. In addition, even if one or more exemptions are identified, the Village of Wellington may nevertheless choose to provide information concerning the proposed ordinance in the “Business Impact Estimate” section below. This Business Impact Estimate Form may be revised following its initial posting.

Proposed ordinance’s title/reference:

AN ORDINANCE OF WELLINGTON, FLORIDA’S COUNCIL, AMENDING SECTION 6.4.2.A OF WELLINGTON’S LAND DEVELOPMENT REGULATIONS (LDR) RELATED TO RESIDENTIAL DISTRICT/PLANNED UNIT DEVELOPMENT SPECIFIC DEVELOPMENT STANDARDS, AMENDING SECTION 6.4.4.A OF WELLINGTON;F LDR RELATED TO DESIGN STANDARDS FOR RESIDENTIAL ZONING DISTRICTS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE..

Applicable Exemptions:

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government;

- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
 - Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Business Impact Estimate:

The Village of Wellington hereby publishes the following information:

- 1. A summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

N/A

- 2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the municipality, including the following, if any:**

- (a) An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:**

N/A

- (b) Identification of any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:**

N/A

- (c) An estimate of the municipality's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:**

N/A

3. **A good faith estimate of the number of businesses likely to be impacted by the ordinance:**

N/A

4. **Additional information the governing body determines may be useful (if any):**

N/A

Note: Wellington's provision of information in the Business Impact Estimate section above, notwithstanding an applicable exemption, shall not constitute a waiver of the exemption or an admission that a business impact estimate is required by law for the proposed ordinance. Wellington's failure to check one or more exemptions below shall not constitute a waiver of the omitted exemption or an admission that the omitted exemption does not apply to the proposed ordinance under Sec. 166.041(4), Fla. Stat., Sec. 166.0411, Fla. Stat., or any other relevant provision of law.



Wellington Legal Notice

05/21/2026 9:24 AM (EDT)

Submitted by Sharesse Milachay-Garcia (smilachay@wellingtonfl.gov)



Wellington Legal Notice

Please choose a category	Planning and Zoning Public Hearing Notices - Wellington
Title	ORDINANCE NO. 2026-11 (Freestanding Shade Structure ZTA)
Publish Date	05/21/2026
Publish Time	9:15 AM (EDT)
Description	AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING SECTION 6.4.2.A OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS (LDR) RELATED TO RESIDENTIAL DISTRICT/PLANNED UNIT DEVELOPMENT SPECIFIC DEVELOPMENT STANDARDS, AMENDING SECTION 6.4.4.A OF WELLINGTON'S LDR RELATED TO DESIGN STANDARDS FOR RESIDENTIAL ZONING DISTRICTS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.
Attach Files (Optional)	 Legal Ad- Pergola 2026-11.pdf
Submitted by (Email Address)	smilachay@wellingtonfl.gov
Notifications	Yes
Send Out a Notification to Your Subscribers	Yes
Signature	



Legislation Text

File #: PZ-0423, **Version:** 1

ITEM: RESOLUTION NO. R2026-25 (THE LANDINGS AT WELLINGTON PUD MASTER PLAN AMENDMENT - R & B TENNIS)

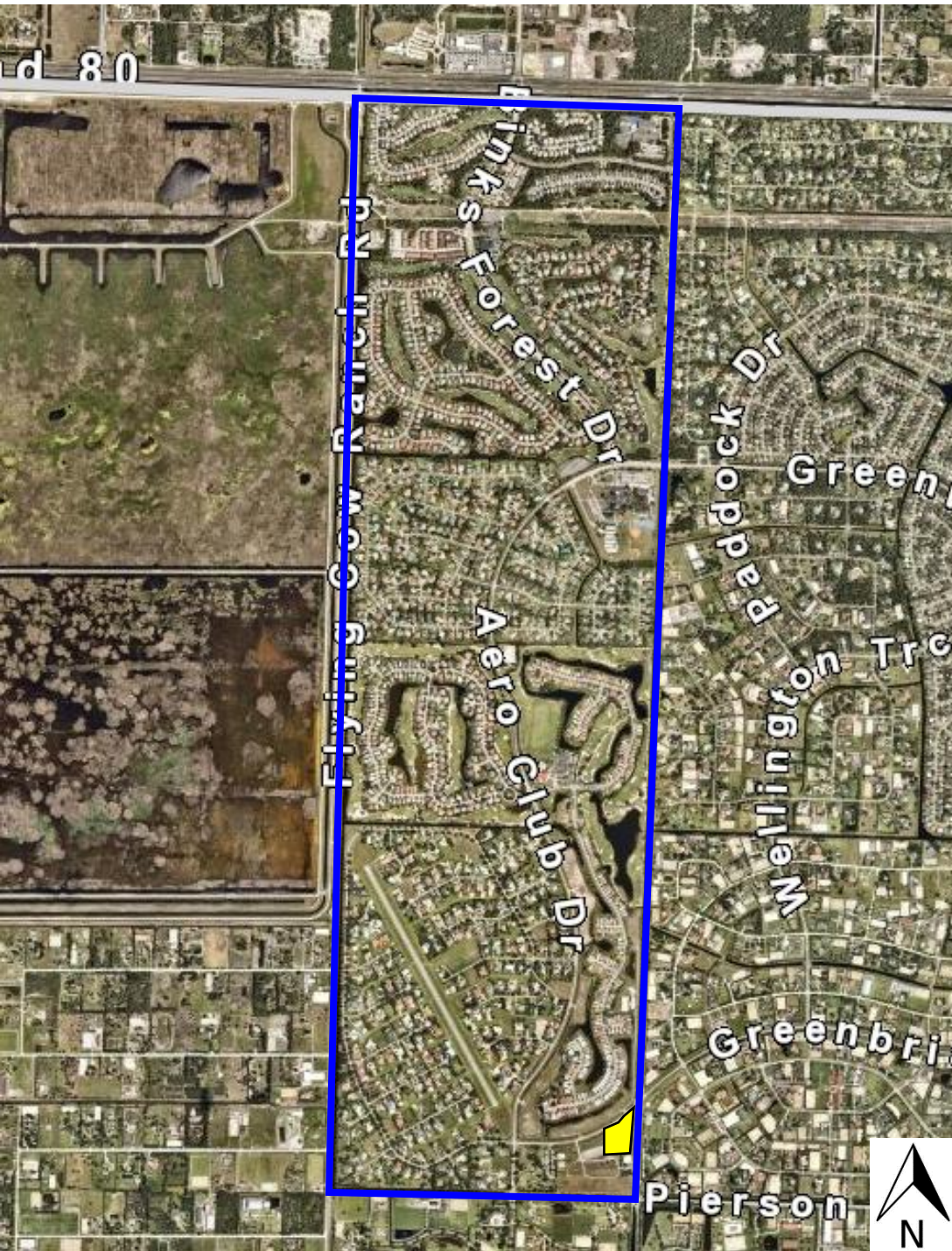
A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT [PETITION NUMBER 2025-0002-MPA] AMENDING THE LANDINGS AT WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS LITTLE PLACE OF THE LANDING AT WELLINGTON PUD (AKA R&B TENNIS), TOTALING 4.00 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF THE GREENBRIAR BOULEVARD AND OUSLEY FARMS ROAD INTERSECTION, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO CHANGE THE MASTER PLAN DESIGNATION FOR THE PROPERTY FROM DAY CARE TO ASSEMBLY; TO ADD TWO (2) ACCESS POINTS ALONG GREENBRIAR BOULEVARD TO ILLUSTRATE THE EXISTING ACCESS TO THE ASSEMBLY SITE; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

REQUEST: Approval of Resolution No. R2026-25 to amend The Landings at Wellington PUD Master Plan by changing the Master Plan use designation for 2995 Greenbriar Boulevard from Day Care to Assembly, and to add two (2) access points along Greenbriar Boulevard into the Assembly site.

EXPLANATION: Jon Schmidt, Schmidt Nichols, agent, on behalf of R & B Tennis Holdings, owner, is requesting a Master Plan Amendment to The Landing at Wellington PUD Master Plan to change the Master Plan use designation for 2995 Greenbriar Boulevard from Day Care to Assembly, and to add two (2) access points along Greenbriar Boulevard into the Assembly site to develop a private, membership-based tennis facility. Although two (2) driveways exist on the day care property, they **access points** were never **are not** illustrated on the Master Plan. All access points onto Major Thoroughfares within PUDs need to be shown on the adopted Master Plan with an arrow symbol. The request is only to document these existing access points to the site. A Site Plan will be **reviewed and** approved administratively by staff once **if** the Master Plan Amendment is approved by Council.



RECOMMENDATION: All required application documentation has been reviewed by the Development Review Manager and Wellington Departments to determine compliance with the Comprehensive Plan and LDR, subject to conditions provided **recommended** in the Staff Report.

Findings of Fact have been **are** provided in the Staff Report to **recommendsupport** approval of the Master Plan Amendment request. These findings are subject to other competent substantial evidence presented at the quasi-judicial public hearing.



**R & B Sports -
The Landings at
Wellington PUD**

Location Map

-  Subject Property
-  The Landings at Wellington PUD



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19

RESOLUTION NO. R2026-25

A RESOLUTION OF WELLINGTON, FLORIDA’S COUNCIL, FOR A MASTER PLAN AMENDMENT [PETITION NUMBER 2025-0002-MPA] AMENDING THE LANDINGS AT WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS LITTLE PLACE OF THE LANDING AT WELLINGTON PUD, TOTALING 4.00 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF THE GREENBRIAR BOULEVARD AND OUSLEY FARMS ROAD INTERSECTION, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO CHANGE THE MASTER PLAN DESIGNATION FOR THE PROPERTY FROM DAY CARE TO ASSEMBLY; TO ADD TWO (2) ACCESS POINTS ALONG GREENBRIAR BOULEVARD TO ILLUSTRATE THE EXISTING ACCESS TO THE ASSEMBLY SITE; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

20 **WHEREAS**, the Council, as the governing body of Wellington, Florida, pursuant to
21 the authority in Chapter 163 and Chapter 166, Florida Statutes, and the Land
22 Development Regulations, is authorized and empowered to consider petitions related to
23 zoning and development orders; and
24

25 **WHEREAS**, the notice and hearing requirements, as provided in Article 5 of the
26 Land Development Regulations, as adopted by Wellington, have been satisfied; and
27

28 **WHEREAS**, the Master Plan Amendment was reviewed and certified by the
29 Development Review Manager; and
30

31 **WHEREAS**, the Planning, Zoning and Adjustment Board, sitting as the Local
32 Planning Agency, after notice and public hearing on June 17, 2026, recommended
33 _____ of the Master Plan Amendment with a _____ vote (-); and
34

35 **WHEREAS**, the Council has taken the recommendations from the Local Planning
36 Agency, Findings of Facts from Wellington staff, competent, substantial evidence
37 presented at the hearing, and the comments from the public into consideration when
38 considering the proposed Master Plan Amendment; and
39

40 **WHEREAS**, the Council has made the following Findings of Fact:

- 41
- 42 1. The Master Plan Amendment is consistent with the Comprehensive Plan;
 - 43
 - 44 2. The subject request is consistent with the stated purposes and intent of the Land
45 Development Regulations;
 - 46
 - 47 3. The requested Master Plan Amendment is consistent with the surrounding Land
48 Uses and Zoning Districts;
 - 49

- 50 4. No adverse impacts to the natural environment are expected to occur as a result
51 of the approval of the request;
52
53 5. The requested Master Plan Amendment will result in a logical and orderly
54 development pattern;
55
56 6. The requested Master Plan Amendment complies with Article 11, Adequate Public
57 Facilities.
58

59 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF WELLINGTON,**
60 **FLORIDA, THAT:**

61
62 **SECTION 1:** The Landings of Wellington PUD Master Plan Amendment is hereby
63 APPROVED for the property described in Exhibit A, providing for the following:
64

- 65 1. To change the master plan designation for the 4.0-acre property from Day Care to
66 Assembly; and
67
68 2. To add two (2) access points along Greenbriar Boulevard to illustrate the existing
69 access to the Assembly site.
70

71 **SECTION 2:** The foregoing recitals are hereby affirmed and ratified subject to the
72 following conditions:
73

- 74 1. Unless otherwise specified in this resolution, all previous conditions of The
75 Landings at Wellington PUD are still in full effect.
76
77 2. This approval is based on the Master Plan dated May 15, 2026.
78
79 3. A certified Site Plan shall be required prior to Land Development Permits.
80 (PLANNING AND ZONING)
81
82 4. Architectural Review Board approval is required for all elevations, colors,
83 materials, and signage prior to the issuance of building permits. (PLANNING AND
84 ZONING)
85
86 5. The Developer shall take measures to ensure that during site development
87 dust/debris particles from the development do not become a nuisance to the
88 neighboring properties. A Dust Control Plan, with dust control guidelines, shall be
89 provided with the engineering permit application, which shall meet the
90 requirements as conditioned, and in accordance with any additional requirements
91 of Wellington, Palm Beach County, Florida Department of Health, Florida
92 Department of Environmental Protection, U.S. Environmental Protection Agency,
93 etc., as it relates to mitigating dust/pollution from construction site activities. The
94 developer and its contractors shall implement and maintain dust control measures
95 throughout all phases of construction to minimize airborne particles and mitigate
96 off-site impacts. The following requirements shall apply: (PLANNING AND
97 ZONING)
98

99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146

- a. Daily watering: A water truck shall be provided, on the days that have activities causing the dust/debris, to control dust on all exposed soil, including, but not limited to, constructing roadways, stockpiles, non-stabilized (exposed) soils, and canal easements. Watering shall be sufficient to prevent visible dust accumulation due to wind and construction activities. If determined by Wellington that a water truck is needed during any activities, the activity causing the dust/debris shall cease until such time the water truck is on-site to provide the required control.
 - b. Weather Considerations: Additional dust control measures, including increased watering frequency or application of soil stabilizers, shall be implemented during dry or windy conditions to prevent airborne dust migration.
 - c. Stockpile Management: Soil stockpiles shall be stabilized using water, vegetation, or approved dust suppression agents to prevent erosion and dust dispersion.
 - d. Construction Entrance and Roadways: The primary construction access and internal roadways shall be maintained to minimize dust. If necessary, a stabilized entrance with aggregate or dust suppression treatment shall be installed.
 - e. Monitoring and Compliance: The contractor shall monitor dust conditions daily and take corrective action as needed. Non-compliance may result in enforcement action, including stop-work orders, at the discretion of the Village.
 - f. This condition shall remain in effect for the duration of construction activities and shall be enforced by the Village of Wellington Code Enforcement Department.
6. 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)
7. A certified cost estimate for all landscaping that includes the plant materials, installation, irrigation, and 1-year of maintenance shall be provided to Planning and Zoning at the time of LDP application, along with a bond in the amount of 110% of the cost estimate. (PLANNING AND ZONING)
8. Roadway improvements along Greenbriar Boulevard, including curb cuts and asphalt and crosswalk markings, must be completed prior to the issuance of the first certificate of occupancy. (TRAFFIC)

- 147 9. Land Development Permit (LDP) and Utility Permit meeting all applicable
148 requirements of Wellington's Land Development Regulations, as well as State and
149 Federal regulations and guidelines, must be applied for, approved, and issued prior
150 to any construction activities. The permit plans shall include construction details
151 for all infrastructure components, including paving, grading, drainage, water,
152 sewer, landscape, lighting, and off-site improvements. Additional comments on the
153 site layout may be forthcoming upon submittal and subsequent review of the
154 engineering construction plans and Drainage Calculations for the site
155 development. Prior to the issuance of any certificates of occupancy/completion,
156 final approval is required from the Engineering Department. (ENGINEERING).
157
- 158 10. The applicant must make improvements or dedicate a canal maintenance
159 easement along the C-2 Canal as approved by the Village Engineer.
160 (ENGINEERING)
161
- 162 11. No vertical encroachments shall be permitted in any utility, drainage, water, or
163 sewer easements. No landscaping except ground cover and shrubs shall be
164 installed in water or sewer easements or areas obstructing the line of sight for
165 pedestrians or vehicles. (ENGINEERING/UTILITIES)
166
- 167 12. Water, Sewer, and Fire Line Capacity fees are based on the "Wellington Water
168 and Wastewater Rates and Charges Fiscal Year 2026. Applicant is encouraged to
169 review capacity fees. These fees are due prior to the approval of the Developer's
170 agreement. (UTILITIES)
171
- 172 13. Developer is responsible for the funding and construction of all
173 improvements/upgrades that the Utility determines are necessary to existing lift
174 stations, water distribution systems, sanitary systems, and force main systems
175 because of impacts to existing systems by the proposed project development plan.
176 (UTILITIES)
177
- 178 14. The applicant must apply for and obtain a Utility permit prior to the development of
179 the proposed improvements. (UTILITIES)
180
- 181 15. Water and sewer infrastructure must be located in the right-of-way or in a
182 dedicated exclusive water main or sewer easement. Easement widths shall comply
183 with the Village of Wellington Water and Wastewater Systems Construction and
184 Standards Manual (15-foot minimum) (UTILITIES).
185

186 (The remainder of this page left blank intentionally)
187

188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213

SECTION 3: This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2026.

WELLINGTON

BY: _____
Michael J Napoleone, Mayor

ATTEST:

BY: _____
Chevelle D. Hall, MMC, Village Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: _____
Laurie Cohen, Village Attorney

Resolution Exhibit A - Legal Description

214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260

ALL OF THE PLAT OF THE LITTLE PLACE OF THE LANDINGS AT WELLINGTON-P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPTING HEREFROM THE EASTERLY 157.66 FEET THEREOF.

AND

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 157.66 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY FLORIDA, LYING SOUTHERLY OF AND CONTIGUOUS WITH THE SOUTH RIGHT-OF-WAY LINE OF GREENBRIER BOULEVARD AS SHOWN ON THE PLAT OF THE LITTLE PLACE OF THE LANDINGS AT WELLINGTON-P.U.D., AS RECORDED IN PLAT BOOK 56, PAGE 25 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PARCEL OF LAND BEING WESTERLY OF AND CONTIGUOUS WITH A LINE 80.00 FEET WESTERLY FROM (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID SECTION 18, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR BOULEVARD AND THE SAID LINE 80.00 FEET WESTERLY FROM (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SECTION 18; THENCE SOUTH 00°49'46" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 628.65 FEET; THENCE NORTH 89°10'14" WEST, A DISTANCE OF 375.00 FEET TO THE INTERSECTION WITH A LINE 455.00 FEET WESTERLY FROM (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SAID EAST LINE OF SECTION 18; THENCE NORTH 00°59'46" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 327.36 FEET TO THE NON-RADIAL INTERSECTION WITH THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR BOULEVARD AND THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1860.07 FEET AND A TANGENT BEARING AT SAID INTERSECTION OF NORTH 59°28'44" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°51'33", A DISTANCE OF 482.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.00 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

Exhibit B – The Landings at Wellington PUD Master Plan

PETITION NUMBER: 1997-10 MP1 & 1997-10 DOA2
 12-29-07 - REVISIONS IN ACCORDANCE WITH R-3004-153
 CONVERT 15 ACRES OF BINKS FOREST GOLF COURSE (ABANDONED DRIVING RANGE)
 TO A RESIDENTIAL POD (POD L) WITH 90 MULTI-FAMILY, CONDO OWNERSHIP,
 ATTACHED DWELLING UNITS, UPDATE SITE DATA AND TABULAR DATA TO INCLUDE NEW POD L.
 IDENTIFY THE PROPOSED ENTRY INTO POD L.
 IDENTIFY THE EXISTING ENTRY INTO THE GOLF CLUB.
 RELOCATE GOLF MAINTENANCE FROM EAST OF THE FPL SUBSTATION TO NORTH OF THE FPL SUBSTATION.
 IDENTIFY THE CORRECT LOCATION OF THE EXISTING ENTRY INTO THE FPL SUBSTATION FROM FLYING COW ROAD.
PETITION NUMBER: 2013-61 CPA2 & MPA2 (ORD 2014-22 & R-2014-27)
 03-06-14 - REVISIONS
 CHANGE 0.26 AC LAND USE FROM CR TO RES E (NO ADDITIONAL UNITS).
 UPDATE SITE AREA DENSITY TO INCLUDE ADDITIONAL 0.26 AC.
 06-05-14 - REVISIONS
 ADD OR OVERLAY
PETITION NUMBER: 2016-023 MPA3 (R2016-47)
 02-28-2017 REVISIONS IN ACCORDANCE WITH R2016-47
 DELINEATE WINDING TRAILS FROM POD D BY CREATING POD D-1
 ALLOCATE 29 ACRES TO POD D-1
 ADD NINE (9) DWELLING UNIT, NINE (9) BARNS WITH GROOMS QUARTERS AND A MAXIMUM OF 90 STALLS TO POD D-1
 ADD THREE (3) ACCESS POINTS ALONG AERO CLUB DRIVE
 ADD TWO (2) ACCESS POINTS ALONG GREENBRIAR BOULEVARD

SITE DATA

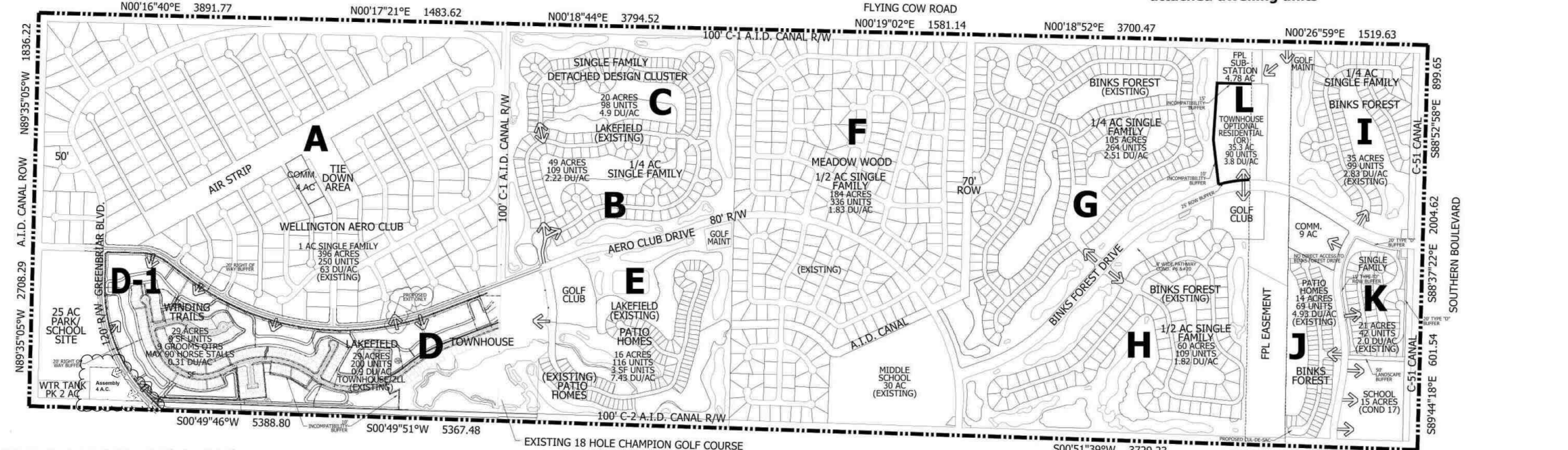
SITE DATA	RE/PUID
EXISTING ZONING	LR 1
LAND USE DESIGNATION	LR 1
TOTAL LOT AREA	1693 AC
GROSS DENSITY	1.06 DU/AC
TOTAL UNITS	1794
1/4 AC LOTS	259
1/2 AC LOTS	445
1/4 AC LOTS	472
DETACHED DESIGN CLUSTER	98
PATIO HOME (ZLL)	185
TOWNHOUSE / ZLL	200
SINGLE FAMILY	54
MULTI-FAMILY (OR)	90

SITE AREA BREAKDOWN

SITE AREA BREAKDOWN TABULAR	AC	%
RESIDENTIAL	972.72	55
COMMERCIAL	13	0.8
SCHOOLS (INSTITUTIONAL)	60	4
GOLF COURSES (RECREATIONAL)	285.28	18
(EXCLUDES LAKE AREA IN GOLF COURSE)		
PARK / CIVIC USES	19	1
(INCLUDES 2 AC WATER TANK SITE)		
LANDING STRIP, SERVICE & TIE DOWN AREA	35	2
ASSEMBLY	4	1
LAKE / CANALS	207.08	12
MAJOR ROAD R/W	54.00	3
FPL SITE / ASEMENT	43	3
TOTAL	1693.08	100

NOTE:
 ENTIRE BOUNDARY OF THE LANDINGS AT
 WELLINGTON PUD IS SURROUNDED BY CANALS
 EATER THAN 50' IN WIDTH AND THEREFORE NO
 UNDRARY BUFFERS HAVE BEEN PROVIDED WITH
 EXCEPTION OF POD K.

Pod L - Driving range converted to 90 Multi-family, attached dwelling units



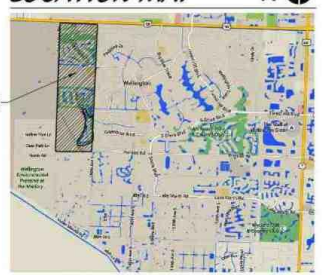
PLANNED DEVELOPMENT CHART

POD TYPE AND NAME	ACRE	1995 ORC APPROVAL						2013 APPROVAL					
		TYPE	UNIT #	DENSITY	CLASS	TYPE	UNIT #	DENSITY	CLASS	TYPE	UNIT #	DENSITY	CLASS
A	396	SF	251	0.63	DH	SF	250	0.63	DH	SF	250	0.63	DH
B-1	-	-	-	-	-	-	-	-	-	-	-	-	-
B	49	SF	109	2.22	DH	SF	109	2.22	DH	SF	109	2.22	DH
C	20	DDC	98	4.9	DH	DDC	98	4.9	DH	DDC	98	4.9	DH
D	29	TH/ZLL	TH 58 ZLL 142	6.9	AH/DH	TH/ZLL	TH 58 ZLL 142	6.9	AH/DH	TH/ZLL	TH 58 ZLL 142	6.9	AH/DH
D-1	29	-	-	-	-	-	-	-	-	SF/GQ	90 STALLS	0.31	AH
E	16	SF/ZLL	116 ZLL 35F	7.43	DH	SF/ZLL	116 ZLL 35F	7.43	DH	SF/ZLL	116 ZLL 35F	7.43	AH
F	184	SF	336	1.83	DH	SF	336	1.83	DH	SF	336	1.83	DH
G	105	SF	264	2.51	DH	SF	264	2.51	DH	SF	264	2.51	DH
H	60	SF	109	1.82	DH	SF	109	1.82	DH	SF	109	1.82	DH
I	38	SF	99	2.83	DH	SF	99	2.83	DH	SF	99	2.83	DH
J	14	ZLL	69	4.93	DH	ZLL	69	4.93	DH	ZLL	69	4.93	DH
K	21	SF	42	2.0	DH	SF	42	2.0	DH	SF	42	2.0	DH
L	15	-	-	-	-	MF	90	5.8	AH	MF	90	5.8	AH
TOTAL	973	-	1696	-	-	-	1785	-	-	-	1794	-	-

CONDITIONS OF APPROVAL

- All previous conditions of The Landings at Wellington PUD, unless otherwise specified in this resolution, are still in effect. (PLANNING AND ZONING)
- Approval is based on the Master Plan dated stamped February 8, 2017. (PLANNING AND ZONING)
- The project shall be required to be re-platted. The re-plat application shall be submitted within 60 working days of the Master Plan approval granted by Village Council and be resubmitted prior to the issuance of the first building permit. (ENGINEERING)
- All future plats shall depict the road system, proposed bridge/golf cart/multi-purpose paths, access easements, landscape easements, etc. as illustrated on the approved Master Plan. (ENGINEERING)
- 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 5,880 square feet. The civic dedication is 1,176 square feet. In lieu of dedication the developer may pay a fee equal to \$6,793.11 for parks and recreation and \$1,148.66 for civic dedications. A 10% credit may be available for passive recreational area (1/2 acre) 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)
- A 20-foot wide Right-of-Way Landscape Buffer and Easement shall be required for all properties adjacent to Aero Club Drive and Greenbriar Boulevard. (PLANNING AND ZONING)
- A 10-foot wide (non-occupiable) Landscape Buffer and Easement shall be provided for all properties adjacent to Residential E (Lakefield South) unless a lake is provided along the Residential E property. (PLANNING AND ZONING)
- The proposed private driveway providing access from Greenbriar Boulevard to Lots 1 and 2 of Winding Trails shall be saved. Additionally, since the private driveway is currently proposed to be located within private property and common area, the easement shall be depicted on the Plat and shall be included in the Restrictive Covenants of the Homeowners Associations. (ENGINEERING)
- An 8-foot wide multi-purpose pathway along the west side of Oudley Farms Road, starting on the south side of Greenbriar Boulevard and terminating approximately 120 feet north of the centerline of Person Road is required to be constructed (payment in lieu of construction may be acceptable) by the applicant and will be maintained by the Village of Wellington. The developer shall provide a certified engineer's cost estimate and signed and sealed engineering plan to be approved by the Wellington Engineering Department and payment in lieu of construction shall be paid in full prior to the issuance of the first building permit. (ENGINEERING)
- A horse crossing shall be constructed (payment in lieu of construction may be acceptable) by the applicant at the intersection of Oudley Farms Road and Greenbriar Boulevard connecting the existing Road Trail to the bridge trails within Winding Trails. The engineering plan shall be designed in-house by the Engineering Department. The developer shall provide a certified engineer's cost estimate to be approved by the Wellington Engineering Department and payment in lieu of construction shall be paid in full prior to the issuance of the first building permit. (ENGINEERING)
- The developer shall be required to take measures to ensure that the adjacent water bodies that are not part of the lake recognition are protected and protected from pollutants during construction, per all applicable NPDES standards and regulations. (ENGINEERING)
- All littoral plantings required with the reconfiguration of the lakes shall be installed and maintained by the developer. The maintenance dedication may be conveyed to the Winding Trail Homeowners Association and shall be depicted on the plat. (ENGINEERING)
- All driveway aprons, shared driveways and private roadways shall be paved as required by the Village Engineer or his designee. The parking areas shall be either asphalt or crushed asphalt millings. (ENGINEERING)
- 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)
- The average lake width for all reconfigured lakes shall be 100 feet but no lake shall be less than 60 feet from edge of water to edge of water in width unless approved by the Village Engineer or his designee. (ENGINEERING)
- Connection to the public sewer system will be required for Lots 1-4 of Winding Trails, as the subdivision is subject to the following Wellington Land Development Regulation Section 16.13. Based on the flow and existing system capacity, developer may be required to install a new lift station or make upgrades to the existing lift station(s). Upgrade requirements to be determined by Wellington's Utilities Department. The remaining lots shall be permitted to have septic only with the approval of the Palm Beach County Health Department. Approval shall be submitted to Wellington for those lots utilizing a septic system as part of the Land Development Permit process. (ENGINEERING)
- In order to comply with the Mandatory Traffic Performance Standards in place at the time of approval, no building permits for Winding Trails shall be issued after December 31, 2020. A time extension for this condition may be approved based on a Traffic Study which complies with the Mandatory Traffic Performance Standards in place at the time of the request.
- The applicant shall be required to construct a 12' wide bridge trail along Aerobud Drive and Greenbriar Boulevard. The bridge trail shall be dedicated and maintained by the Village of Wellington with the exception of daily maintenance of manure pickup. (PLANNING AND ZONING)
- The applicant shall provide daily maintenance of manure pickup along the public bridge trail adjacent to Winding Trails. (COUNCIL)
- Outdoor lighting of rings and saddocks shall be prohibited. (COUNCIL)
- The reconfiguration of all lakes shall occur during Phase 1 of the Land Development Permit. (PLANNING AND ZONING)
- All deliveries and construction vehicles utilizing trucks over 40 feet in length shall be prohibited between the hours of 6:30 a.m. to 9:30 a.m. and 2:00 p.m. to 4:30 p.m. Monday through Friday. During Phase 1 of construction, time restrictions shall be waived one week after the School District of Palm Beach County school calendar year has ended and one week prior to the beginning of the school calendar year. (PLANNING AND ZONING)
- The developer shall agree to record Restrictive Covenants that include the following:
 - All residences on any lot governed by this Restrictive Covenant shall be owner-occupied and may not be occupied by persons other than the owner of the lot and such person's family members and temporary (i.e., no more than two (2) weeks) guests. If the owner of the lot is a business entity, at least one occupant of the residence on the lot must hold at least a twenty-five percent (25%) ownership interest in said entity. If title is held in trust, at least one occupant must be a trustee or beneficiary of the trust. The foregoing provisions of this Subdivision (A) shall not apply to employee or servant living spaces.
 - There shall be no more than four horse stalls per acre and no more than ten horse stalls on any lot within the development.
 - There shall be no more than four horse stalls rented to non-occupant third parties on any lot governed by this Restrictive Covenant. Horse stall rentals shall be limited to only owners or renters of the residence in the adjacent labeled South and Lakefield North Community. Use of a stall by an occupant or by a family member of an occupant shall not be deemed a rental for purposes of this instrument.
 - With the exception of common residential delivery services, such as the United States Postal Service, UPS, FedEx, or other non-equine residential deliveries, equine related deliveries, except for emergency medical equine care services, to any parcel governed by this declaration shall be limited to no later than 9:00 a.m. and no later than 2:00 p.m. Monday through Friday. Deliveries shall take place after sundown, provided, however, that deliveries utilizing trucks over forty (40) feet in length shall be prohibited between the hours of 6:30 a.m. to 9:30 a.m. and between 2:00 p.m. and 4:30 p.m. Monday through Friday.
 - Each lot shall contain a 3-sided concrete enclosure with a roof and gate for the purpose of housing a manure bin to serve the property. The enclosure shall be equipped with an odor controlling mechanism to ensure adequate containment of odor. All manure bins housed within such structure shall include a lid. All manure enclosures shall be equipped with a mechanism that is designed to reduce or eliminate the attraction of flies.

LOCATION MAP



REVISED MASTER PLAN THE LANDINGS AT WELLINGTON P.U.D.

PROJECT TEAM

OWNER/CLIENT:
 W&W EQUESTRIAN CLUB LLC
 12180 S. SHORE BLVD 104
 WELLINGTON FL 33414

ARCHITECT:
 RICHARD BARNES ARCH. DESIGN SERVICES LLC
 1807 EAST TERRACE DRIVE
 LAKE WORTH, FL 33460

TRAFFIC CONSULTANT:
 KIMLEY HORN & ASSOCIATES
 1920 WENKIVA WAY, SUITE 200
 WEST PALM BEACH, FL 33411
 561.845.0665

LANDSCAPE ARCHITECT/PLANNER:
 COTLEUR & HEARING, INC.
 1934 COMMERCIAL LANE, SUITE 1
 JUPITER, FL 33458
 561.747.6236

SURVEYOR/ENGINEER:
 SIMMONS & WHITE, INC.
 2581 METROCENTRE BLVD. WEST, SUITE 3
 WEST PALM BEACH, FLORIDA 33407
 561.478.7848

LEGAL:
 LEWIS LONGMAN & WALKER
 515 NORTH FLAGLER DRIVE, SUITE 1500
 WEST PALM BEACH, FL 33401
 561.640.8202

LEGAL:
 DENIK A. SCHWARTZ, ESQ.
 4755 TECHNOLOGY WAY, SUITE 205
 BOCA RATON, FL 33431
 561.981.8089

Cotleur & Hearing
 Landscape Architects
 Land Planners
 Environmental Consultants
 1934 Commercial Lane
 Suite 1
 Jupiter, Florida 33458
 561.747.6336 · Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-CO00239

The Landings at Wellington PUD Master Plan

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
	12-08-16
	07-06-16
	02-02-17
	08-03-16
	04-25-17
	08-24-16
	08-03-17
	09-21-16
	11-16-16
	10-16-17
	05-04-22
	03-21-24
	07-18-24
	10-11-24
	05-13-26

Scale: 1" = 600'

October 11, 2024 8:54:00 a.m.
 Drawing: 15-0201_MP.DWG

SHEET 1 OF 1

© COTLEUR & HEARING, INC.
 These drawings are the property of the architect and are not to be used for advertising or other promotional purposes without the written consent of the architect. Immediately upon completion of the project, the drawings shall be returned to the architect.

The Landings at Wellington MPA – R & B Tennis

STAFF REPORT

Petition Number: 2025-0002-MPA
 Resolution R2026-25

Owner/Applicant: Helen McCormack
 R B Tennis Holdings
 722 Eagle Point Drive
 Venice, FL 34285

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

Site Address: 2995 Greenbriar Boulevard

PCN: 73-41-44-18-02-000-0010

Future Land Use Designation (FLUM): Community Facilities (CF)

Zoning Designation: Planned Unit Development (PUD)

Acreage: 4.0 acres

Request: Master Plan Amendment to change the use designation of the property on the Landings at Wellington PUD Master Plan from Day Care to Assembly and to add two (2) existing access points on Greenbriar Boulevard into the site.

Project Manager:
 Kelly Ferraiolo, Senior Planner
KFerraiolo@wellingtonfl.gov
 (561) 753-5268

Location/Map:

The subject lot is located on the southwest corner of the Ousley Farms Road and Greenbriar Boulevard intersection.



Adjacent Property	FLUM	Zoning
North	Residential B	EOZD/PUD
South	CF	PUD
East	Residential B	EOZD/PUD
West	CF	PUD

Boards, Committees, Council:

Meeting	Notice Date	Meeting Date	Vote
PZAB	5/29/2026	6/17/2026	Pending
Village Council	TBD	TBD	Pending

Site History and Current Request:

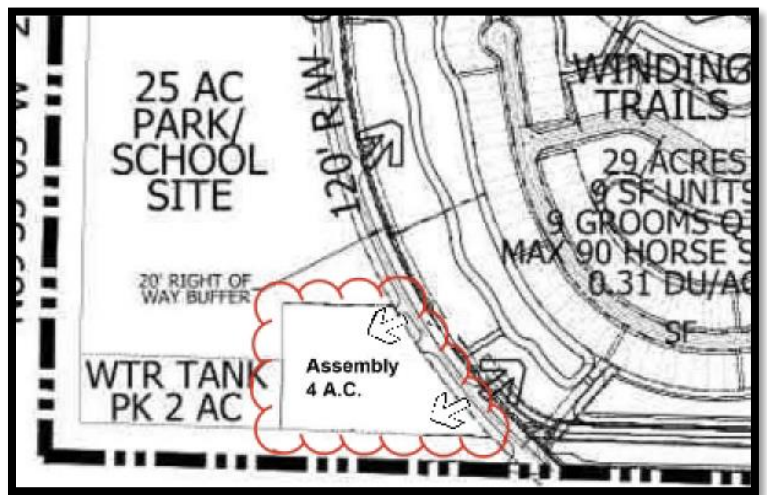
The subject property is located within The Landings at Wellington PUD. The Landings at Wellington PUD was approved by Palm Beach County in 1979, prior to Wellington’s incorporation in 1995. The subject property has been used as a Day Care facility since 1986. The current owner purchased the property in 2025 and is proposing to demolish the existing day care to develop a 26,688 SF indoor tennis facility with

additional outdoor tennis courts, padel courts, and other recreational accessory uses. A Master Plan Amendment to The Landings at Wellington PUD is requested to change the use designation of the property on the Master Plan from Day Care to Assembly and to add two (2) access points on Greenbriar Boulevard. Although two (2) driveways exist on the day care property, they were never identified on the Master Plan. All access points onto Major Thoroughfares within PUDs need to be shown on the adopted Master Plan with an arrow symbol. The request is only to document these existing access points to the site. A Site Plan will be reviewed and approved administratively if the Master Plan Amendment is approved by Council.

ANALYSIS:



Existing Master Plan



Proposed Master Plan

The applicant is requesting a Master Plan Amendment to The Landings at Wellington PUD to add two (2) access points along Greenbriar Boulevard to illustrate the existing access to the site and to change the use designation of the property from Day Care to Assembly. The proposed Master Plan Amendment complies with the following:

- A. The request is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan.

Policy LU&CD 1.2.5 Allow Limited Non-residential Uses within Residential PUDs/Districts - Limited non-residential uses are permitted within residential planned unit developments and districts. These uses may include but shall not be limited to: day care centers, schools, churches, parks, recreation facilities, governmental offices and facilities, and neighborhood commercial facilities. The uses are designed to meet the daily needs of residents.

The subject site is within The Landings at Wellington PUD. The existing site is designated as a day care providing non-residential uses within the PUD. Modifying the use designation of the site to Assembly will not increase the acreage of non-residential uses within the PUD, only replacing it with a different use type to meet the daily needs of the residents.

Policy LU&CD 1.7.1 Community Facilities Land Use - The Community Facilities (CF) land use designation permits a full range of community uses such as educational, child and adult care facilities, medical and accessory offices, governmental, religious, cemetery, civic, cultural, communications, public works, utility, and related uses. The maximum FAR is 0.35.

The property has a Future Land Use Map designation of Community Facilities. The proposed master plan designation of an Assembly is defined as an “institutional or membership use that has organized meetings or programs for social, educational, or recreational purposes”. The proposed private tennis facility is “designed as a membership-based tennis and fitness facility centered on organized instruction, training, and athletic development”. Per Table 6.2-1, an Assembly use is a permitted use within Community Facilities Pods within a PUD.

Policy MB 2.1.1 Access Management - *Enforce standards and a review process to control roadway access points, on-site traffic flow, and on-site parking for access management, including the requirement of joint access drives for adjacent uses, the spacing and design of driveway curb cuts, the spacing and design of median openings, the provision of service roads.*

The property will be reconfigured with the existing access points shifted from their current location. The new locations for the access points are required to meet all traffic performance and engineering standards. Based on the proposed site plan, the driveways meet all spacing requirements from existing driveways and from the adjacent roundabout on Ousley Farms Road and Greenbriar Boulevard. The request is only to document the access points on the Master Plan, not to add additional driveways.

Policy PR 1.2.1 Variety of Recreation Facilities & Services - *Continue to provide a variety of recreational facilities and services that contribute to the health and well-being of all residents.*

The proposed facility will provide a high-quality tennis and fitness facility, providing indoor and outdoor court options for its members. The facility's purpose is to “promote physical fitness, skill development, and personal growth through structured recreational programming.” Approving the request will provide additional variety and level of recreational programming for Wellington residents.

B. The request complies with all articles of the Land Development Regulations (LDR).

A Site Plan for the tennis facility was submitted and reviewed by Planning, Engineering, and Utilities for consistency with Wellington’s LDR. The proposed site and structures meet minimum setbacks, floor area ratio, building height, parking requirements, etc., and the requirements of Section 6.2.2.F. of Wellington’s LDR, which provides supplemental standards for Assembly Use. Landscape buffers will be provided on all sides. The buffers will include a combination of shade trees, a continuous hedge, and smaller shrubs to minimize the impact on the surrounding properties. A Photometric Plan has been submitted and reviewed to ensure no lighting spillage occurs on neighboring properties. The proposed realigned access points meet separation standards for properties located on arterial and collector roadways.

C. The request minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

The property is currently developed as a day care facility on two (2) of the four (4) acres of the property. No wetlands were identified on the undisturbed portion of the site. A Tree Disposition plan was provided, and mitigation will be required if needed. Permits will be applied for to ensure compliance with stormwater management for the site.

D. The request minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

No adverse visual impacts are expected to occur as a result of the proposed request. The property borders a Community Facilities land use to the south that includes the Public Works storage yard and Water Facilities. To the west is Greenbriar Park, and to the east is the C-2 Canal. Lot 3 of Winding



Trails is on the north side of Greenbriar Boulevard and also has a thick landscape buffer with limited visibility. As previously mentioned, landscape buffers will be required on all sides. The tennis facility is membership-based and not open to the public. Large events are not expected to occur, limiting intensity to and on the site. No additional driveways will be added to Greenbriar, as two (2) driveways already exist for the day care use.

E. The request is consistent with applicable neighborhood plans.

This criterion does not apply to the request since no neighborhood plan exists for this area.

F. The request will result in a logical, timely, and orderly development pattern.

The proposed request to change the use designation on the Master Plan from day care to assembly is a logical and orderly development pattern, as the property will be redeveloped and repurposed into a membership-based tennis facility. Extension of municipal facilities will not be required as the infrastructure already exists to service the property. The property is also adjacent to low-intensity public park facilities.

G. The request complies with Wellington building standards.

All buildings will require a building permit and will be reviewed to ensure compliance with the Florida Building Code and all other applicable codes. Architectural Review Board approval will also be required for all elevations, materials, and colors prior to issuance of building permits.

FINDINGS OF FACT:

All required application documentation has been reviewed by the Development Review Manager and Wellington Departments to determine compliance with the Comprehensive Plan and LDR, subject to conditions provided in Resolution No. R2026-25.

Findings of Fact are provided in the Staff Report to support approval of the Master Plan Amendment request. These findings are subject to other competent substantial evidence presented at the quasi-judicial public hearing.

Lists of Exhibits:

Exhibit A – Proposed Landings at Wellington PUD Master Plan

Exhibit B – Current Landings at Wellington PUD Master Plan

Exhibit C – Proposed Site Plan

Exhibit D – Traffic Study

Exhibit E – Drainage Statement

Exhibit F – Water and Sewer Demand Analysis

Exhibit G – Justification Statement

PETITION NUMBER: 1997-10 MPI & 1997-10 DOA2
 12-20-07 - REVISIONS IN ACCORDANCE WITH R-2004-153
 CONVERT 15 ACRES OF BINKS FOREST GOLF COURSE (ABANDONED DRIVING RANGE)
 TO A RESIDENTIAL POD (POD L) WITH 90 MULTI-FAMILY, CONDO OWNERSHIP,
 ATTACHED DWELLING UNITS, UPDATE SITE DATA AND TABULAR DATA TO INCLUDE NEW POD L.
 IDENTIFY THE PROPOSED ENTRY INTO POD L.
 IDENTIFY THE EXISTING ENTRY INTO THE GOLF CLUB.
 RELOCATE GOLF MAINTENANCE FROM EAST OF THE FPL SUBSTATION TO NORTH OF THE FPL SUBSTATION.
 IDENTIFY THE CORRECT LOCATION OF THE EXISTING ENTRY INTO THE FPL SUBSTATION FROM FLYING COW ROAD.
PETITION NUMBER: 2013-61 CPA2 & MPA2 (ORD 2014-22 & R-2014-27)
 03-06-14 - REVISIONS
 CHANGE 0.26 AC LAND USE FROM CR TO RES E (NO ADDITIONAL UNITS).
 UPDATE SITE AREA DENSITY TO INCLUDE ADDITIONAL 0.26 AC.
 05-05-14 - REVISIONS
 ADDED OR OVERLAY
PETITION NUMBER: 2016-023 MPA3 (R2016-47)
 02-28-2017 REVISIONS IN ACCORDANCE WITH R2016-47
 DELINEATE WINDING TRAILS FROM POD D BY CREATING POD D-1
 ALLOCATE 29 ACRES TO POD D-1
 ADD NINE (9) DWELLING UNITS, NINE (9) BARNS WITH GROOMS QUARTERS AND A MAXIMUM OF 90 STALLS TO POD D-1
 ADD THREE (3) ACCESS POINTS ALONG AERO CLUB DRIVE
 ADD TWO (2) ACCESS POINTS ALONG GREENBRIAR BOULEVARD

SITE DATA

SITE DATA	
EXISTING ZONING	RE/PUD
LAND USE DESIGNATION	LR 1
TOTAL LOT AREA	1693 AC
GROSS DENSITY	1.06 DU / AC
TOTAL UNITS	1794
1 AC LOTS	259
1/2 AC LOTS	445
1/4 AC LOTS	472
DETACHED DESIGN CLUSTER	98
PATIO HOME (ZLL)	185
TOWNHOUSE / ZLL	200
SINGLE FAMILY	54
MULTI-FAMILY (OR)	90

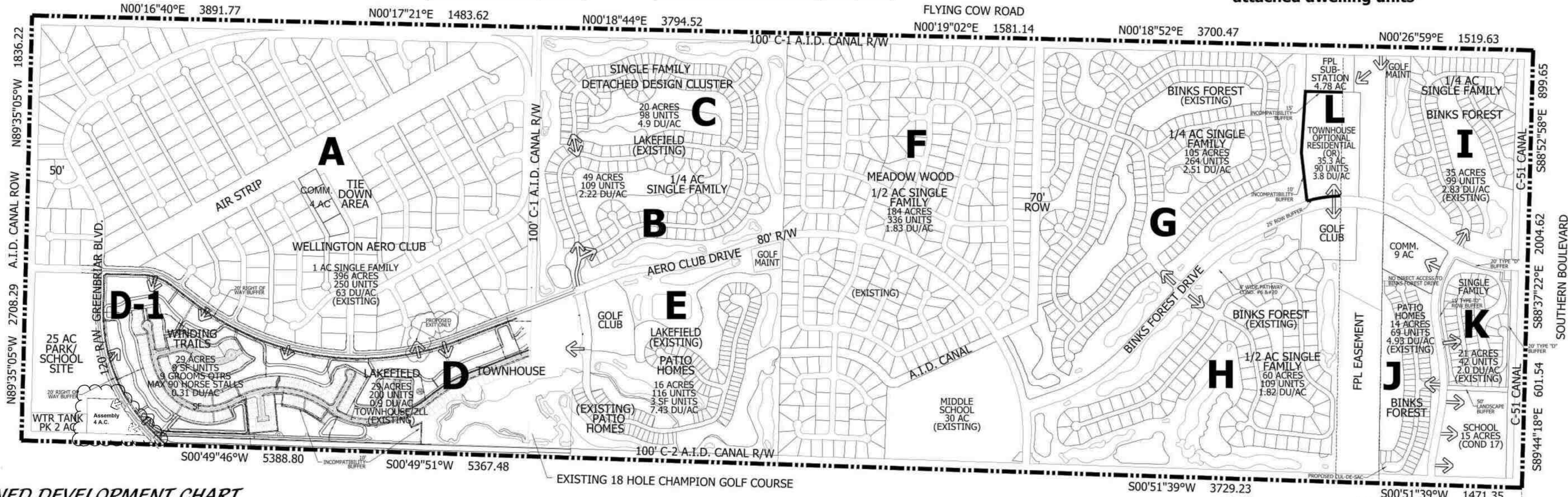
SITE AREA BREAKDOWN

SITE AREA BREAKDOWN TABULAR		
	AC	%
RESIDENTIAL	972.72	55
COMMERCIAL	13	0.8
SCHOOLS (INSTITUTIONAL)	60	4
GOLF COURSES (RECREATIONAL)	285.28	18
(EXCLUDES LAKE AREA IN GOLF COURSE)		
PARK / CIVIC USES	19	1
(INCLUDES 2 AC WATER TANK SITE)		
LANDING STRIP, SERVICE & TIE DOWN AREA	35	2
ASSEMBLY	4	1
LAKES / CANALS	207.08	12
MAJOR ROAD R/W	54.00	3
FPL SITE / ASEMENT	43	3
TOTAL	1693.08	100

Exhibit A - Proposed Landings at Wellington PUD Master Plan

NOTE:
 THE ENTIRE BOUNDARY OF THE LANDINGS AT WELLINGTON PUD IS SURROUNDED BY CANALS GREATER THAN 50' IN WIDTH AND THEREFORE NO BOUNDARY BUFFERS HAVE BEEN PROVIDED WITH THE EXCEPTION OF POD K.

Pod L - Driving range converted to 90 Multi-family, attached dwelling units



PLANNED DEVELOPMENT CHART

PLANNED DEVELOPMENT TABULAR DATA													
POD TYPE AND NAME	ACRE	1995 DRC APPROVAL				2013 APPROVAL				EXISTING APPROVAL			
		TYPE	UNIT #	DENSITY	CLASS	TYPE	UNIT #	DENSITY	CLASS	TYPE	UNIT #	DENSITY	CLASS
A	396	SF	251	0.63	DH	SF	250	0.63	DH	SF	250	0.63	DH
A-1	-	-	-	-	-	-	-	-	-	SF	-	-	-
B	49	SF	109	2.22	DH	SF	109	2.22	DH	SF	109	2.22	DH
C	20	DDC	98	4.9	DH	DDC	98	4.9	DH	DDC	98	4.9	DH
D	29	TH/ZLL	TH 58 ZLL 142	6.9	AH/DH	TH 58 ZLL 142	6.9	AH/DH	TH/ZLL	TH 58 ZLL 142	6.9	AH/DH	
D-1	29	-	-	-	-	-	-	-	SF/GQ	95 SF / 9 GQ 90 STALLS	0.31	AH	
E	16	SF/ZLL	116 ZLL 3 SF	7.43	DH	SF/ZLL	116 ZLL 3 SF	7.43	DH	SF/ZLL	116 ZLL 3 SF	7.43	DH
F	184	SF	336	1.83	DH	SF	336	1.83	DH	SF	336	1.83	DH
G	105	SF	264	2.51	DH	SF	264	2.51	DH	SF	264	2.51	DH
H	60	SF	109	1.82	DH	SF	109	1.82	DH	SF	109	1.82	DH
I	35	SF	99	2.83	DH	SF	99	2.83	DH	SF	99	2.83	DH
J	14	ZLL	69	4.93	DH	ZLL	69	4.93	DH	ZLL	69	4.93	DH
K	21	SF	42	2.0	DH	SF	42	2.0	DH	SF	42	2.0	DH
L	15	DRIVING RANGE			MF	90	5.8	AH	MF	90	5.8	AH	
TOTAL	973		1696			1785				1794			

CONDITIONS OF APPROVAL

- The following are Conditions of Approval for Petition 16-060 (2016-023 MPA3) Resolution R2016-47 Approved February 28, 2017:
- All previous conditions of The Landings at Wellington PUD, unless otherwise specified in this resolution, are still in effect. (PLANNING AND ZONING)
 - Approval is based on the Master Plan dated stamped February 8, 2017. (PLANNING AND ZONING)
 - The project shall be required to be re-platted. The re-plate application shall be submitted within 60 working days of the Master Plan approval granted by Village Council and be recorded prior to the issuance of the first building permit. (ENGINEERING)
 - All future plats shall depict the road system, proposed bridge/golf cart/multi-purpose paths, access easements, landscape easements, etc. as indicated on the approved Master Plan. (ENGINEERING)
 - 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 5,880 square feet. The civic dedication is 1,176 square feet. In lieu of dedication the developer may pay a fee equal to \$6,745.31 for parks and recreation and \$1,349.86 for civic dedications. A 10% credit may be available for passive recreational area (i.e. e-bike trails) 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)
 - A 20-foot wide Right-of-Way Landscape Buffer and Easement shall be required for all properties adjacent to Aero Club Drive and Greenbriar Boulevard. (PLANNING AND ZONING)
 - A 10-foot wide Incompatibility Landscape Buffer and Easement shall be provided for all properties adjacent to Residential E (Lakefield South) unless a lake is provided along the Residential E property. (PLANNING AND ZONING)
 - The proposed private driveway providing access from Greenbriar Boulevard to Lots 1 and 2 of Winding Trails shall be paved. Additionally, since the private driveway is currently proposed to be located within private property and common area, the developer will be required to provide and dedicate an access easement to insure future legal access to both lots. This easement shall be depicted on the Plat and shall be included in the Restrictive Covenants of the Homeowners Associations. (ENGINEERING)
 - An 8-foot wide multi-purpose pathway along the west side of Dusley Farms Road, starting on the south side of Greenbriar Boulevard and terminating approximately 120 feet north of the centerline of Pierson Road is required to be constructed (payment in lieu of construction may be acceptable) by the applicant at the intersection of Dusley Farms Road and Greenbriar Boulevard connecting the existing Red Trail to the bridge trails within Winding Trails. The engineering plan shall be designed in-house by the Engineering Department. The developer shall provide a certified engineer's cost estimate and signed and sealed engineering plan to be approved by the Wellington Engineering Department and payment in lieu of construction shall be paid in full prior to the issuance of the first building permit. (ENGINEERING)
 - There shall be no loading or un-loading of equipment, horses or any other product within any right-of-way of Aerobuck Drive or Greenbriar Boulevard. (PLANNING AND ZONING)
 - Prior to any land development permits for Parcels 1 and 2, the engineering design for the access to Greenbriar Boulevard must be approved by the Village Engineer and depicted on the Site Plan. (ENGINEERING)
 - The developer shall be required to take measures to insure that during site development dust/debris particles from the development do not become a nuisance to the neighboring properties. (PLANNING AND ZONING/ENGINEERING)
 - A tri-party agreement for the reconfiguration of the lakes shall be executed by all required parties prior to the issuance of a Land Development Permit and prior to the application for a permit modification to South Florida Water Management District. (PLANNING AND ZONING)
 - The developer shall be required to take measures to insure that the adjacent water bodies that are not part of the lake reconfiguration are secured and protected from pollutants during construction, per all applicable NPDES standards and regulations. (ENGINEERING)
 - All riparian plantings required with the reconfiguration of the lakes shall be installed and maintained by the developer. The maintenance dedication may be conveyed to the Winding Trail Homeowners Association and shall be dedicated on the plat. (ENGINEERING)
 - All driveway aprons, shared driveways and private roadways shall be paved as required by the Village Engineer or his designee. The parking areas shall be either paved or crushed asphalt millings. (ENGINEERING)
 - 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)
 - The average lake width for all reconfigured lakes shall be 100 feet but no lake shall be less than 60 feet from edge of water to edge of water in width unless approved by the Village Engineer or his designee. (ENGINEERING)
 - Connection to the public sewer system will be required for Lots 1-4 of Winding Trails, as the subdivision is subject to the following Winding Trails Land Development Regulation Section 16.15. Based on the flows and existing system capacity, developer may be required to install a new lift station or make upgrades to the existing lift station(s). Upgrade requirements to be determined by Wellington's Utilities Department. The remaining lots shall be permitted to have septic only with the approval of the Palm Beach County Health Department. Approval shall be submitted to Wellington for those lots utilizing a septic system as part of the Land Development Permit process. (ENGINEERING)
 - In order to comply with the Mandatory Traffic Performance Standards in place at the time of approval, no building permits for Winding Trails shall be issued after December 31, 2020. A time extension for this condition may be approved based on a Traffic Study which complies with the Mandatory Traffic Performance Standards in place at the time of the request. (TRAFFIC)
 - The applicant shall be required to construct a 12' wide bridge trail along Aerobuck Drive and Greenbriar Boulevard. The bridge trail shall be dedicated and maintained by the Village of Wellington with the exception of daily maintenance of manure pickup. (PLANNING AND ZONING)

- The applicant shall provide daily maintenance of manure pick up along the public bridge trail adjacent to Winding Trails. (COUNCIL)
 - Outdoor lighting of rings and paddocks shall be prohibited. (COUNCIL)
 - The reconfiguration of all lakes shall occur during Phase 1 of the Land Development Permit. (PLANNING AND ZONING)
 - All deliveries and construction vehicles utilizing trucks over 40 feet in length shall be prohibited between the hours of 6:30 a.m. to 9:30 a.m. and 2:00 p.m. to 4:30 p.m. Monday thru Friday. During Phase 1 of construction, time restrictions shall be waived one week after the School District of Palm Beach County school calendar year has ended and one week prior to the beginning of the school calendar year. (PLANNING AND ZONING)
 - The developer shall agree to record Restrictive Covenants that include the following:
 - All residences on any lot governed by this Restrictive Covenant shall be owner-occupied and may not be occupied by persons other than the owner of the lot and such person's family members and temporary (i.e., no more than two (2) weeks) guests. If the owner of the lot is a business entity, at least one occupant of the residence on the lot must hold at least a twenty-five percent (25%) ownership interest in said entity. If title is held in trust, at least one occupant must be a trustee or beneficiary of the trust. The foregoing provisions of this Subdivision (A) shall not apply to employees or servant living spaces.
 - There shall be no more than four horse stalls per acre and no more than ten horse stalls on any lot within the development.
 - There shall be no more than four horse stalls rented to non-occupant third parties on any lot governed by this Restrictive Covenant. Horse stalls rentals shall be limited to only owners or renters of the residence in the adjacent Lakefield South and Lakefield North Community. Use of a stall by an occupant or a family member of an occupant shall not be deemed a rental for purposes of this instrument.
 - With the exception of common residential delivery services, such as the United States Postal Service, UPS, FedEx, or other non-equestrian residential deliveries, equine related deliveries, except for emergency medical equine care services, to any Parcel governed by this Declaration shall be limited as follows: the earliest deliveries shall be no earlier than 9:00 a.m. and no deliveries shall take place after sundown; provided, however, that deliveries utilizing trucks over forty (40) feet in length shall be prohibited between the hours of 6:30 a.m. to 9:30 a.m. and between 2:00 p.m. and 4:30 p.m. Monday through Friday.
 - Each lot shall contain a 3-sided concrete enclosure with a roof and gate for the purpose of housing a manure bin to serve the property. The enclosure shall be equipped with an odor controlling mechanism to ensure adequate containment of odor. All manure bins housed within such structure shall include a lid. All manure enclosures shall be equipped with a mechanism that is designed to reduce or eliminate the attraction of flies.
- The following are Conditions of Approval for Petition 2022-0001-MPA Resolution R2022-47 Approved October 11, 2022:
- All previous conditions of The Landings at Wellington PUD, unless otherwise specified in this resolution, are still in effect.
 - Approval is based on the Master Plan dated stamped May 4, 2022.
 - A vacation abandonment is required to be approved for the portion of the limited access easement where the driveway will be located prior to the issuance of any engineering permits.
 - The additional driveway on lot 6 shall be constructed with a 30 degree radius and be for residential uses only.

LOCATION MAP



**REVISED MASTER PLAN
 THE LANDINGS AT WELLINGTON P.U.D.**

PROJECT TEAM

OWNER/CLIENT:
 W&W EQUESTRIAN CLUB LLC
 12180 S. SHORE BLVD 104
 WELLINGTON FL 33414

ARCHITECT:
 RICHARD BARNES ARCH. DESIGN SERVICES LLC
 1807 EAST TERRACE DRIVE
 LAKE WORTH, FL 33460

TRAFFIC CONSULTANT:
 KIMLEY HORN & ASSOCIATES
 1920 WEXIVA WAY, SUITE 200
 WEST PALM BEACH, FL 33411
 561.845.0665

LANDSCAPE ARCHITECT/PLANNER:
 COTLEUR & HEARING, INC.
 1934 COMMERCE LANE, SUITE 1
 JUPITER, FL 33458
 561.747.6336

SURVEYOR/ENGINEER:
 SIMMONS & WHITE, INC.
 2581 METROCENTRE BLVD. WEST, SUITE 3
 WEST PALM BEACH, FLORIDA 33407
 561.478.7848

LEGAL:
 LEVVIS LONGMAN & WALKER
 515 NORTH FLAGLER DRIVE, SUITE 1000
 WEST PALM BEACH, FL 33401
 561.640.8202

LEGAL:
 DEREK A. SCHWARTZ, ESQ.
 4755 TECHNOLOGY WAY, SUITE 205
 BOCA RATON, FL 33431
 561.981.8089

Cotleur & Hearing
 Landscape Architects
 Land Planners
 Environmental Consultants
 1934 Commerce Lane
 Suite 1
 Jupiter, Florida 33458
 561.747.6336 - Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-C000239

**The Landings at Wellington PUD
 Master Plan**

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	08-02-16
	12-06-16
	07-06-16
	02-02-17
	08-03-16
	04-25-17
	08-24-16
	08-03-17
	09-21-16
	11-16-16
	10-16-17
	05-04-22
	03-21-24
	10-20-22
	07-18-24
	10-11-24
	05-13-25

Scale: 1" = 600'

0' 300' 600' 1200'

October 11, 2024 8:54:00 a.m.
 Drawing: 15-0201_MP.DWG

SHEET 1 OF 1

© COTLEUR & HEARING, INC.
 These drawings are the property of the architect and are not to be used for extensions or other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

PETITION NUMBER: 1997-10 MPI & 1997-10 DOA2
 12-20-07 - REVISIONS IN ACCORDANCE WITH R-2004-153
 CONVERT 15 ACRES OF BINKS FOREST GOLF COURSE (ABANDONED DRIVING RANGE)
 TO A RESIDENTIAL POD (POD L) WITH 90 MULTI-FAMILY, CONDO OWNERSHIP,
 ATTACHED DWELLING UNITS, UPDATE SITE DATA AND TABULAR DATA TO INCLUDE NEW POD L
 IDENTIFY THE PROPOSED ENTRY INTO POD L.
 IDENTIFY THE EXISTING ENTRY INTO THE GOLF CLUB.
 RELOCATE GOLF MAINTENANCE FROM EAST OF THE FPL SUBSTATION TO NORTH OF THE FPL SUBSTATION.
 IDENTIFY THE CORRECT LOCATION OF THE EXISTING ENTRY INTO THE FPL SUBSTATION FROM FLYING COW ROAD.
PETITION NUMBER: 2013-61 CPA2 & MPA2 (ORD 2014-22 & R-2014-27)
 03-06-14 - REVISIONS
 CHANGE 0.26 AC LAND USE FROM CR TO RES E (NO ADDITIONAL UNITS).
 UPDATE SITE AREA DENSITY TO INCLUDE ADDITIONAL 0.26 AC.
 05-05-14 - REVISIONS
 ADDED OR OVERLAY
PETITION NUMBER: 2016-023 MPA3 (R2016-47)
 02-28-2017 REVISIONS IN ACCORDANCE WITH R2016-47
 DELINEATE WINDING TRAILS FROM POD D BY CREATING POD D-1
 ALLOCATE 29 ACRES TO POD D-1
 ADD NINE (9) DWELLING UNITS, NINE (9) BARNS WITH GROOMS QUARTERS AND A MAXIMUM OF 90 STALLS TO POD D-1
 ADD THREE (3) ACCESS POINTS ALONG AERO CLUB DRIVE
 ADD TWO (2) ACCESS POINTS ALONG GREENBRIAR BOULEVARD

SITE DATA

SITE DATA	
EXISTING ZONING	RE/PUD
LAND USE DESIGNATION	LR 1
TOTAL LOT AREA	1693 AC
GROSS DENSITY	1.06 DU / AC
TOTAL UNITS	1794
1 AC LOTS	259
1/2 AC LOTS	445
1/4 AC LOTS	472
DETACHED DESIGN CLUSTER	98
PATIO HOME (ZLL)	185
TOWNHOUSE / ZLL	200
SINGLE FAMILY	54
MULTI-FAMILY (OR)	90

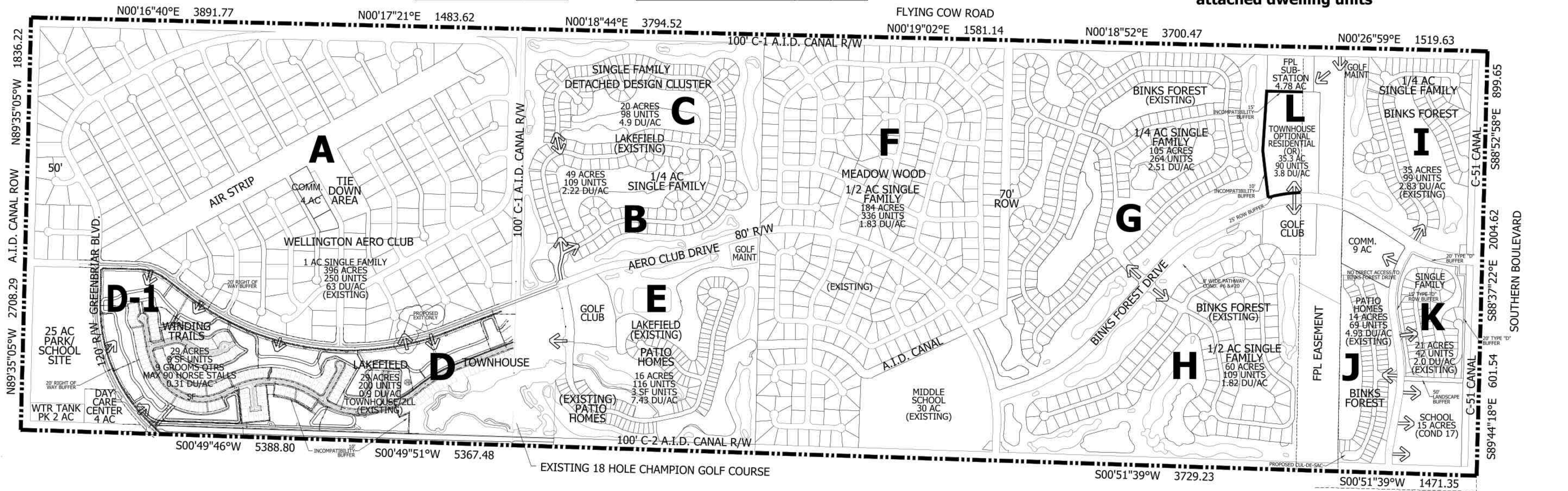
SITE AREA BREAKDOWN

SITE AREA BREAKDOWN TABULAR		
	AC	%
RESIDENTIAL	972.72	55
COMMERCIAL	13	0.8
SCHOOLS (INSTITUTIONAL)	60	4
GOLF COURSES (RECREATIONAL)	285.28	18
(EXCLUDES LAKE AREA IN GOLF COURSE)		
PARK / CIVIC USES	19	1
(INCLUDES 2 AC WATER TANK SITE)		
LANDING STRIP, SERVICE & TIE DOWN AREA	35	2
DAY CARE	4	1
LAKES / CANALS	207.08	12
MAJOR ROAD R/W	54.00	3
FPL SITE / EASEMENT	43	3
TOTAL	1693.08	100

Exhibit B - Current Landings at Wellington PUD Master Plan

NOTE:
 THE ENTIRE BOUNDARY OF THE LANDINGS AT WELLINGTON PUD IS SURROUNDED BY CANALS GREATER THAN 50' IN WIDTH AND THEREFORE NO BOUNDARY BUFFERS HAVE BEEN PROVIDED WITH THE EXCEPTION OF POD K.

Pod L - Driving range converted to 90 Multi-family, attached dwelling units



PLANNED DEVELOPMENT CHART

PLANNED DEVELOPMENT TABULAR DATA													
POD TYPE AND NAME	ACRE	1995 DRC APPROVAL				2013 APPROVAL				EXISTING APPROVAL			
		TYPE	UNIT #	DENSITY	CLASS	TYPE	UNIT #	DENSITY	CLASS	TYPE	UNIT #	DENSITY	CLASS
A	396	SF	251	0.63	DH	SF	250	0.63	DH	SF	250	0.63	DH
B	49	SF	109	2.22	DH	SF	109	2.22	DH	SF	109	2.22	DH
C	20	DDC	98	4.9	DH	DDC	98	4.9	DH	DDC	98	4.9	DH
D	29	TH/ZLL	TH 58 ZLL 142	6.9	AH/DH	TH/ZLL	TH 58 ZLL 142	6.9	AH/DH	TH/ZLL	TH 58 ZLL 142	6.9	AH/DH
D-1	29	-	-	-	-	-	-	-	-	SF/GQ	95 SF / 9 GQ 90 STALLS	0.31	AH
E	16	SF/ZLL	116 ZLL 3 SF	7.43	DH	SF/ZLL	116 ZLL 3 SF	7.43	DH	SF/ZLL	116 ZLL 3 SF	7.43	DH
F	184	SF	336	1.83	DH	SF	336	1.83	DH	SF	336	1.83	DH
G	105	SF	264	2.51	DH	SF	264	2.51	DH	SF	264	2.51	DH
H	60	SF	109	1.82	DH	SF	109	1.82	DH	SF	109	1.82	DH
I	35	SF	99	2.83	DH	SF	99	2.83	DH	SF	99	2.83	DH
J	14	ZLL	69	4.93	DH	ZLL	69	4.93	DH	ZLL	69	4.93	DH
K	21	SF	42	2.0	DH	SF	42	2.0	DH	SF	42	2.0	DH
L	15	DRIVING RANGE			MF	90	5.8	AH	MF	90	5.8	AH	
TOTAL	973		1696			1785				1794			

REVISED MASTER PLAN THE LANDINGS AT WELLINGTON P.U.D.

PROJECT TEAM

OWNER/CLIENT:
 W&W EQUESTRIAN CLUB LLC
 12180 S. SHORE BLVD 104
 WELLINGTON FL 33414

ARCHITECT:
 RICHARD BARNES ARCH. DESIGN SERVICES LLC
 1807 EAST TERRACE DRIVE
 LAKE WORTH, FL 33460

TRAFFIC CONSULTANT:
 KIMLEY HORN & ASSOCIATES
 1920 WELKIA WAY, SUITE 200
 WEST PALM BEACH, FL 33411
 561.845.0665

LANDSCAPE ARCHITECT/PLANNER:
 COTLEUR & HEARING, INC.
 1934 COMMERCE LANE, SUITE 1
 JUPITER, FL 33458
 561.747.6336

SURVEYOR/ENGINEER:
 SIMMONS & WHITE, INC.
 2581 METROCENTRE BLVD. WEST, SUITE 3
 WEST PALM BEACH, FLORIDA 33407
 561.478.7948

LEGAL:
 LEVINS LONGMAN & WALKER
 515 NORTH FLAGLER DRIVE, SUITE 1000
 WEST PALM BEACH, FL 33401
 561.640.8202

LEGAL:
 DEREK A. SCHWARTZ, ESQ.
 4755 TECHNOLOGY WAY, SUITE 205
 BOCA RATON, FL 33431
 561.981.8089

CONDITIONS OF APPROVAL

- The following are Conditions of Approval for Petition 16-060 (2016-023 MPA3) Resolution R2016-47 Approved February 28, 2017:
- All previous conditions of The Landings at Wellington PUD, unless otherwise specified in this resolution, are still in effect. (PLANNING AND ZONING)
 - Approval is based on the Master Plan dated stamped February 8, 2017. (PLANNING AND ZONING)
 - The project shall be required to be re-platted. The re-plate application shall be submitted within 60 working days of the Master Plan approval granted by Village Council and be recorded prior to the issuance of the first building permit. (ENGINEERING)
 - All future plats shall depict the road system, proposed bridge/golf cart/multi-purpose paths, access easements, landscape easements, etc. as illustrated on the approved Master Plan. (ENGINEERING)
 - 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 5,880 square feet. Additionally, since the private driveway is currently proposed to be located within private property and common area, the developer is dedicated to provide a fee equal to \$6,749.31 for parks and recreation and \$1,349.86 for civic dedications. A 10% credit may be available for passive recreational area (i.e. bridge trails) 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)
 - A 20-foot wide Right-of-Way Landscape Buffer and Easement shall be required for all properties adjacent to Aero Club Drive and Greenbriar Boulevard. (PLANNING AND ZONING)
 - A 10-foot wide Incompatibility Landscape Buffer and Easement shall be provided for all properties adjacent to Residential E (Lakefield South) unless a lake is provided along the Residential E property. (PLANNING AND ZONING)
 - The proposed private driveway providing access from Greenbriar Boulevard to Lots 1 and 2 of Winding Trails shall be paved. Payment in lieu of construction may be acceptable by the applicant and will be maintained by the Village of Wellington. The developer shall provide a certified engineer's cost estimate and signed and sealed engineering plan to be approved by the Wellington Engineering Department and payment in lieu of construction shall be paid in full prior to the issuance of the first building permit. (ENGINEERING)
 - An 8-foot wide multi-purpose pathway along the west side of Ousley Farms Road, starting on the south side of Greenbriar Boulevard and terminating approximately 120 feet north of the centerline of Pierson Road is required to be constructed (payment in lieu of construction may be acceptable) by the applicant at the intersection of Ousley Farms Road and Greenbriar Boulevard connecting the existing Red Trail to provide trails within Winding Trails. The engineering plan shall be designed in-house by the Engineering Department. The developer shall provide a certified engineer's cost estimate to be approved by the Wellington Engineering Department and payment in lieu of construction shall be paid in full prior to the issuance of the first building permit. (ENGINEERING)
 - There shall be no loading or un-loading of equipment, horses or any other product within any right-of-way of Aerocub Drive or Greenbriar Boulevard. (PLANNING AND ZONING)
 - All driveway aprons, shared driveways and private roadways shall be paved as required by the Village Engineer or his designee. The parking areas shall be either paved or crushed asphalt millings. (ENGINEERING)
 - 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)
 - The average lake width for all reconfigured lakes shall be 100 feet but no lake shall be less than 60 feet from edge of water to edge of water in width unless approved by the Village Engineer or his designee. (ENGINEERING)
 - Connection to the public sewer system will be required for Lots 1-4 of Winding Trails, as the subdivision is subject to the following Wellington Land Development Regulation Section 16.15. Based on the flows and existing system capacity, developer may be required to install a new lift station or make upgrades to the existing lift station. Upgrade requirements to be determined by Wellington's Utilities Department. The remaining lots shall be permitted to have septic only with the approval of the Palm Beach County Health Department. Approval shall be submitted to Wellington for those lots utilizing a septic system as part of the Land Development Permit process. (ENGINEERING)
 - In order to comply with the Mandatory Traffic Performance Standards in place at the time of approval, no building permits for Winding Trails shall be issued after December 31, 2020. A time extension for this condition may be approved based on a Traffic Study which complies with the Mandatory Traffic Performance Standards in place at the time of the request. (TRAFFIC)
 - The applicant shall be required to construct a 12' wide bridge trail along Aerocub Drive and Greenbriar Boulevard. The bridge trail shall be dedicated and maintained by the Village of Wellington with the exception of daily maintenance of manure pickup. (PLANNING AND ZONING)

- The applicant shall provide daily maintenance of manure pick up along the public bridge trail adjacent to Winding Trails. (COUNCIL)
- Outdoor lighting of rings and paddocks shall be prohibited. (COUNCIL)
- The reconfiguration of all lakes shall occur during Phase 1 of the Land Development Permit. (PLANNING AND ZONING)
- All deliveries and construction vehicles utilizing trucks over 40 feet in length shall be prohibited between the hours of 6:30 a.m. to 9:30 a.m. and 2:00 p.m. to 4:30 p.m. Monday thru Friday. During Phase 1 of construction, time restrictions shall be waived one week after the School District of Palm Beach County school calendar year has ended and one week prior to the beginning of the school calendar year. (PLANNING AND ZONING)
- The developer shall agree to record Restrictive Covenants that include the following:
 - All residences on any lot governed by this Restrictive Covenant shall be owner-occupied and may not be occupied by persons other than the owner of the lot and such person's family members and temporary (i.e., no more than two (2) weeks) guests. If the owner of the lot is a business entity, at least one occupant of the residence on the lot must hold at least a twenty-five percent (25%) ownership interest in said entity. If title is held in trust, at least one occupant must be a trustee or beneficiary of the trust. The foregoing provisions of this Subdivision (A) shall not apply to employee or servant living spaces.
 - There shall be no more than four horse stalls per acre and no more than ten horse stalls on any lot within the development.
 - There shall be no more than four horse stalls rented to non-occupant third parties on any lot governed by this Restrictive Covenant. Horse stall rentals shall be limited to only owners or renters of the residence in the adjacent Lakefield South and Lakefield North Community. Use of a stall by an occupant or a family member of an occupant shall not be deemed a rental for purposes of this instrument;
 - With the exception of common residential delivery services, such as the United States Postal Service, UPS, FedEx, or other non-equestrian residential deliveries, equine related deliveries, except for emergency medical equine care services, to any Parcel governed by this Declaration shall be limited as follows: the earliest deliveries shall be no earlier than 9:00 a.m. and no deliveries shall take place after sundown; provided, however, that deliveries utilizing trucks over forty (40) feet in length shall be prohibited between the hours of 6:30 a.m. to 9:30 a.m. and between 2:00 p.m. and 4:30 p.m. Monday through Friday.
 - Each lot shall contain a 3-sided concrete enclosure with a roof and gate for the purpose of housing a manure bin to serve the property. The enclosure shall be equipped with an odor controlling mechanism to ensure adequate containment of odor. All manure bins housed within such structure shall include a lid. All manure enclosures shall be equipped with a mechanism that is designed to reduce or eliminate the attraction of flies.

The following are Conditions of Approval for Petition 2022-0001-MPA Resolution R2022-47 Approved October 11, 2022:

- All previous conditions of The Landings at Wellington PUD, unless otherwise specified in this resolution, are still in effect.
- Approval is based on the Master Plan dated stamped May 4, 2022.
- A vacation abandonment is required to be approved for the portion of the limited access easement where the driveway will be located prior to the issuance of any engineering permits.
- The additional driveway on lot 6 shall be constructed with a 30 degree radius and be for residential uses only.

The following are Conditions of Approval for Petition 2024-0001-MPA Resolution R2024-44 Approved October 8, 2024:

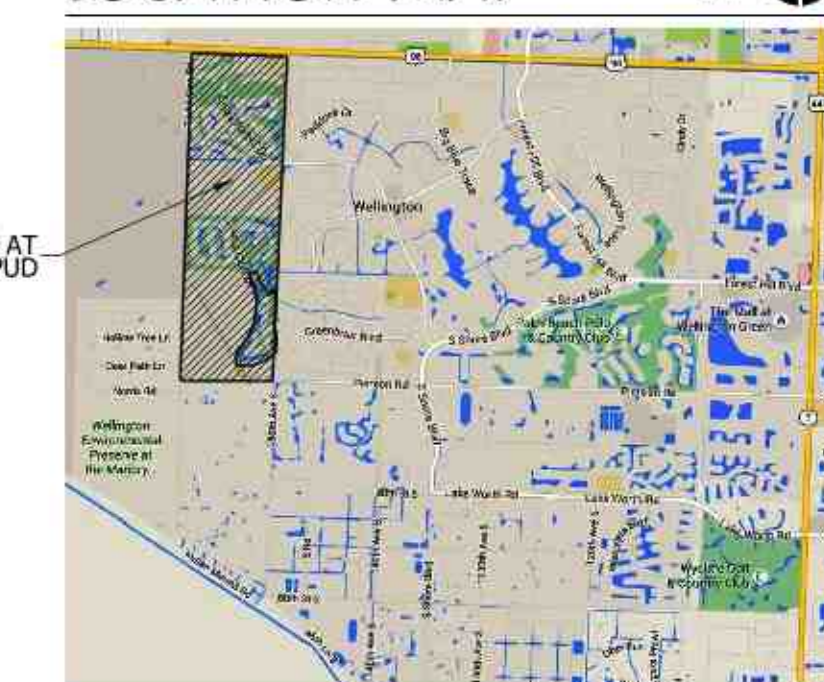
- Unless otherwise specified in this resolution, all previous conditions of The Landings at Wellington PUD are still in effect.
- This approval is based on the Master Plan dated July 24, 2024.
- A Minor Site Plan amendment for Lots 8 and 9 is required to add the additional access point and reconfigure the lot line on the southern portion of Lot 8, including the Lake Maintenance Easement. The Minor Site Plan amendment will be approved administratively by staff once the Master Plan Amendment is approved by Council.
- A replat of Lot 8 is required to remove a portion of the limited access easement to allow for the new access point and to reconfigure the lot line on the southern portion of Lot 8, including the Lake Maintenance Easement east of the barn. The replat shall be approved by Council prior to the issuance of any engineering permits associated with the new access point.
- The additional access point shall be used for egress only. Proper signage shall be posted on site.



Petition No.: 2024-0001-MPA
 Approved by Council: 10/8/24
 Resolution: R2024-44
 DRM: Kelly Ferraiolo

Performance of this review does not relieve the Applicant from full responsibility to comply with all codes, ordinances and regulations.

LOCATION MAP



WELLINGTON P.U.D.



Cotleur & Hearing

Landscape Architects
 Land Planners
 Environmental Consultants
 1934 Commerce Lane
 Suite 1
 Jupiter, Florida 33458
 561.747.6336 - Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-C000239

The Landings at Wellington PUD Master Plan

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	15-0201
DATE	05-04-16
REVISIONS	06-02-16
12-06-16	07-06-16
02-02-17	08-03-16
04-25-17	08-24-16
08-03-17	09-21-16
09-25-17	11-16-16
10-16-17	05-04-22
03-21-24	10-20-22
07-18-24	10-11-24

Scale: 1" = 600'

October 11, 2024 8:54:00 a.m.
 Drawing: 15-0201_MP.DWG

SHEET 1 OF 1

© COTLEUR & HEARING, INC.
 These drawings are the property of the architect and are not to be used for extensions or other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

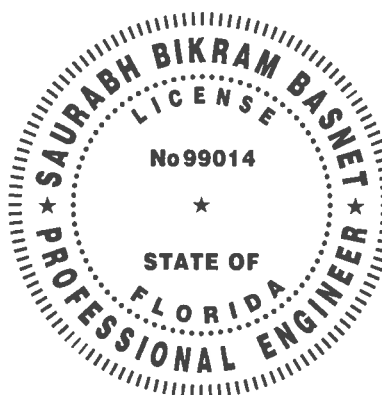
R&B SPORTS TRAFFIC IMPACT STUDY

Property Control Number (PCN): 73-41-44-18-02-000-0010
73-41-44-18-02-000-0020

Prepared by:

via planning, inc.
2101 W. Commercial Boulevard, Suite 3200
Fort Lauderdale, FL 33309

via PN: 1126
October 2025
Revised March 2026



Digitally signed
by Saurabh
Basnet
Date:
2026.03.26
09:01:11 -04'00'

Saurabh Basnet, PE, RSP1
Florida P.E. number: 99014

TABLE OF CONTENTS

INTRODUCTION.....	1
TRIP GENERATION.....	2
TRIP DISTRIBUTION	3
TRAFFIC IMPACT ANALYSIS	5
<i>Test 1 – Project Buildout Test, Project Significance</i>	5
<i>Test 2 – Five Year Analysis, Project Significance</i>	6
CONCLUSION.....	7



INTRODUCTION

via planning, inc. (via) was retained by RB Tennis Holdings II LLC to conduct a traffic impact study associated with the proposed redevelopment of the parcels located at 2995 and 2999 Greenbriar Boulevard, in the Village of Wellington. The existing development is a daycare of approximately 7,940 square feet with a capacity of up to 150 students, and the proposal is to redevelop the site to a recreational center of 26,688 square feet with tennis/paddle courts for paid members. The project buildout year is 2028. The project location is shown in Figure 1.



FIGURE 1: PROJECT LOCATION

The existing property information and the proposed site plan are provided in Appendix A. The proposed redevelopment will have two (2) full-access driveways along Greenbriar Boulevard. This traffic impact study has been completed in accordance with the requirements outlined in the Traffic Performance Standards (TPS) adopted by Palm Beach County and Vehicular Traffic Performance Standards established by the Village of Wellington.

TRIP GENERATION

Trip generation estimates for existing development were developed using the Palm Beach County rates for the Land Use Code (LUC) 565 - Day Care. For the proposed development, rates from the *ITE Trip Generation Manual*, 12th edition, for LUC 495 - Recreational Community Center were used, as Palm Beach does not provide rates for this land use. The pass-by percentage for LUC 565 was based on the Palm Beach County rates, and the pass-by percentage for LUC 495 was based on ITE rates. Supporting documentation is included in Appendix B. The selection of these land uses was made in coordination with the Village of Wellington's consultant staff. Trip generation is shown in Table 1 below.

TABLE 1: TRIP GENERATION

Land Use	Land Use Code	Intensity	Units	Weekday Daily	A.M. Peak Hour			P.M. Peak Hour		
					In	Out	Total	In	Out	Total
Existing Development										
Day care	565	150	Students	614	62	55	117	56	63	119
Pass-by Trips			50%	307	31	27	58	28	31	60
Driveway Volumes				614	62	55	117	56	63	119
Net External Trips				307	31	28	59	28	32	59
Proposed Development										
Recreational Community Center*	495	26.7	KSF	769	36	18	54	37	41	78
Pass-by Trips			19%	146	7	3	10	7	7	15
Driveway Volumes				769	36	18	54	37	41	78
Net External Trips				623	29	15	44	30	34	63
Net New External Trips				316	-2	-13	-15	2	2	4

* Based on the ITE 12th edition rates, as PBC does not have recreational community center land use

TRIP DISTRIBUTION

Based on Palm Beach County's TPS and the net new peak hour trips, the Radius of Development Influence (ROI) is 0.5 mile. Figure 2 shows the anticipated trip distributions which were utilized for significance test and Figure 3 shows the anticipated driveway volumes. Note that some rounding may occur.

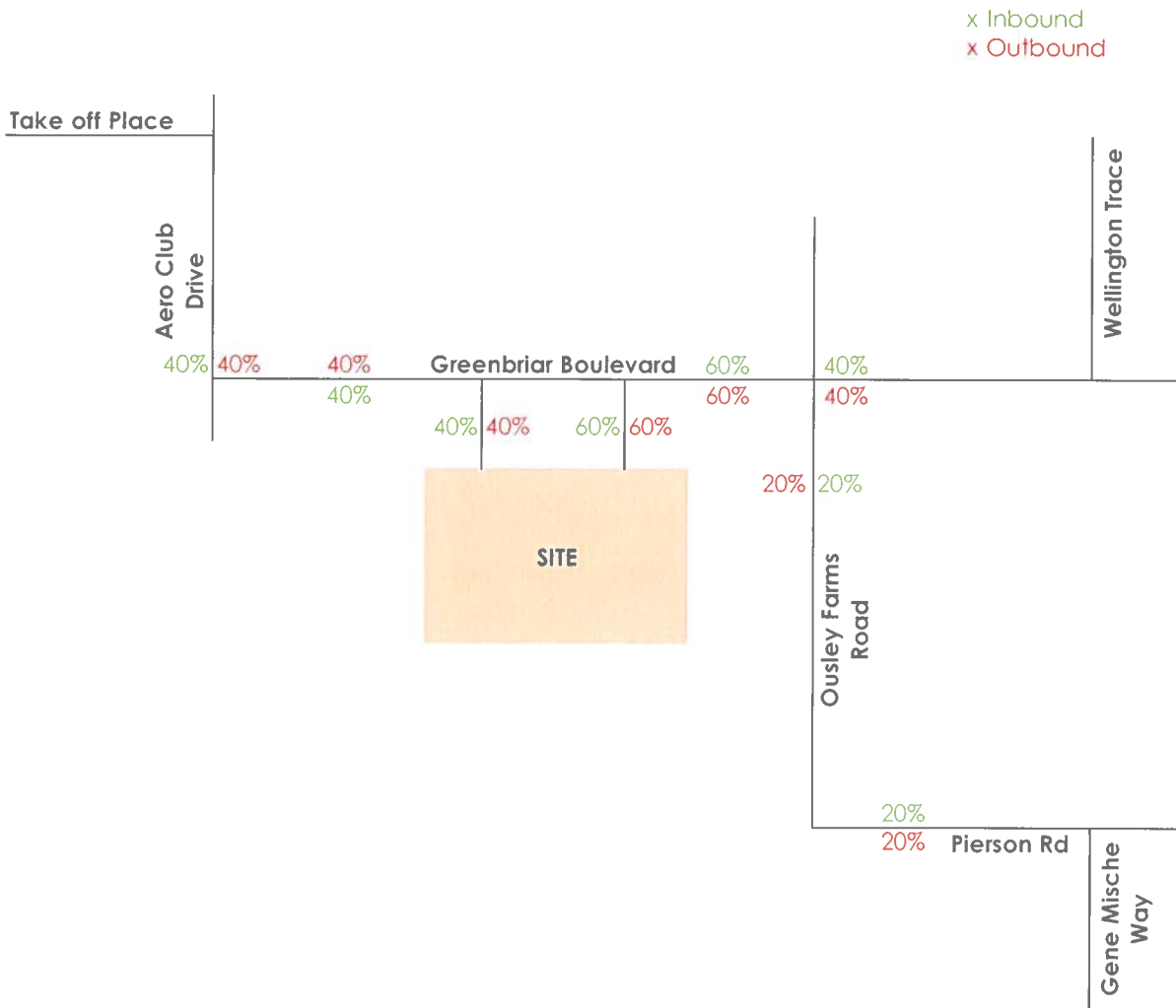


FIGURE 2: TRIP DISTRIBUTION

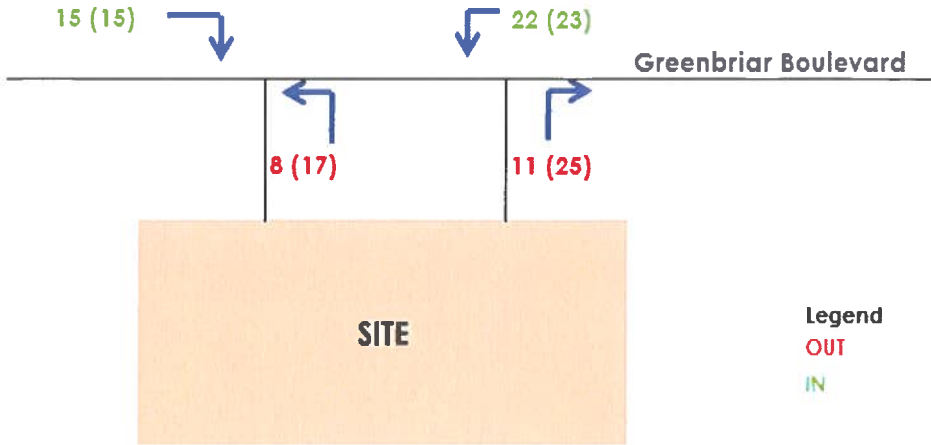


FIGURE 3: PEAK HOUR DRIVEWAY VOLUMES

TRAFFIC IMPACT ANALYSIS

The significance impact analysis was conducted in accordance with Village of Wellingtons Vehicular Traffic Performance Standards and Palm Beach County TPS. The service volume threshold established by Village of Wellington was used for analysis.

Test 1 – Project Buildout Test, Project Significance

Test 1 relates to the end of the project buildout period and requires that, during the peak hours, the project does not add significant traffic, causing the total traffic to exceed the adopted level of service. Since the project is expected to generate negative net new trips in the AM peak hour, significant test was performed only for the PM peak hour and is shown in Table 2. Since none of the links are expected to have a significance impact, level-of-service evaluation and intersection analyses are not required.

TABLE 2: PROJECT SIGNIFICANCE – TEST 1 (PM PEAK HOUR)

Roadway	From	To	Dir	In/ Out	Project Dist.	Total Project Trips	Existing Lanes	Class	LOS D Service Volume	Total Project Impact	Significant (>1%)?
Aero Club Drive	Greenbriar Blvd	Take off Place	NB	O	40%	1	2L	I	880	0.11%	N
			SB	I	40%	1			880	0.11%	N
Greenbriar Blvd	Aero Club Drive	Project access	EB	I	40%	1	2L	II	750	0.13%	N
			WB	O	40%	1			750	0.13%	N
	Project access	Ousley Farms Road	EB	O	60%	2	2L	II	750	0.27%	N
			WB	I	60%	2			750	0.27%	N
Ousley Farms Road	Greenbriar Blvd	Wellington Trace	EB	O	40%	1	2L	II	750	0.13%	N
			WB	I	40%	1			750	0.13%	N
Ousley Farms Road	Greenbriar Blvd	Pierson Road	NB	I	20%	1	2L	II	750	0.13%	N
			SB	O	20%	1			750	0.13%	N
Pierson Road	Ousley Farms Road	Gene Mische Way	EB	O	20%	1	2L	II	750	0.13%	N
			WB	I	20%	1			750	0.13%	N

Test 2 – Five Year Analysis, Project Significance

This test is performed to satisfy the requirements of Palm Beach County TPS. This test addresses the total traffic anticipated to be in place at the end of the fifth year of the FDOT Five-year Transportation Improvement Program. Since the project is expected to generate negative net new trips in the AM peak hour, significant test was performed only for the PM peak hour and is shown in Table 3. Since none of the links are expected to have a significance impact, level-of-service evaluation and intersection analyses are not required.

TABLE 3: PROJECT SIGNIFICANCE – TEST 2 (PM PEAK HOUR)

Roadway	From	To	Dir	In/ Out	Project Dist.	Total Project Trips	Existing Lanes	Class	LOS E Service Volume	Total Project Impact	Significant (>3%)?
Aero Club Drive	Greenbriar Blvd	Take off Place	NB	O	40%	1	2L	I	880	0.11%	N
			SB	I	40%	1			880	0.11%	N
Greenbriar Blvd	Aero Club Drive	Project access	EB	I	40%	1	2L	II	800	0.13%	N
			WB	O	40%	1			800	0.13%	N
	Project access	Ousley Farms Road	EB	O	60%	2	2L	II	800	0.25%	N
			WB	I	60%	2			800	0.25%	N
Ousley Farms Road	Greenbriar Blvd	Wellington Trace	EB	O	40%	1	2L	II	800	0.13%	N
			WB	I	40%	1			800	0.13%	N
Pierston Road	Greenbriar Blvd	Pierston Road	NB	I	20%	1	2L	II	800	0.13%	N
			SB	O	20%	1			800	0.13%	N
Pierston Road	Ousley Farms Road	Gene Mische Way	EB	O	20%	1	2L	II	800	0.13%	N
			WB	I	20%	1			800	0.13%	N

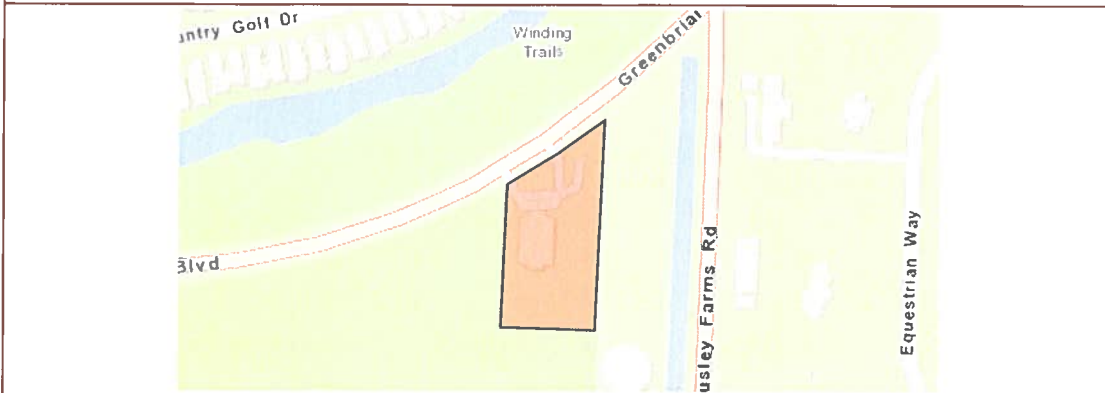
CONCLUSION

The traffic study shows that the proposed redevelopment satisfies Test 1 and Test 2 requirements in the Village of Wellington's Vehicular Traffic Performance Standards (TPS) and in the Palm Beach County TPS. We respectfully request for your approval of this traffic study.

APPENDIX A

Existing Property Information and Site Plan

Property Detail			
Parcel Control Number	73-41-44-18-02-000-0010	Location Address	2995 GREENBRIAR BLVD
Owners	R B TENNIS HOLDINGS II LLC	Municipality	WELLINGTON
Mailing Address	722 EAGLE POINT DR., VENICE FL 34285 6022		
Last Sale	01/14/2025	Book/Page#	35505 / 01121 Price: \$4,600,000
Property Use Code	7200 - PRV SCHL/COLL	Zoning	PUD - PLANNED UNIT DEVELOPMENT
Legal Description	LITTLE PLACE OF THE LANDINGS AT WELLINGTON-PUD ALL OF PLAT (LESS ELY 157 66 FT)	Total SF	7944 Acres 2.00



2025 Values (Preliminary)		2025 Taxes (Preliminary)	
Improvement Value	\$939,366	Ad Valorem	\$0
Land Value	\$871,210	Non Ad Valorem	\$2,512
Total Market Value	\$1,810,576	Total Tax	\$2,512
Assessed Value	\$1,810,576	2025 Qualified Exemptions	
Exemption Amount	\$1,810,576	Applicants	
Taxable Value	\$0		

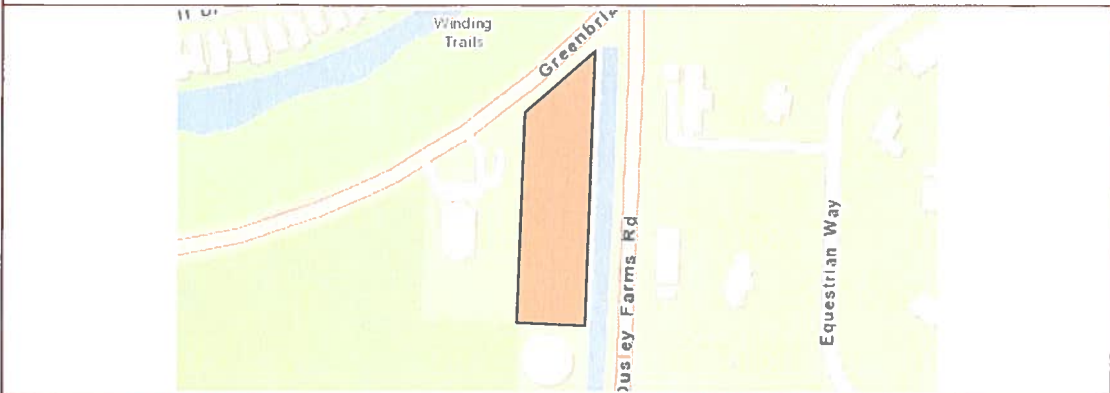
All values are as of January 1st each year.

Building Footprint (Building 1)	Subarea and Square Footage (Building 1)																								
	<table border="1"> <thead> <tr> <th>Description</th> <th>Area Sq. Footage</th> </tr> </thead> <tbody> <tr> <td>DAYCARE</td> <td>7944</td> </tr> <tr> <td colspan="2">Total Square Footage - 7944</td> </tr> </tbody> </table>	Description	Area Sq. Footage	DAYCARE	7944	Total Square Footage - 7944																			
	Description	Area Sq. Footage																							
DAYCARE	7944																								
Total Square Footage - 7944																									
	<table border="1"> <thead> <tr> <th colspan="3">Extra Features</th> </tr> <tr> <th>Description</th> <th>Year Built</th> <th>Unit</th> </tr> </thead> <tbody> <tr> <td>Paving- Asphalt</td> <td>1987</td> <td>13117</td> </tr> <tr> <td>Wall</td> <td>1987</td> <td>216</td> </tr> <tr> <td>Patio</td> <td>1987</td> <td>121</td> </tr> <tr> <td>Walkway-Concrete</td> <td>1987</td> <td>270</td> </tr> <tr> <td>Fence- Chain Link 6ft #11 Gaug</td> <td>1994</td> <td>500</td> </tr> <tr> <td>Gazebo</td> <td>1987</td> <td>1</td> </tr> </tbody> </table> <p><small>Unit may represent the perimeter, square footage, linear footage, total number or other measurement</small></p>	Extra Features			Description	Year Built	Unit	Paving- Asphalt	1987	13117	Wall	1987	216	Patio	1987	121	Walkway-Concrete	1987	270	Fence- Chain Link 6ft #11 Gaug	1994	500	Gazebo	1987	1
Extra Features																									
Description	Year Built	Unit																							
Paving- Asphalt	1987	13117																							
Wall	1987	216																							
Patio	1987	121																							
Walkway-Concrete	1987	270																							
Fence- Chain Link 6ft #11 Gaug	1994	500																							
Gazebo	1987	1																							

Structural Details (Building 1)	
Description	
1 Year Built	1987
2 DAY CARE CENTER	7944

Owner: R B TENNIS HOLDINGS II LLC PCN: 73414418020000010 1 of 1

Property Detail			
Parcel Control Number:	73-41-44-18-02-000-0020	Location Address:	2999 GREENBRIAR BLVD
Owners:	R B TENNIS HOLDINGS II LLC	Municipality:	WELLINGTON
Mailing Address:	722 EAGLE POINT DR. , VENICE FL 34285 6022		
Last Sale:	01/14/2025	Book/Page#:	35505 / 01118 Price: \$1,425,000
Property Use Code:	1000 - VACANT COMMERCIAL LAND	Zoning:	PUD - PLANNED UNIT DEVELOPMENT
Legal Description:	LITTLE PLACE OF THE LANDINGS AT WELLINGTON-PUD ELY 157.66 FT OF PLAT	Total SF:	0 Acres 2.00



2025 Values (Preliminary)		2025 Taxes (Preliminary)	
Improvement Value	\$0	Ad Valorem	\$15,026
Land Value	\$871,200	Non Ad Valorem	\$510
Total Market Value	\$871,200	Total Tax	\$15,536
Assessed Value	\$766,656	2025 Qualified Exemptions	
Exemption Amount	\$0	Applicants	
Taxable Value	\$766,656		

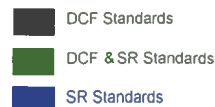
All values are as of January 1st each year. Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 10/2/2025

Owner : R B TENNIS HOLDINGS II LLC PCN : 73414418020000020 1 of 0



Child Care Facility Information

Name: Neighborhood Kids Greenbriar
ID Number: C15PB0148 / 50511981615
Address: 2995 Greenbriar Blvd Wellington FL 33414
Phone Number: (561) 790-0808 **Capacity:** 150
Owner/Director/Staff Responsible: Rosi Dominquez **Infant Capacity:** 49



Inspection Information

Type: Renewal **Date:** 12/12/2025 **Arrival/Departure Time:** 10:48 AM to 2:50 PM
Staff Present: 20 **Children Present:** 94 **Infant Present:** 24
 [School Readiness Inspection]

INSPECTION CHECKLIST

GENERAL REQUIREMENTS

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| <p>01. Insurance (Article IV.B) (Article IV.B) (Form OEL-SR-6202, Section 6 Transportation, Page 17-19)</p> <p><u>Compliance Comments</u></p> <p>General Commercial Insurance: 10/29/2026</p> <p>Workers Compensation: 12/16/2026</p> | <p>Compliance</p> |
| <p>02. Licensed Facility (Article IV.A, and E) (Article IV.A, and E)</p> <p><u>Compliance Comments</u></p> <p>License posted</p> | <p>Compliance</p> |
| <p>03. License Capacity (Article IV.A) (Article IV.A) (Form OEL-SR-6202, Section 1 - Capacity, Page 10)</p> | <p>Compliance</p> |
| <p>04. Indoor/Outdoor Square Footage (Article X.A and B and Rule 65C-22.002(3), FAC) (Article X.A and B and Rule 65C-22.002(3), FAC) (Form OEL-SR-6202, Section 1 - Capacity, Page 10)</p> | <p>Compliance</p> |
| <p>05. Staff Ratio (Articles VIII.B, C, and XVIII.A, B) (Articles VIII.B, C, and XVIII.A, B) (Form OEL-SR-6202, Section 4 Group Size, Pages 14-15)</p> <p><u>Compliance Comments</u></p> <p>Staff to child Ratio:</p> <p>Infants: 3/10</p> <p>Toddler A: 2/7</p> <p>Toddler B : 1/6</p> <p>2A: 2/9</p> <p>2B: 2/12</p> <p>3A: 2/12</p> <p>3B: 1/9</p> <p>VPK A: 2/12</p> <p>VPK B: 2/9</p> <p>Pre-K: 1/8</p> | <p>Compliance</p> |
| <p>06. Direct Supervision (Articles VII.B; VIII.C; X.E and XII.G) (Articles VII.B; VIII.C; X.E and XII.G) (Form OEL-SR-6202, Section 5 Supervision, Pages 16-17)</p> | <p>Compliance</p> |
| <p>07. Telephone/Communication Device (Articles X.F and XVIII.A) (Articles X.F and XVIII.A) (Form OEL-SR-6202, Section 14.2 Fire Safety, Page 33)</p> | <p>Compliance</p> |

APPENDIX B

Excerpts from ITE 12th Edition Trip Generation Manual

Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022. However, immediate use is highly recommended)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Industrial	General Light Industrial	110	1000 S.F.	4.87	10%	88/12	0.74	14/86	0.65
	Manufacturing	140	1000 S.F.	4.75	10%	76/24	0.68	31/69	0.74
	Warehouse	150	1000 S.F.	1.71	10%	77/23	0.17	28/72	0.18
	Mini-Warehouse/SS	151	1000 S.F.	1.45	10%	59/41	0.09	47/53	0.15
	HCF Center Warehouse - Non Sort	155	1000 S.F.	1.81	10%	81/19	0.15	39/61	0.16
Residential	Single Family Detached	210	Dwelling Unit	10	0%	26/74	0.7	63/37	0.94
	Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
	Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	Dwelling Unit	4.54	0%	23/77	0.37	61/39	0.39
	55+ SF Detached	251	Dwelling Unit	4.31	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.24	0%	34/66	0.2	56/44	0.25
	Congregate Care Facility	253	Dwelling Unit	2.21	0%	58/42	0.08	49/51	0.18
	Assisted Living Facility	254	Beds	2.6	0%	60/40	0.18	39/61	0.24
	Hotel	310	Rooms	7.99	10%	56/44	0.46	51/49	0.59
	Golf Course	430	Holes	30.38	5%	79/21	1.76	53/47	2.91
	Health/Fitness Club	492	1000 S.F.	32.93	5%	51/49	1.31	57/43	3.45
Institutional	Elementary School	520	Students	2.27	0%	54/46	0.74	46/54	0.16
	Middle/Junior School	522	Students	2.1	0%	54/46	0.67	48/52	0.15
	High School	525	Students	1.94	0%	68/32	0.52	48/52	0.14
	Private School (K-8)	530	Students	3.17 ^a	0%	56/44	1.01	46/54	0.26
	Private School (K-12)	532	Students	2.48	0%	63/37	0.79	43/57	0.17
	Church/Synagogue ^b	560	1000 S.F.	7.6	5%	62/38	0.32	44/56	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
	Hospital	610	1000 S.F.	10.77	10%	67/33	0.82	35/65	0.86
	Nursing Home	620	Beds	3.06	10%	72/28	0.14	33/67	0.14
Office	General Office (10k-250k SF GFA) ^b	710	1000 S.F.	10.84	10%	88/12	1.52	17/83	1.44
	General Office (>250k SF GFA) ^b	710	1000 S.F.	$\text{Ln}(T) = 0.87 \text{Ln}(X) + 3.05$	10%	88/12	$\text{Ln}(T) = 0.86 \text{Ln}(X) + 1.16$	17/83	1.44
	Small Office Building (<=10k SF GFA)	712	1000 S.F.	14.39	10%	82/18	1.67	34/66	2.16
	Medical Office (Stand-Alone)	720	1000 S.F.	$T=42.97(X)-108.01$	10%	79/21	3.10	30/70	3.93
	Medical Office (Near Hospital)	720	1000 S.F.	31.86	10%	81/19	2.68	25/75	2.84
Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71	

Land Use: 495

Recreational Community Center

Description

A recreational community center is a stand-alone public facility similar to and including YMCAs. These facilities often include classes and clubs for adults and children, a day care or nursery school, meeting rooms and other social facilities, swimming pools and whirlpools, saunas, tennis, racquetball, handball, pickleball, basketball and volleyball courts, outdoor athletic fields/courts, exercise classes, weightlifting and gymnastics equipment, locker rooms, and a restaurant or snack bar. Public access is typically allowed, and a membership fee may be charged.

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), Arizona, Indiana, Minnesota, New Hampshire, Oregon, Pennsylvania, Tennessee, and Utah.

Source Numbers

410, 443, 571, 618, 705, 719, 850, 866, 971, 1055, 1219

Recreational Community Center (495)

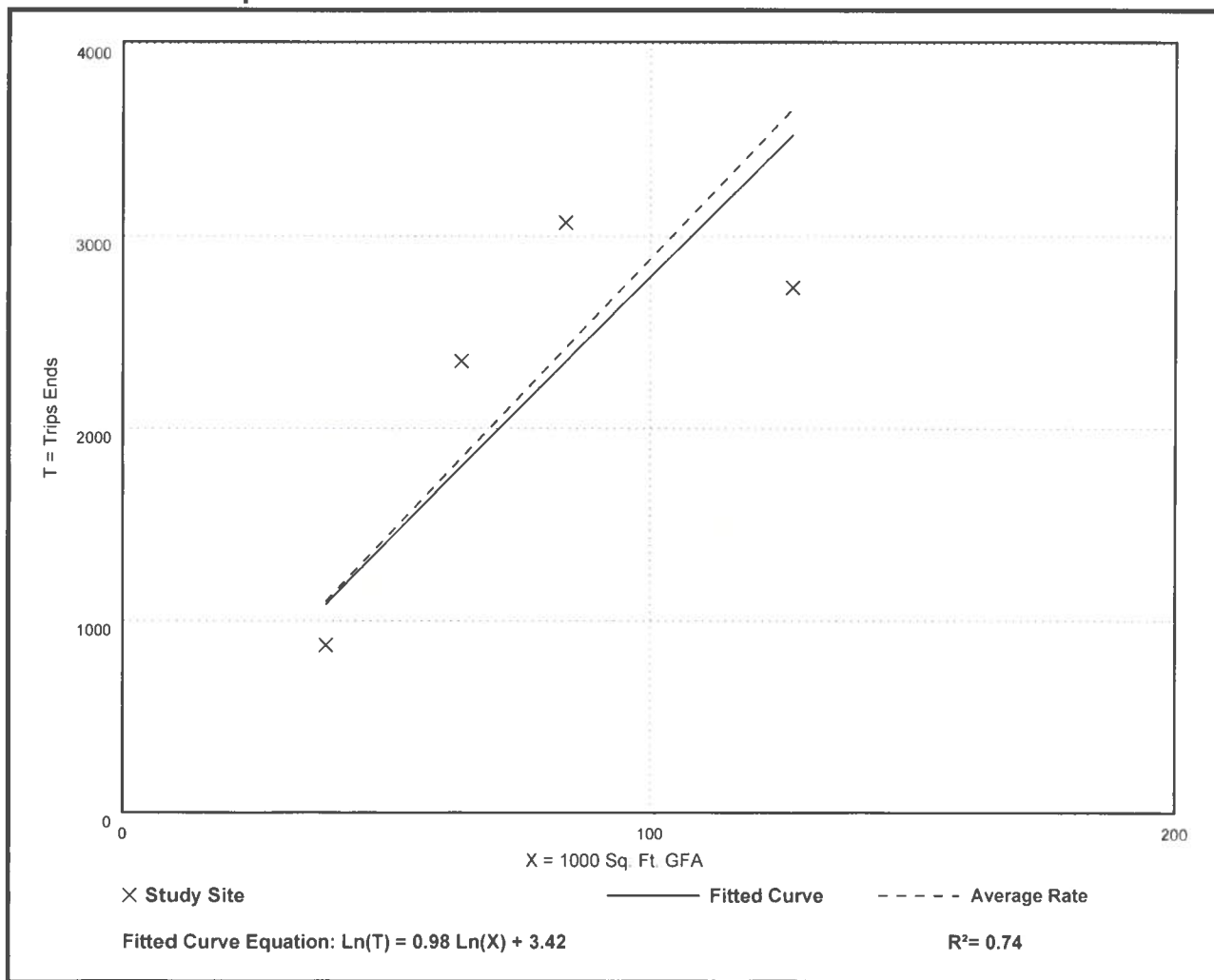
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GFA: 78
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
28.82	21.49 - 36.71	8.56

Data Plot and Equation



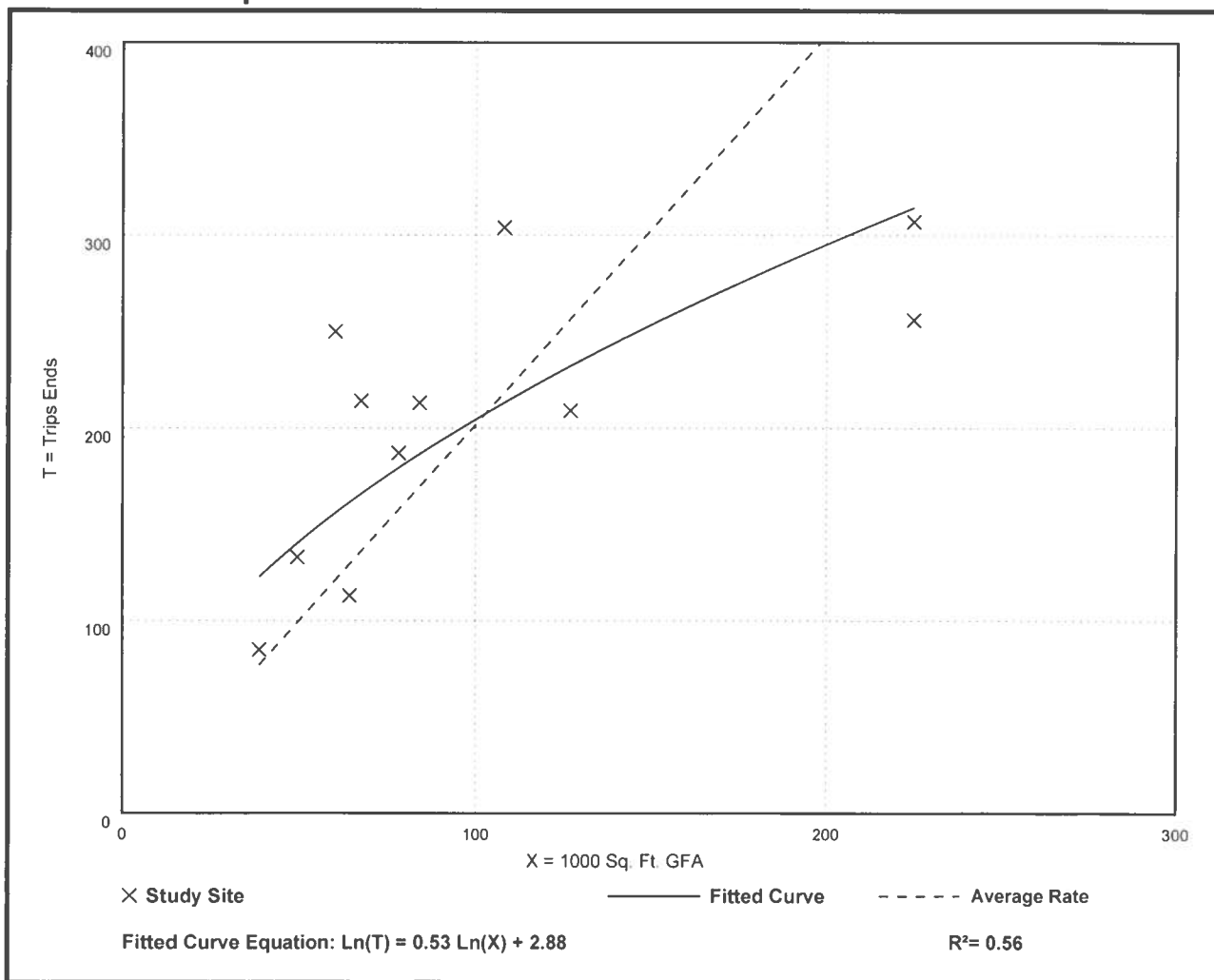
Recreational Community Center (495)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 11
 Avg. 1000 Sq. Ft. GFA: 102
 Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.02	1.14 - 4.18	0.88

Data Plot and Equation



Recreational Community Center (495)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 12

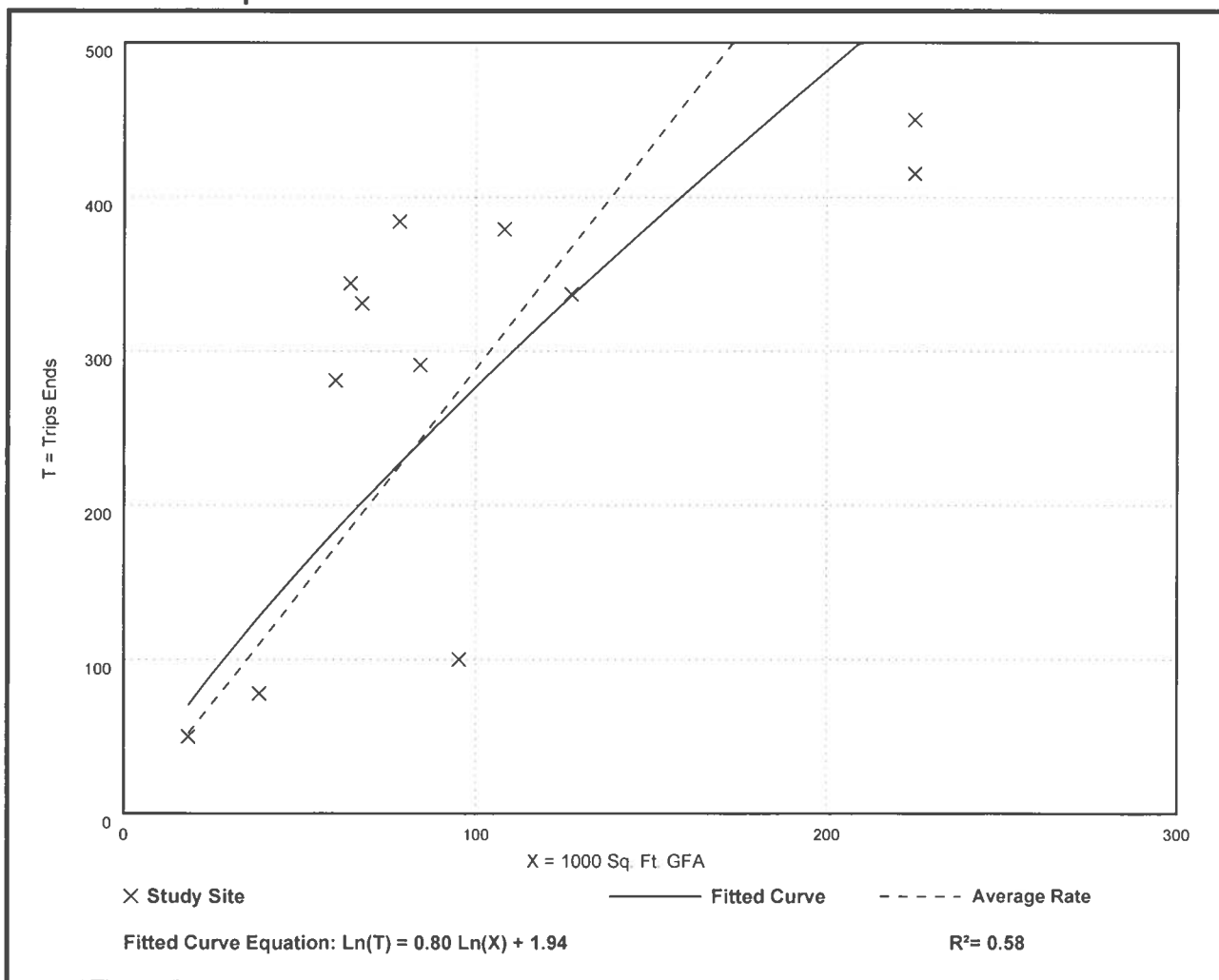
Avg. 1000 Sq. Ft. GFA: 99

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.89	1.05 - 5.37	1.37

Data Plot and Equation





SEXTON ENGINEERING ASSOCIATES, INC.

Consulting Engineers and Surveyors

DRAINAGE STATEMENT

for

R&B Sports

WELLINGTON, FLORIDA

Prepared by

SEXTON ENGINEERING ASSOCIATES, INC.

110 PONCE DE LEON STREET, SUITE 100

ROYAL PALM BEACH, FLORIDA 33411

TELEPHONE: (561) 792-3122

ENGINEERING BUSINESS: #7864

SEA PROJECT NO: 2577

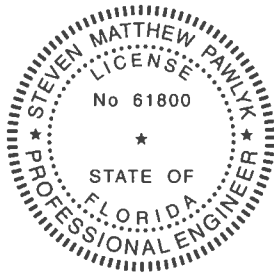
November 14, 2025

THIS DOCUMENT HAS BEEN DIGITALLY

SIGNED AND SEALED BY:

**Steven M
Pawlyk**

Digitally signed by Steven M Pawlyk
DN: cn=Steven M Pawlyk c=US o=Sexton
Engineering Associates Inc
Reason:
Location:
Date: 2025-11-14 16:46:05:00



PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED.
THE SIGNATURE MUST BE VERIFIED ON THE
ELECTRONIC DOCUMENTS.

R&B Sports
Drainage Statement
November 14, 2025

DRAINAGE STATEMENT

Introduction:

The 4.00-acre property is located along the south side of Greenbriar Boulevard, west of ACME Canal 2 in Wellington. The property is a preschool facility known as Neighborhood Kids, consisting of a main school structure, outdoor activities enclosed by chain link fences, asphalt parking, and a heavily wooded area. A surface water management system consisting of drainage structures along the frontage of the property provides an outfall into the ACME canal system.

Project Description:

No permits could be found for the existing facility. In its pre-development condition, the stormwater runoff sheet flows directly into the structures along the frontage of the property with uncontrolled discharge into the ACME canal system through the Winding Trails subdivision.

The post-development project involves the construction of a private member-only sports facility with an indoor clubhouse facility with two indoor tennis courts, as well as outdoor tennis and padel courts, a recreational area, and a paved parking lot. The proposed development will maximize the land use of the property, requiring underground stormwater storage and a new drainage outfall structure, which will connect to the ACME canal system.

Drainage Methodology:

The design criteria for the proposed surface water management design shall meet ACME Basin A requirements for site storage and water quality treatment.

Conclusion:

The proposed system consists of underground rock beds and exfiltration trenches under the impervious areas for stormwater storage to meet the ACME Basin A requirements. The stormwater management system will discharge through a control structure into ACME canal system.



SEXTON ENGINEERING ASSOCIATES, INC.

Consulting Engineers and Surveyors

WATER & SEWER DEMAND ANALYSIS

for

R&B Sports

WELLINGTON, FLORIDA

Prepared by

SEXTON ENGINEERING ASSOCIATES, INC.

110 PONCE DE LEON STREET, SUITE 100

ROYAL PALM BEACH, FLORIDA 33411

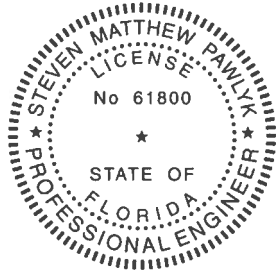
TELEPHONE: (561) 792-3122

ENGINEERING BUSINESS: #7864

SEA PROJECT NO: 2577

November 14, 2025

THIS DOCUMENT HAS BEEN DIGITALLY
SIGNED AND SEALED BY:



Steven M Pawlyk

Digitally signed by Steven M Pawlyk
DN: cn=Steven M Pawlyk c=US o=Sexton
Engineering Associates Inc
Reason:
Location:
Date 2025-11-14 16:46:05.00

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED.
THE SIGNATURE MUST BE VERIFIED ON THE
ELECTRONIC DOCUMENTS.

R&B Sports
Water & Sewer Demand Analysis
November 14, 2025

WATER & SEWER DEMAND ANALYSIS

Introduction:

The 4.00-acre property is located along the south side of Greenbriar Boulevard, west of ACME Canal 2 in Wellington. The property is a preschool facility known as Neighborhood Kids, consisting of a main school structure, outdoor activities enclosed by chain link fences, asphalt parking, and a heavily wooded area.

Water Demand Analysis:

The Village of Wellington currently provides water service to the property via a 12" PVC watermain along the frontage of the property on the south side of Greenbriar Boulevard.

The proposed project consists of the construction of a private member-only sports facility with an indoor clubhouse facility with two indoor tennis courts, as well as outdoor tennis and padel courts, a recreational area, and a paved parking lot. The proposed development will maximize the land use of the property, requiring underground stormwater storage and a new drainage outfall structure, which will connect to the ACME canal system.

These uses are estimated to add the following water daily demand, based on the attached Potable Water and Sanitary Sewer Request for Confirmation of Available Capacity letter from The Village of Wellington:

Water Demand Table (R&B Sports)

Use	Units	Unit Average Daily Demand	Total Average Daily Demand
Country Club (per member)	200 members	33 gpd per member	6,500 gpd
Country Club (per employee)	20 employees	20 gpd per employee	390 gpd
TOTAL			6,890 gpd

Sewer Demand Analysis:

The Village of Wellington currently does not provide sewer service for the existing facility. The existing facility uses a septic tank and drainfield system that will be abandoned and removed in the proposed condition, and a new private lift station will connect a forcemain to an existing 3" forcemain along the north side of Greenbriar Boulevard Right-of-Way.

The proposed project consists of the construction of a private member-only sports facility with an indoor clubhouse facility with two indoor tennis courts, as well as outdoor tennis and padel courts, a recreational area, and a paved parking lot. The proposed development will maximize the land use of the property, requiring underground stormwater storage and a new drainage outfall structure, which will connect to the ACME canal system.

These uses are estimated to add the following wastewater daily demand, per the attached Potable Water and Sanitary Sewer Request for Confirmation of Available Capacity letter from The Village of Wellington:

Sewer Demand Table (R&B Sports)

Use	Units	Unit Average Daily Demand	Total Average Daily Demand
Country Club (per member)	200 members	25 gpd per member	5,000 gpd
Country Club (per employee)	20 employees	15 gpd per employee	300 gpd
TOTAL			5,300 gpd

R&B Sports
 Water & Sewer Demand Analysis
 November 14, 2025

The existing Site Plan for Neighborhood Kids includes the following uses:

Use	Units
School (Day-type)	150 students
School (workers)	25 workers

The water and sewer demand for the Neighborhood Kids, based on the estimated average daily demand, is as follows:

Water Demand Table (Neighborhood Kids)

Use	Units	Unit Average Daily Demand	Total Average Daily Demand
School (Day-type)	150 students	13 gpd per student	1,950 gpd
School (workers)	25 workers	20 gpd per worker	488 gpd
TOTAL			2,438 gpd

Sewer Demand Table (Neighborhood Kids)

Use	Units	Unit Average Daily Demand	Total Average Daily Demand
School (Day-type)	150 students	10 gpd per student	1,500 gpd
School (workers)	25 workers	15 gpd per worker	375 gpd
TOTAL			1,875 gpd

Demand Summary:

The net Average Daily Demand of the proposed R&B Sports, less than the existing Neighborhood Kids, is as follows:

	Summary of Average Day Water Demands (MGD)	Summary of Average Day Wastewater Demands (MGD)
Proposed (R&B Sports)	0.005	0.007
Existing (Neighborhood Kids)	0.002	0.002
Estimated Proposed Additional Demand Total	0.003	0.005
Summary of Additional Peak Day Wastewater and Water Demands (MGD) = Average Daily Demand x 1.4 =	0.0042	0.007



Potable Water and Sanitary Sewer Request for Confirmation of Available Capacity

Date: November 14, 2025

To: Anjuli K. Panse, P.E.
Interim Utility Director
Village of Wellington Utility Department
12300 Forest Hill Blvd.
Wellington, FL 33414

From: Sexton Engineering Associates, Inc.
110 Ponce de Leon Street, Suite 100
Royal Palm Beach, Florida 33411

Project Address: Neighborhood Kids
Estimated demand base on existing use

PCN: See attached.

Project Summary (Include all applicable land use, zoning, and density information)

Demand Summary

(Submit Potable Water and Sanitary Sewer Average Day Projected Demand Table Worksheet as backup)

Average Day Water Demands (MGD) =	0.002	MGD
Peak Day Water Demands (MGD) =	0.003	MGD
Average Day Wastewater Demands (MGD) =	0.002	MGD
Peak Day wastewater Demands (MGD) =	0.003	MGD

By submittal of this document and backup information, the applicant requests that the Village of Wellington review the information provided in order to confirm that Wellington can meet the proposed demands for water and sewer service as noted above. The applicant is advised that no guarantee of available capacity is expressed or implied, until such a time that the Owner has reserved capacity through payment of all applicable fees and charges. **The capacity letter shall be considered expired 90 days from the date of issuance.**

Potable Water and Sanitary Sewer Average Day Projected Demand Table Worksheet- July 2022

TYPE OF ESTABLISHMENT	Number of Units	WW demand per unit (GPD)	Water demand per unit (GPD)	Avg WW Demand (GPD)	Avg Water Demand (GPD)
Complete Green Cells to Calculate Projected Average and Peak Demands					
Water to Wastewater average day Demand Factor (12 month rolling average) Updated October 1, 2018	1.30				
COMMERCIAL:					
Barber & beauty shops per service chair		75	98	0	0
Bowling alley bathroom waste only per lane		50	65	0	0
Country Club					
(a) Per resident		100	130	0	0
(b) Add Per member or patron		25	33	0	0
(c) Add Per employee per 8 hour shift		15	20	0	0
Doctor and Dentist offices					
(a) Per practitioner		250	325	0	0
(b) Add per employee per 8 hour shift		15	20	0	0
Food operations					
(a) Restaurant operating 16 hours or less per day per seat		40	52	0	0
(b) Restaurant operating more than 16 hours per day per seat		60	78	0	0
(c) Restaurant using single service articles only and operating 16 hour or less per day per seat		20	26	0	0
(d) Restaurant using single service articles only and operating more than 16 hours per day per seat		35	46	0	0
(e) Bar and cocktail lounge per seat		20	26	0	0
1. add per pool table or video game		15	20	0	0
(f) Drive - in restaurant per car space		50	65	0	0
(g) Carry out only, including caterers					
1. Per 100 square feet of floor space		50	65	0	0
2. Add per employee per 8 hour shift		15	20	0	0
(h) Institutions per meal		5	7	0	0
(i) Food Outlets excluding deli's, bakery, or meat department per 100 square feet of floor space		10	13	0	0
1. Add for deli per 100 square feet of deli floor space		40	52	0	0
2. Add for bakery per 100 square feet of bakery floor space		40	52	0	0
3. Add for meat department per 100 square feet of meat department floor space		75	98	0	0
4. Add per water closet		200	260	0	0
Hotels					
(a) Regular per room		100	130	0	0
(b) Resort hotels, camps, cottages per room		200	260	0	0
(c) Add for establishments with self-service laundry facilities per machine		750	975	0	0
Office building					
1. per employee per 8 hour shift or		15	20	0	0
2. per 100 square feet of floor space, whichever is greater		15	20	0	0



TYPE OF ESTABLISHMENT	Number of Units	WW demand per unit (GPD)	Water demand per unit (GPD)	Avg WW Demand (GPD)	Avg Water Demand (GPD)
Service stations per water closet					
(a) Open 16 hours per day or less		250	325	0	0
(b) Open more than 16 hours per day		325	423	0	0
Shopping centers without food or laundry per square foot of floor space		0.1	0.13	0	0
Stadiums, race tracks, ball park per seat		4	5	0	0
Stores per bathroom		200	260	0	0
Theatres and Auditoriums, per seat		4	5	0	0
Veterinary Clinic					
(a) Per practitioner		250	325	0	0
(b) Add per employee per 8 hour shift		15	20	0	0
(c) Add per kennel, stall or cage		20	26	0	0
Warehouse					
(a) Add per employee per 8 hour shift		15	20	0	0
(b) Add per loading bay		100	130	0	0
(c) self-storage, per unit(up to 200 units)		1	1	0	0
1. Add 1 gallon for each 2 units or fraction thereof, for over 200 units, and shall be in addition to employees, offices or living quarters flow rates.		1	1	0	0
INSTITUTIONAL:					
Churches per seat which includes kitchen wastewater flows unless meals prepared on a routine basis		3	4	0	0
1. If meals served on a regular basis add per meal prepared		5	7	0	0
Hospitals per bed which does not include kitchen wastewater flows		200	260	0	0
1. add per meal prepared		5	7	0	0
Nursing, rest homes, adult congregate living facilities per bed which does not include kitchen wastewater flows		100	130	0	0
1. add per meal prepared		5	7	0	0
Parks, public picnic					
(a) With toilets only per person		4	5	0	0
(b) With bathhouse, shower & toilets per person		10	13	0	0
Public Institutions other than schools and hospitals per person which does not include kitchen wastewater flows		100	130	0	0
1. add per meal prepared		5	7	0	0
Schools per student					
(a) Day-type	150	10	13	1500	1950
(b) Add for shower		4	5	0	0
(c) Add for cafeteria		4	5	0	0
(d) Add for day school workers	25	15	20	375	487.5
(e) Boarding -type		75	98	0	0



TYPE OF ESTABLISHMENT	Number of Units	WW demand per unit (GPD)	Water demand per unit (GPD)	Avg WW Demand (GPD)	Avg Water Demand (GPD)
RESIDENTIAL					
(a) Single or multiple family per dwelling Unit					
1 Bedroom with 750 sq. ft. or less of building area		100	130	0	0
2 Bedroom with 751 - 1200 sq. ft. of building area		200	260	0	0
3 Bedroom with 1201 - 2250 sq. ft. of building area		300	390	0	0
4 Bedroom with 2251 - 3300 sq. ft. of building area		400	520	0	0
For each additional bedroom or each additional 750 square feet of building area or fraction thereof in a dwelling unit, system sizing shall be increase by 60 gallons per dwelling unit		60	78	0	0
(b) Other per occupant		50	65	0	0
OTHER CATEGORY NOT LISTED (ENGINEER TO PROVIDE BACKUP)				0	0
OTHER CATEGORY NOT LISTED (ENGINEER TO PROVIDE BACKUP)				0	0
OTHER CATEGORY NOT LISTED (ENGINEER TO PROVIDE BACKUP)				0	0
Summary of Average Day Wastewater and Water Demands (GPD) =				1875	2438
Summary of Average Day Wastewater and Water Demands (MGD) =				0.002	0.002

Summary of Peak Day Wastewater and Water Demands (MGD) = Average Daily Demand x 1.4 =	0.003	0.003
	(WW)	(Water)

[1] Systems serving high volume establishments, such as restaurants, convenience stores and service stations located near interstate type highways and similar high-traffic areas, require special sizing consideration due to expected above average volumes. The minimum estimated flows for these facilities shall be 3 times the volumes determined from the Demand Table Figures.

Potable Water and Sanitary Sewer Average Day Projected Demand Table Worksheet- July 2022

TYPE OF ESTABLISHMENT	Number of Units	WW demand per unit (GPD)	Water demand per unit (GPD)	Avg WW Demand (GPD)	Avg Water Demand (GPD)
Complete Green Cells to Calculate Projected Average and Peak Demands					
Water to Wastewater average day Demand Factor (12 month rolling average) Updated October 1, 2018	1.30				
COMMERCIAL:					
Barber & beauty shops per service chair		75	98	0	0
Bowling alley bathroom waste only per lane		50	65	0	0
Country Club					
(a) Per resident		100	130	0	0
(b) Add Per member or patron	200	25	33	5000	6500
(c) Add Per employee per 8 hour shift	20	15	20	300	390
Doctor and Dentist offices					
(a) Per practitioner		250	325	0	0
(b) Add per employee per 8 hour shift		15	20	0	0
Food operations					
(a) Restaurant operating 16 hours or less per day per seat		40	52	0	0
(b) Restaurant operating more than 16 hours per day per seat		60	78	0	0
(c) Restaurant using single service articles only and operating 16 hour or less per day per seat		20	26	0	0
(d) Restaurant using single service articles only and operating more than 16 hours per day per seat		35	46	0	0
(e) Bar and cocktail lounge per seat		20	26	0	0
1. add per pool table or video game		15	20	0	0
(f) Drive - in restaurant per car space		50	65	0	0
(g) Carry out only, including caterers					
1. Per 100 square feet of floor space		50	65	0	0
2. Add per employee per 8 hour shift		15	20	0	0
(h) Institutions per meal		5	7	0	0
(i) Food Outlets excluding deli's, bakery, or meat department per 100 square feet of floor space		10	13	0	0
1. Add for deli per 100 square feet of deli floor space		40	52	0	0
2. Add for bakery per 100 square feet of bakery floor space		40	52	0	0
3. Add for meat department per 100 square feet of meat department floor space		75	98	0	0
4. Add per water closet		200	260	0	0
Hotels					
(a) Regular per room		100	130	0	0
(b) Resort hotels, camps, cottages per room		200	260	0	0
(c) Add for establishments with self-service laundry facilities per machine		750	975	0	0
Office building					
1. per employee per 8 hour shift or		15	20	0	0
2. per 100 square feet of floor space, whichever is greater		15	20	0	0

TYPE OF ESTABLISHMENT	Number of Units	WW demand per unit (GPD)	Water demand per unit (GPD)	Avg WW Demand (GPD)	Avg Water Demand (GPD)
Service stations per water closet					
(a) Open 16 hours per day or less		250	325	0	0
(b) Open more than 16 hours per day		325	423	0	0
Shopping centers without food or laundry per square foot of floor space		0.1	0.13	0	0
Stadiums, race tracks, ball park per seat		4	5	0	0
Stores per bathroom		200	260	0	0
Theatres and Auditoriums, per seat		4	5	0	0
Veterinary Clinic					
(a) Per practitioner		250	325	0	0
(b) Add per employee per 8 hour shift		15	20	0	0
(c) Add per kennel, stall or cage		20	26	0	0
Warehouse					
(a) Add per employee per 8 hour shift		15	20	0	0
(b) Add per loading bay		100	130	0	0
(c) self-storage, per unit(up to 200 units)		1	1	0	0
1. Add 1 gallon for each 2 units or fraction thereof, for over 200 units, and shall be in addition to employees, offices or living quarters flow rates.		1	1	0	0
INSTITUTIONAL:					
Churches per seat which includes kitchen wastewater flows unless meals prepared on a routine basis		3	4	0	0
1. If meals served on a regular basis add per meal prepared		5	7	0	0
Hospitals per bed which does not include kitchen wastewater flows		200	260	0	0
1. add per meal prepared		5	7	0	0
Nursing, rest homes, adult congregate living facilities per bed which does not include kitchen wastewater flows		100	130	0	0
1. add per meal prepared		5	7	0	0
Parks, public picnic					
(a) With toilets only per person		4	5	0	0
(b) With bathhouse, shower & toilets per person		10	13	0	0
Public Institutions other than schools and hospitals per person which does not include kitchen wastewater flows		100	130	0	0
1. add per meal prepared		5	7	0	0
Schools per student					
(a) Day-type		10	13	0	0
(b) Add for shower		4	5	0	0
(c) Add for cafeteria		4	5	0	0
(d) Add for day school workers		15	20	0	0
(e) Boarding -type		75	98	0	0



TYPE OF ESTABLISHMENT	Number of Units	WW demand per unit (GPD)	Water demand per unit (GPD)	Avg WW Demand (GPD)	Avg Water Demand (GPD)
RESIDENTIAL					
(a) Single or multiple family per dwelling Unit					
1 Bedroom with 750 sq. ft. or less of building area		100	130	0	0
2 Bedroom with 751 - 1200 sq. ft. of building area		200	260	0	0
3 Bedroom with 1201 - 2250 sq. ft. of building area		300	390	0	0
4 Bedroom with 2251 - 3300 sq. ft. of building area		400	520	0	0
For each additional bedroom or each additional 750 square feet of building area or fraction thereof in a dwelling unit, system sizing shall be increase by 60 gallons per dwelling unit		60	78	0	0
(b) Other per occupant		50	65	0	0
OTHER CATEGORY NOT LISTED (ENGINEER TO PROVIDE BACKUP)				0	0
OTHER CATEGORY NOT LISTED (ENGINEER TO PROVIDE BACKUP)				0	0
OTHER CATEGORY NOT LISTED (ENGINEER TO PROVIDE BACKUP)				0	0
Summary of Average Day Wastewater and Water Demands (GPD) =				5300	6890
Summary of Average Day Wastewater and Water Demands (MGD) =				0.005	0.007

Summary of Peak Day Wastewater and Water Demands (MGD) = Average Daily Demand x 1.4 =	0.007	0.010
	(WW)	(Water)

[1] Systems serving high volume establishments, such as restaurants, convenience stores and service stations located near interstate type highways and similar high-traffic areas, require special sizing consideration due to expected above average volumes. The minimum estimated flows for these facilities shall be 3 times the volumes determined from the Demand Table Figures.

**Justification Statement
R&B Sports
Wellington Planning, Zoning & Building Department
Site Plan
Master Plan Amendment
Architectural Review Board (ARB) Applications
Original Submittal: January 16, 2026
Resubmittal: March 27, 2026**

Request

On behalf of the Applicant and Property Owner, R&B Tennis Holdings II, LLC (“Applicant”), Schmidt Nichols (“Agent”) respectfully requests your consideration of this Site Plan, Master Plan Amendment, and Architectural Review Board (ARB) application for the R&B Sports project. A plat (Plat Book 56, Page 25 – Little Place of the Landings at Wellington-PUD) has been recorded and unified to support the proposed development. The use requested, Assembly is a permitted-by-right use in the current PUD zoning district pursuant to Table 6.2-1 Use Regulations Schedule.

The subject parcel (PCN 73-41-44-18-02-000-0010) is generally located in the southwest corner of Ousley Farms Road and Greenbriar Boulevard in the Village of Wellington, Florida and contains approximately 4.00 acres with an address of 2995 and 2999 Greenbriar Boulevard in the Village of Wellington. (“subject property”).

The site is currently developed with an existing 7,940 s.f. daycare. The applicant is proposing to demolish the existing daycare and propose a new 26,688 s.f. Assembly use with accessory tennis courts (two inside, six outside), four padel courts and a variety of additional outdoor recreational accessory uses with a buildout of 2028. Site access is proposed via two full access driveway connections to Greenbriar Boulevard.

The Applicant requests consideration of the following:

- Request 1:** **Site Plan Application** for the proposed 26,688 s.f. Assembly Building

- Request 2:** **Master Plan Amendment Application** to amend the existing day care center use approval on the 4-acre Pod “A” parcel to Assembly to support the proposed development.

- Request 3:** **Architectural Review Board (ARB) Application** for the proposed 26,688 s.f. Assembly building



Proposed R&B Sports - Site Aerial

The subject property currently supports a Future Land Use (FLU) designation of Community Facilities (CF), and is zoned Wellington PUD (Commercial Pod).

Adjacent Lands	Uses	FLU	Zoning
Subject Property (Proposed)	Assembly	CF	PUD
North	Vacant, Greenbriar Blvd Roadway	Residential "B"	PUD
South	Acme Improvement District, Municipal Land	CF	PUD
East	Canal, Agricultural/Equestrian, Single Family Residential	Residential "B"	PUD
West	Municipal Land/Park (Greenbriar Park)	CF	PUD

R&B Sports – Tennis-Focused Assembly Use Narrative:

R&B Sports, proposed on approximately four acres at 2995 and 2999 Greenbriar Boulevard, is designed and operated as a tennis-focused assembly use consistent with the Village of Wellington’s definition of an assembly, which includes membership-based uses that conduct organized recreational programs, such as private clubs.

The primary and central activity of the facility is tennis instruction, training, and fitness development. The development includes approximately 26,688 square feet of enclosed space containing two indoor tennis courts and integrated fitness and conditioning areas that support athletic performance and overall physical wellness.

Six outdoor tennis courts further reinforce tennis as the principal focus of the site. Supporting amenities, including four outdoor padel courts and a putting green, are customary and incidental accessory features that complement the tennis and fitness programming. These elements provide additional recreational and cross-training opportunities for members and are consistent with the Village’s allowance for accessory activities within an assembly use.

Operational Overview

The facility will operate seven days per week, from 6:00 AM to 10:00 PM, and will employ approximately 20–25 staff members across two shifts. Programming will include individual structured tennis instruction, physical conditioning, and small-group fitness training.

The center will maintain a private membership model serving up to 200 members, with typical daily use averaging 20 individuals on-site at any given time. This limited membership ensures a high-quality, low-impact operation consistent with the surrounding neighborhood and the Village’s community-oriented standards.

Mission and Purpose

Founded by accomplished tennis professionals Rodrigo Nascimento and Betsy McCormack, with more than five decades of combined experience, R&B Sports is designed as a membership-based tennis and fitness facility centered on organized instruction, training, and athletic development. The facility’s purpose is to promote physical fitness, skill development, and personal growth through structured recreational programming.

R&B Sports operates as a tennis-focused assembly use that integrates professional instruction, physical conditioning, and wellness activities. The primary use consists of tennis and fitness training conducted within the 26,688-square-foot enclosed building and associated outdoor tennis courts, consistent with the Village of Wellington’s definition of an assembly use.

All additional site features, including padel courts and a putting green are provided solely as accessory amenities for members. These elements are incidental to the primary tennis and fitness use and are not intended for general public access.

The proposed development will establish a high-quality tennis and fitness facility that supports the Village of Wellington’s commitment to recreational opportunities, athletic excellence, and community well-being.

Comprehensive Plan Consistency

The proposed development is consistent with the Village of Wellington Comprehensive Plan, including the Land Use & Community Design, Mobility, and Parks & Recreation Elements.

Specifically, the request complies with:

- Objective LU&CD 1.1 and Policies 1.1.1 and 1.1.2, which require that new development be compatible with existing conditions and complementary to surrounding land uses. The proposed membership-based recreational assembly use is consistent with surrounding community facilities and recreational uses and reinforces the established development pattern.
- Goal LU&CD 1 (Land Uses), which promotes enhancing the quality and character of Wellington’s neighborhoods and commercial districts. The project represents high-quality infill redevelopment of an existing site.
- Goal LU&CD 2 (Neighborhoods & Districts), which emphasizes maintaining a high quality of life through thoughtful community design. The proposed architecture, buffering, and site layout ensure compatibility with adjacent properties.
- Mobility Element Objective 1.2 (Coordination with Land Use), which supports development along collector roadways with appropriate access. The subject site fronts Greenbriar Boulevard, a collector roadway, and provides safe and efficient access.
- Parks & Recreation Goal 1, which promotes recreational opportunities that enhance quality of life and community well-being. The project provides organized recreational programming within a controlled, membership-based environment.

Overall, the proposed development advances Comprehensive Plan objectives related to compatible infill development, recreational opportunities, and preservation of community character.

JUSTIFICATION:

The site represents the ideal location for the development of the proposed commercial use as the proposed development is compatible and consistent with the existing character of the area. The proposed development has been appropriately placed on the subject site to accommodate the development patterns of the existing commercial uses within the surrounding area. The proposed development mitigates adverse impacts and creates an appropriate transition in uses, creating compatibility and cohesion to the surrounding area.

Furthermore, the use requested, Assembly is a permitted-by-right use in the current PUD zoning district.

Table 6.2-1: Use Regulation Schedule									
USE TYPES	See Supp Regs	RS	RM	RH	CC	CF	PUD		
							Res Pod	Comm Pod	Community Facilities
Industrial/Manufacturing/Distribution									
Automotive Paint/Body Shop	6.2.2.E.1								
Contractors Storage Yard	6.2.2.E.2								
Craftsman/Contractor Services	6.2.2.E.3								
Flex Space	6.2.2.E.4								
Manufacturing/Fabrication									
Medical/Dental Laboratory									
Microbrewery					P			P	
Packing, Distribution and Processing	6.2.2.E.5								
Recycling Plant	6.2.2.E.6					C			
Repair and Maintenance, Large	6.2.2.E.7								
Repair and Maintenance, Small	6.2.2.E.8				P			P	
Research and Development									
Self storage, Indoor and/or Outdoor	6.2.2.E.9				C				
Towing Service and Storage	6.2.2.E.10								
Warehouse	6.2.2.E.11								
Civic/Institutional/Recreational/Assembly									
Arena/Auditorium/Stadium	6.2.2.F.1					C			C
Assembly	6.2.2.F.2				P	P		P	P
College or University					C	C		C	C

Request 1: Compliance with LDR:

Table 6.3-1:

Response: The proposed project is in compliance with the CF Development Regulations per Table 6.3-1, which are as follows:

- A. Minimum setbacks for principal structures:
 - a. Front: N/A (99 feet provided),
 - b. Side, Interior: N/A (98 feet provided),
 - c. Side Street: N/A, and
 - d. Rear: N/A (95 feet provided);
- B. Minimum lot size of N/A (lot is 4 acres in size);
- C. Minimum lot width of N/A (375.00 feet provided);
- D. Minimum lot depth of N/A (372.36 feet provided);
- E. Maximum floor area ratio (FAR) of 0.35 (0.15 FAR provided); and
- F. Maximum lot coverage of 20% (4% building coverage provided).
- G. Maximum Building Height: 35'

The overall building height is 35', measured from the highest point of the road (elevation 16.3' NAVD).

The proposed finished floor elevation is 16.5' NAVD to the highest point of the roof.

Note: *CF shall be exempt from the development regulations per Table 6.3 – 1 General Property Development Regulations Note #3

Table 6.3 – 1 General Property Development Regulations									
Zoning Districts	Minimum Lot			Maximum FAR	Maximum Building Coverage	Minimum Setbacks			
	Size	Width	Depth			Front	Side	Corner	Rear
RS ⁽¹⁾	6,000 sf	65 ft	75 ft	-	40%	25 ft	7.5 ft	15 ft	15 ft
RM ⁽²⁾	-	65 ft	75 ft	-	35%	25 ft	15 ft	25 ft	15 ft
RH ⁽²⁾	-	65 ft	75 ft	-	40%	25 ft	15 ft	25 ft	15 ft
CC	1 acre	100 ft	200 ft	0.35	25%	30 ft	30 ft	30 ft	30 ft
CF ⁽³⁾	-	-	-	-	-	-	-	-	-
FLEX	1 acre	100 ft	200 ft	0.45	45%	40 ft	15 ft	25 ft	20 ft
PUD ⁽¹⁾	10 acres	Determined by Approved Development Order			45%	Determined by Approved Development Order			
MUPD	5 acres				45%				
MCPD	20 acres				45%				
ER	10 acres	300 ft	300 ft	-	20%	100 ft	50 ft	50 ft	100 ft
ECR	3 acres	200 ft	300 ft	0.45	45%	80 ft	50 ft	80 ft	50 ft
Overlay Districts									
EOZD ⁽⁴⁾	Determined based on ER or ECR Zoning Districts, Subarea, or Approved Development Order			0.20	20%	Determined based on ER or ECR Zoning Districts, Subarea, or Approved Development Order			
LROZD ⁽⁴⁾				0.20	20%				
RROZD ⁽⁴⁾				0.20	20%				

NOTES:

- (1) FAR is not calculated for residential structures. Alternative setbacks are available for zero lot line properties and non-traditional lot layouts as long as Palm Beach County Fire separation requirements and Building Code requirements are in compliance. See the Supplementary Standards for the unit type for further information.
- (2) Minimum lot size shall be determined based on ownership and management of parcel(s) and units. FAR is not calculated for residential structures. Alternative setbacks may be proposed and approved as part of a development order.
- (3) CF shall be exempt from the development regulations.
- (4) See the EOZD section of Article 6 for specific development regulations based on the Subarea of the Equestrian Preserve.

Sec. 6.2.2 – Supplementary Standards for Principal Uses:

The project is consistent with the requirements found in Section 6.2.2

Assembly

- a) The use shall be located on a collector or road of higher classification.

Response: The subject site is located along Greenbriar Boulevard, which is classified as a collector roadway. Therefore, the proposed assembly use complies with this requirement.

- b) Dumpster and trash receptacles shall be located a minimum of 100 feet from residential property and screened from view with a six (6) foot in height solid wood fence and hedge combination unless part of a pre-existing commercial development.

Response: All dumpster and trash receptacle locations are shown on the site plan in excess of 100 feet from residential property and are

screened from view in accordance with Code requirements. Screening details are provided on the site plan.

- c) Within the Little Ranches Overlay Zoning District, an assembly use shall be limited to places of worship only.

Response: The subject property is not located within the Little Ranches Overlay Zoning District. Therefore, this provision is not applicable to the proposed development.

Table 7.5-1 Minimum Off-Street Parking Standards:

The proposed development is required to provide parking at a ratio of 1.5 spaces per court and 1 space/500 s.f. of air-conditioned use. The proposed site plan indicates 40 proposed parking spaces.

Parking Required: 40 Spaces

Tennis Courts - 1.5 spaces per court @ 12 courts = 18

Clubhouse - 1 space/500 s.f. of air-conditioned use @ 9,944 s.f. = 20

Putting Green Court - 1.5 spaces per court @ 1 courts = 2

Handicap Spaces Required: 2 Spaces

Handicap Spaces Provided: 2 Spaces

Bicycle Spaces Required: 14 Spaces

Bicycle Spaces Provided: 20 Spaces

Loading Space Required: 2 Spaces

Loading Space Provided: 2 Spaces

Sec. 7.8.5 – Landscape Buffers

The proposed development is consistent with Sec. 7.8.5 – Landscape Buffers, specifically the following:

The proposed development meets the standards listed in Sec. 7.8.5 – Landscape Buffers as follows:

- Per Table 7.8-1 – Landscape Buffers, the project will provide a:
 - Minimum of a 20-foot Type C ROW landscape buffer:
 - Along the north property line
 - Minimum of a 15-foot Type C ROW landscape buffer:
 - Along the east property line
 - Pursuant to Sec. 7.8.5.C.6, where properties are separated from adjacent properties or ROW by a canal, lake and/or passive open space, with a minimum width of 50 feet, the required landscape buffer width may be reduced by up to 25%

- Minimum of a 10-foot Type A landscape buffer (Commercial adjacent to Commercial)
 - Along the west property line and south property line

Foundation Planting: Per Sec. 7.8.2 – Supplemental Landscape Standards, foundation planting shall be provided along the front, side and rear facades of non-residential and multiple-family structures, except for vehicle access areas such as garage entrances, bay doors, and if in conflict with access to above ground utilities and/or fire safety equipment. The minimum depth of the required foundation planting shall be five (5) feet for each building story or a maximum of twenty-five (25) feet. The combined length of the required foundation planting shall be no less than 40% of the total length of the applicable side of the structure.

The proposed assembly is in compliance with the required foundation planting.

Signage: The proposed development is consistent with Sec. 7.9.8 – Permanent Signs, Commercial - Supplementary Standards, specifically the following:

Per ULDC Section 7.9.8, Monument Sign Standards, the project is currently proposing one (1) freestanding monument sign along Greenbriar Blvd and will comply with the Village’s signage standards

- Maximum Number: 3 signs per project frontage
- Maximum Sign Face Area Per Sign: 32 sq. ft.
- Maximum Height: 8’ (Greenbriar Boulevard)

In addition, wall signage is proposed on the primary building façade. The proposed wall sign area of 15.33 square feet is well below the maximum 200 square feet permitted pursuant to Sec. 7.9.8.A.2 and is designed to be proportional to the building scale and architecture. The signage provides clear identification of the facility while maintaining compatibility with the overall design and character of the development.

Request 2: Master Plan Amendment:

The applicant shall provide a written Justification Statement to explain how the request conforms to the following:

1. That the proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.

Response: The proposed amendment to allow a 26,688-square-foot membership-based recreational assembly use in place of the existing daycare use is consistent with the Village of Wellington Comprehensive Plan, including the Future Land Use, Mobility, and Economic Development Elements.

The proposed assembly use supports the Comprehensive Plan’s goals and policies by:

- **Encouraging compatible, high-quality infill redevelopment within an existing urbanized corridor.**
- **Promoting community-serving recreational and wellness uses that enhance residents’ quality of life.**
- **Maintaining efficient land use by utilizing existing infrastructure, transportation networks, and utility services without requiring additional public investment.**

The proposal is consistent with the Future Land Use Map (FLUM) designation for the property and advances policies that support mixed community services and recreational opportunities within the Village’s established suburban character.

2. **That the proposed request is in compliance with all articles of the Land Development Regulations (LDR).**

Response: The proposed Master Plan Amendment complies with all applicable provisions of the Village of Wellington Land Development Regulations (LDRs). The membership-based recreational assembly use is permitted within the zoning district through Master Plan approval and will be reviewed for full conformance with Village requirements.

The project will comply with all applicable site development standards, including setbacks, landscaping, buffering, parking, signage, stormwater management, and lighting. The proposed use functions as an organized recreational assembly, comparable to a private club, and is consistent with the Village’s definition of an assembly use.

All plans and supporting materials will be reviewed by the Village to ensure compliance with Wellington’s design guidelines, engineering standards, and public safety requirements prior to site plan approval and building permitting.

3. **That the proposed request minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.**

Response: The proposed redevelopment is located on a previously disturbed and developed 4.0-acre site and will not adversely affect environmentally sensitive lands or natural resources. The property contains no wetlands, protected vegetation, or native habitat areas.

The project will implement a comprehensive stormwater management system in compliance with South Florida Water Management District (SFWMD) and Acme Improvement District standards to ensure proper

drainage and water quality treatment. Sustainable design measures will be incorporated where feasible, including energy-efficient systems, native and drought-tolerant landscaping, and compliance with Palm Beach County and Village water conservation and air quality regulations. As a result, the proposed assembly use will have minimal environmental impact and will maintain the site’s existing urban character.

4. Provide the overall design concept and show that the design of the proposed request minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

Response: The proposed membership-based recreational assembly use has been designed to complement surrounding land uses and to minimize potential visual and operational impacts. The architectural design, building placement, landscaping, and buffering are intended to maintain compatibility with adjacent properties and the overall character of the Greenbriar Boulevard corridor.

Building height, massing, and scale are consistent with existing development in the area. Enhanced perimeter landscaping, required setbacks, and buffering will further mitigate potential visual impacts. The assembly use is designed to accommodate organized, scheduled recreational programming rather than large-scale public events, thereby limiting intensity and ensuring compatibility with nearby uses. Site circulation provides safe and efficient vehicular and pedestrian access in accordance with Village standards.

5. That the proposed request is consistent with applicable neighborhood plans.

Response: The subject property is located within the Wellington Green/Greenbriar Boulevard area, an established corridor characterized by commercial, recreational, and community-serving uses. The proposed membership-based recreational assembly use is consistent with the character and intent of the surrounding area and provides a complementary wellness and recreational amenity for nearby residents and businesses.

There are no adopted neighborhood plans that conflict with the proposed use. The project supports the Village’s long-term planning objectives by enhancing access to organized recreational and fitness opportunities within an established development area.

6. That the proposed request will result in a logical, timely and orderly development pattern.

Response: The proposed Master Plan Amendment represents a logical and orderly infill redevelopment within an existing urbanized corridor. The site is fully served by existing infrastructure, including roadway access, water,

sewer, and fire-rescue services, and does not require the extension of municipal facilities.

The transition from a daycare use to a tennis- and fitness-oriented assembly use represents a compatible and comparable development intensity consistent with the area’s pattern of community-oriented commercial and recreational uses. The proposed timing of development supports Wellington’s continued growth while ensuring the property remains an active and productive component of the Village’s development framework.

7. That the proposed request complies with Wellington building standards.

Response: All proposed site and building improvements will comply with the Village of Wellington Building Code and applicable provisions of the Florida Building Code. The project will meet all requirements related to accessibility (ADA), life safety, fire protection, and energy efficiency.

Architectural design will conform to Wellington’s adopted architectural and aesthetic standards, utilizing high-quality materials and finishes that are compatible with the surrounding built environment. All construction plans will undergo formal building permit review to ensure full compliance with Village building and structural standards prior to issuance of permits.

Request 3: Architectural Review Board (ARB):

The applicant shall provide a written Justification Statement to explain how the request conforms to the following:

1. That the proposed request is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan.

Response: The proposed design is consistent with the purposes, goals, and objectives of the Village of Wellington Comprehensive Plan by promoting high-quality architectural character, cohesive community identity, and compatibility with the surrounding built environment. The Mediterranean Revival style reinforces the Village’s vision for aesthetically unified and pedestrian-oriented development. The project’s scale, materials, and detailing contribute to a visually appealing public realm while supporting the Comprehensive Plan’s emphasis on design excellence, community livability, and sustainable, context-sensitive growth.

2. That the proposed request is not in conflict with any portion of Wellington’s LDR and is consistent with the purpose and intent of the LDR.

Response: The proposed design fully complies with the applicable provisions of Wellington’s Land Development Regulations. The project utilizes approved architectural elements, materials, and colors consistent with the LDR’s intent to preserve and enhance the Village’s architectural

character. The building’s articulation, façade treatment, and massing conform to height, setback, and design requirements, ensuring that the structure remains contextually appropriate and proportionate. The integration of covered loggias, arched openings, and decorative detailing demonstrates adherence to the LDR’s goals for architectural integrity and visual continuity.

3. That the proposed request is compatible and consistent with existing uses and the zoning of properties surrounding the subject site and that the proposed request is appropriate for the site and surrounding area.

Response: The proposed development is compatible and consistent with the surrounding land uses and zoning designations. The building’s two-story height, articulated rooflines, and Mediterranean Revival aesthetic align with adjacent community and recreational structures. The design’s refined massing and pedestrian-friendly elements create a seamless transition between the proposed facility and neighboring properties. The project’s function as a sports and community building complements the existing uses in the area, contributing positively to the social and architectural fabric of the neighborhood.

4. That the proposed request is consistent with Wellington neighborhood aesthetics.

Response: The proposed design reflects and enhances the established neighborhood aesthetics of Wellington through its authentic Mediterranean Revival style, featuring light stucco finishes, dark window framing, clay barrel tile roofing, and wrought-iron detailing. These elements reinforce the Village’s architectural identity and ensure visual continuity within the community. The color palette of soft neutrals and earth tones complements surrounding developments, while the building’s balanced proportions and decorative craftsmanship maintain the sense of warmth, permanence, and elegance that characterizes Wellington’s built environment.

On behalf of the Applicant and Property Owner, R&B Tennis Holdings II, LLC, Schmidt Nichols respectfully requests your consideration of this Site Plan, Master Plan Amendment, and ARB application for the R&B Sports project.

Wellington Legal Notice

05/21/2026 9:11 AM (EDT)

Submitted by Sharesse Milachay-Garcia (smilachay@wellingtonfl.gov)



Wellington Legal Notice

Please choose a category Planning and Zoning Public Hearing Notices - Wellington

Title R2026-25 Master Plan Amendment (The Landings)

Publish Date 05/21/2026

Publish Time 9:08 AM (EDT)

Description A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT [PETITION NUMBER 2025-0002-MPA] AMENDING THE LANDINGS AT WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS LITTLE PLACE OF THE LANDING AT WELLINGTON PUD, TOTALING 4.00 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF THE GREENBRIAR BOULEVARD AND OUSLEY FARMS ROAD INTERSECTION, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO CHANGE THE MASTER PLAN DESIGNATION FOR THE PROPERTY FROM DAY CARE TO ASSEMBLY; TO ADD TWO (2) ACCESS POINTS ALONG GREENBRIAR BOULEVARD TO ILLUSTRATE THE EXISTING ACCESS TO THE ASSEMBLY SITE; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Attach Files (Optional)  Legal Ad- R2026-25.pdf

Submitted by (Email Address) smilachay@wellingtonfl.gov

Notifications Yes

Send Out a Notification to Your Subscribers Yes

Signature 