

RESOLUTION NO. R2025-15

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE (PETITION 2023-0001-CU) FOR CERTAIN PROPERTY KNOWN AS THE MARKETPLACE AT THE WELLINGTON (FKA PROFESSIONAL CENTER OF WELLINGTON), TOTALING APPROXIMATELY 17.855 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF GREENVIEW SHORES BOULEVARD AND SOUTH SHORE BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO ALLOW AN 80-ROOM HOTEL; PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the Future Land Use Map designation for the subject property was recently changed to Mixed-Use by Ordinance No. 2025-08; and

WHEREAS, the current zoning designation of the subject property is Planned Unit Development (PUD) and is located within Pod 12 of the Wellington PUD; and

WHEREAS, the property owner has applied for a companion Master Plan Amendment application (Resolution No. R2025-16) to modify Pod 12 of the Wellington PUD Master Plan for a Mixed-Use development and adopt a Project Standards Manual; and

WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on May 21, 2025, recommended approval of the Conditional Use application with a 7-0 vote; and

WHEREAS, the Wellington Council has taken the recommendations of the Local Planning Agency, the Findings of Facts, and the evidence and testimony presented by the Petitioner and other interested parties, and comments of the public into consideration when considering the proposed Conditional Use; and

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

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

2. Surrounding Use Considerations: The proposed hotel is centrally located on the 17.855-acre subject site and is compatible with the surrounding uses on-site and adjacent properties.
3. Public Facilities: The water, sanitary, sewer, and drainage systems meet the code requirements. Adequate public facilities are available to serve the subject site.
4. Concurrency: The project meets Wellington's Traffic Performance Standards (TPS).
5. Comprehensive Plan: The use requested is consistent with Wellington's Comprehensive Plan.
6. Land Development Regulations: The subject request is consistent with the stated purposes and intent of the Land Development Regulations.
7. Development Pattern: The request will result in a logical development pattern as it is located within a Mixed-Use development with other commercial and residential uses.

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

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

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

94 **SECTION 2.** This Resolution shall become effective immediately upon
95 adoption.

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97 **PASSED AND ADOPTED** this _____ day of _____ 2025.
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100 **ATTEST:**

WELLINGTON, FLORIDA

101
102 BY: _____
103 Chevelle D. Hall, MMC, Village Clerk

BY: _____
Michael J. Napoleone, Mayor

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

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110 BY: _____
111 Laurie Cohen, Village Attorney

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Exhibit A – Legal Descriptions

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

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