

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:

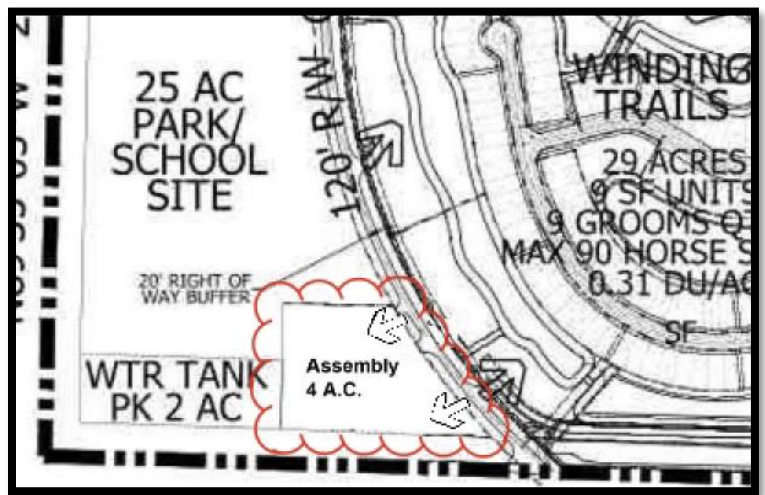
The subject property is located within The Landings at Wellington PUD. The Landings at Wellington PUD was approved by Palm Beach County in 1979, prior to Wellington’s incorporation in 1995. The subject property has been used as a Day Care facility since 1986. The current owner purchased the property 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