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RESOLUTION NO. R2025-16

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT (PETITION 2023-0005-MPA) FOR THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD), 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 AMEND POD 12 AS A MIXED-USE POD WITH A MAXIMUM OF 117,000 SQUARE FEET OF COMMERCIAL/OFFICE, 80-ROOM HOTEL, TO ASSIGN 89 MULTI-FAMILY DWELLING UNITS; TO ADOPT THE MARKETPLACE AT THE WELLINGTON PROJECT STANDARDS MANUAL FOR POD 12; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; 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 2025-08; and

WHEREAS, the current zoning designation of the subject property is PUD and is located within Pod 12 of the Wellington PUD; and

WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on May 21, 2025, recommended _____ of The Marketplace at The Wellington Master Plan Amendment with a ____ - ____ 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 comments of the public into consideration when considering the proposed Master Plan Amendments and Conditional Use; and

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

1. The Master Plan Amendment is consistent with the Comprehensive Plan;
2. The subject request is consistent with the stated purposes and intent of the Land Development Regulations;

- 50
- 51 3. The requested Master Plan Amendment is consistent with the surrounding
- 52 land uses and zoning districts;
- 53
- 54 4. The requested Master Plan Amendment would result in a logical and
- 55 orderly development pattern.
- 56

57 **NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON,**

58 **FLORIDA’S COUNCIL, THAT:**

59

60 **SECTION 1.** The Wellington PUD Master Plan Amendment is hereby

61 APPROVED as described in Exhibit “A” and illustrated in Exhibit “B”, providing for the

62 following:

63

- 64 1. Rename Pod 12 “Professional Center at Wellington” to “The MarketPlace
- 65 at The Wellington”;
- 66
- 67 2. To change the Pod Type of Pod 12 (The MarketPlace at The Wellington)
- 68 to Mixed-Use;
- 69
- 70 3. Assign 89 multi-family dwelling units to Pod 12 with a density of 5.0 du/ac;
- 71
- 72 4. Allow a maximum of 117,000 square feet of commercial/office space
- 73 within Pod 12 “The MarketPlace at The Wellington” as provided for in
- 74 Condition #2; and
- 75
- 76 5. Adopt The MarketPlace at The Wellington Project Standards Manual
- 77 (PSM).
- 78

79 **SECTION 2.** The foregoing recitals are hereby affirmed and ratified subject

80 to the following conditions:

81

82 **General Conditions:**

83

- 84 1. The subject site shall be governed by the conditions of approval within this
- 85 resolution and based on the Master Plan as provided in Exhibit “B” of Resolution
- 86 No. R2025-16. All previously applied conditions of approval are no longer valid
- 87 unless specified in this resolution.
- 88
- 89 2. Pod 12 “The MarketPlace at The Wellington” shall be developed consistent with
- 90 the approved Wellington PUD Master Plan based on the use limitations below:

Use	Intensity/Density Limitations
Multi-Family	89 units
Hotel	80 rooms ¹
General/Professional Office	49,000 SF
Retail	35,000 SF
Restaurant	33,000 SF

91 ¹ As approved by Resolution No. R2025-15 (Conditional Use)

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3. The project shall comply with The MarketPlace at The Wellington Project Standards Manual (PSM) as adopted in Exhibit “C” as part of Resolution No. R2025-16. (PLANNING AND ZONING)
4. A Site Plan shall be required prior to Land Development Permits and shall comply with the PSM as adopted in Exhibit “C” of Resolution No. R2025-16. (PLANNING AND ZONING)
5. All roads, sidewalks, utilities, and infrastructure within the property boundary shall be private and the maintenance responsibility of the owner or managing association and shall not be the maintenance responsibility of Wellington. (PLANNING AND ZONING/ENGINEERING)
6. The Developer shall be required to provide the land dedication for parks and recreation facilities, as well as civic facilities, pursuant to Section 6.5.2.E.1 of Wellington’s Land Development Regulations. The land dedication required for parks and recreation is 2.528 acres. The civic dedication is 0.2528 acres. In lieu of land dedication, a fee equal to \$50,000.00 per acre or the fair market value per acre, whichever is greater, may be paid. These fees shall be paid in full prior to the issuance of the first building permit. A 10% credit for privately-owned recreational space within a proposed project may be applied to the park and recreational land dedication requirement. The area and the use of the private recreational space shall be restricted to the square footage and uses approved for the master plan by recorded covenant and run with the land. Any modifications to the covenant, including elimination, shall require the approval of Wellington’s Council. The private recreational space shall be operated and maintained by the developer, successors, or assignees. (PLANNING AND ZONING)
7. Architectural Review Board approval is required for all elevations, colors, materials, and signage prior to the issuance of building permits. (PLANNING AND ZONING)

Land Development Conditions:

8. A plat/replat shall be required to be submitted prior to the issuance of the Land Development Permits and shall be recorded prior to the issuance of the first building permit. The project shall be subject to a Declaration of Restrictions and Covenant acceptable to the Wellington Attorney, which shall provide for the formation of a managing association and assessments payable by the members of the association for the cost of maintaining the common areas, including all preservation areas, amenities, waterbodies, etc. (ENGINEERING)
9. No vertical encroachments shall be permitted in any utility or drainage easements. No landscaping shall be installed in water or sewer easements or areas obstructing the line of sight for pedestrians or vehicles. (ENGINEERING)
10. Land Development Permit (LDP) and Utility Permit meeting all applicable requirements of Wellington’s Land Development Regulations, as well as State and Federal regulations and guidelines, must be applied for, approved, and

142 issued prior to any construction activities. The permit plans shall include
143 construction details for all infrastructure components, including paving, grading,
144 drainage, water, sewer, landscape, lighting, and offsite improvements. Additional
145 comments on the site layout may be forthcoming upon submittal and subsequent
146 review of Engineering construction plans and Drainage Calculations for the site
147 development. Prior to the issuance of any certificates of occupancy/completion,
148 final approval is required from the Engineering Department. (ENGINEERING)
149

150 11. Water and sewer infrastructure must be located in the right-of-way or a dedicated
151 exclusive water main or sewer easement. Easement widths shall comply with the
152 Village of Wellington Water and Wastewater Systems Construction and
153 Standards Manual (15-foot minimum). (UTILITIES)
154

155 12. All proposed private roadways, lakes, and conservation areas shall be placed in
156 tracts. All tracts shall be identified on the plat and dedicated accordingly.
157 (ENGINEERING)
158

159 13. The Property Owner shall convey sufficient road drainage easement(s) through
160 the project's internal drainage system, as required, to provide legal positive outfall
161 for runoff. Said easements shall be no less than 20-feet in width. Portions of such
162 system not included within roadways or waterways dedicated for drainage
163 purposes will be specifically encumbered by said minimum 20-foot drainage
164 easements from the point of origin to the point of legal positive outfall.
165 (ENGINEERING)
166

167 14. The Property Owner is responsible for the funding and construction of all
168 improvements/upgrades to existing lift stations, water distribution systems,
169 sanitary systems, and force main systems that are necessary as a result of the
170 impacts of the proposed project development plan on the existing systems.
171 (UTILITIES)
172

173 15. The Property Owner must apply for and obtain a Utility Major permit prior to the
174 development of the proposed improvements. (UTILITIES)
175

176 **Landscape Conditions:**
177

178 16. Landscape plans shall be required as part of the Site Plan application. A
179 Landscape Buffer shall be required along all property lines and all major
180 thoroughfares as required in Wellington's Land Development Regulations and
181 illustrated in the Project Standards Manual. The landscape buffers and street
182 trees shall be installed by the Developer and inspected by Planning and Zoning
183 prior to closing the LDP. (PLANNING AND ZONING)
184

185 17. The existing 10-foot concrete block wall and continuous hedge material and trees,
186 creating a vegetative barrier that borders the single-family development to the
187 southwest, as required by Resolution No. R2003-78, shall be maintained in
188 perpetuity. Additional vegetation may be required at the time of the site plan and
189 landscape plan review. (PLANNING AND ZONING)
190

191 18. A certified cost estimate for all landscaping that includes the plant materials,
192 installation, irrigation, and 1-year of maintenance shall be provided with the LDP
193 application, along with a bond in the amount of 110% of the cost estimate.
194 (PLANNING AND ZONING)
195

196 **Traffic Conditions:**

197
198 19. No building permits are to be issued after December 31, 2027, unless a time
199 extension has been approved by the Village. (TRAFFIC)
200

201 20. The County traffic concurrency approval is subject to the Project Aggregation
202 Rules as set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)
203

204 21. The Property Owner is required to make a proportionate share payment of 3.2%
205 of the total cost to construct a traffic signal and/or roundabout at Lake Worth Road
206 and 120th Avenue intersection prior to the first plat. (TRAFFIC)
207

208 22. The Property Owner is required to make a proportionate share payment of 0.13%
209 of the total cost to widen South Shore Boulevard from Pierson Road to Lake Worth
210 Road from 2 to 4 lanes prior to the first plat. (TRAFFIC)
211

212 23. The property owner shall complete the following intersection improvements at
213 Greenview Shores Boulevard and South Shore Boulevard. Construction shall
214 begin prior to the first building permit and shall be complete prior to the first
215 certificate of occupancy. (TRAFFIC)
216

217 a. A second eastbound right turn lane on Greenview Shores Boulevard at
218 South Shore Boulevard.

219
220 b. A northbound right turn lane on South Shore Boulevard.
221

222 c. Provide additional pavement and reconstruction of curb and sidewalk for
223 northbound U-turn movements on South Shore Boulevard as determined
224 by the Village Engineer.
225

226 d. Any signal modifications as necessary.
227

228 24. Provide additional pavement and reconstruction of curb and sidewalk for
229 southbound U-turn movements on South Shore Boulevard at Sheffield Street as
230 determined by the Village Engineer. (TRAFFIC)
231

232 25. No parking spaces shall be reserved for any uses other than the residential use.
233 (TRAFFIC)
234

235 26. An annual monitoring study shall be conducted for the site to include parking
236 counts on peak season weekdays and weekends. This monitoring study shall
237 begin upon issuance of the certificate of occupancy for the first phase of
238 development. The Village shall be informed of the monitoring study days one
239 week in advance. If the number of occupied parking spaces exceeds those
240 projected in the parking study, additional paved parking and/or parking garages

241 will be required. The annual monitoring study shall be submitted to Planning and
242 Zoning staff annually on June 1st for a period of 10 years. (TRAFFIC))

243

244 **Concurrency (Level Of Service) Conditions:**

245

246 27. The applicant is advised that no guarantee of available capacity is expressed or
247 implied by the issuance of a Capacity Availability Letter until such time that the
248 developer has reserved capacity through payment of Water, Sewer, and Fire
249 Capacity Fees. (UTILITIES)

250

251 28. A Developer's Agreement will be required by the Utility Department in order to
252 reserve water and sewer capacity for the project. Payment of capacity fees per
253 Village Resolution No. R2018-35, or as amended, shall be required to reserve
254 capacity. The Developer's Agreement must be executed and approved by the
255 Village Council prior to the execution of the Palm Beach County Health Water and
256 Sewer Department permits by the Village Utility Director. The conditions included
257 in the Developer's Agreement should be coordinated during the Site Plan
258 Approval process. (UTILITIES)

259

260 29. Water, Sewer, and Fire Line Capacity fees are based on the "Wellington Water
261 and Wastewater Rates and Charges Fiscal Year 2023. These fees are due prior
262 to the approval of the Developer's Agreement by Wellington's Council.
263 (UTILITIES)

264

265 30. The Applicant shall contribute \$127,338.00 to the School District of Palm Beach
266 County (SDPBC) prior to the issuance of the first residential building permit.
267 (SDPBC)

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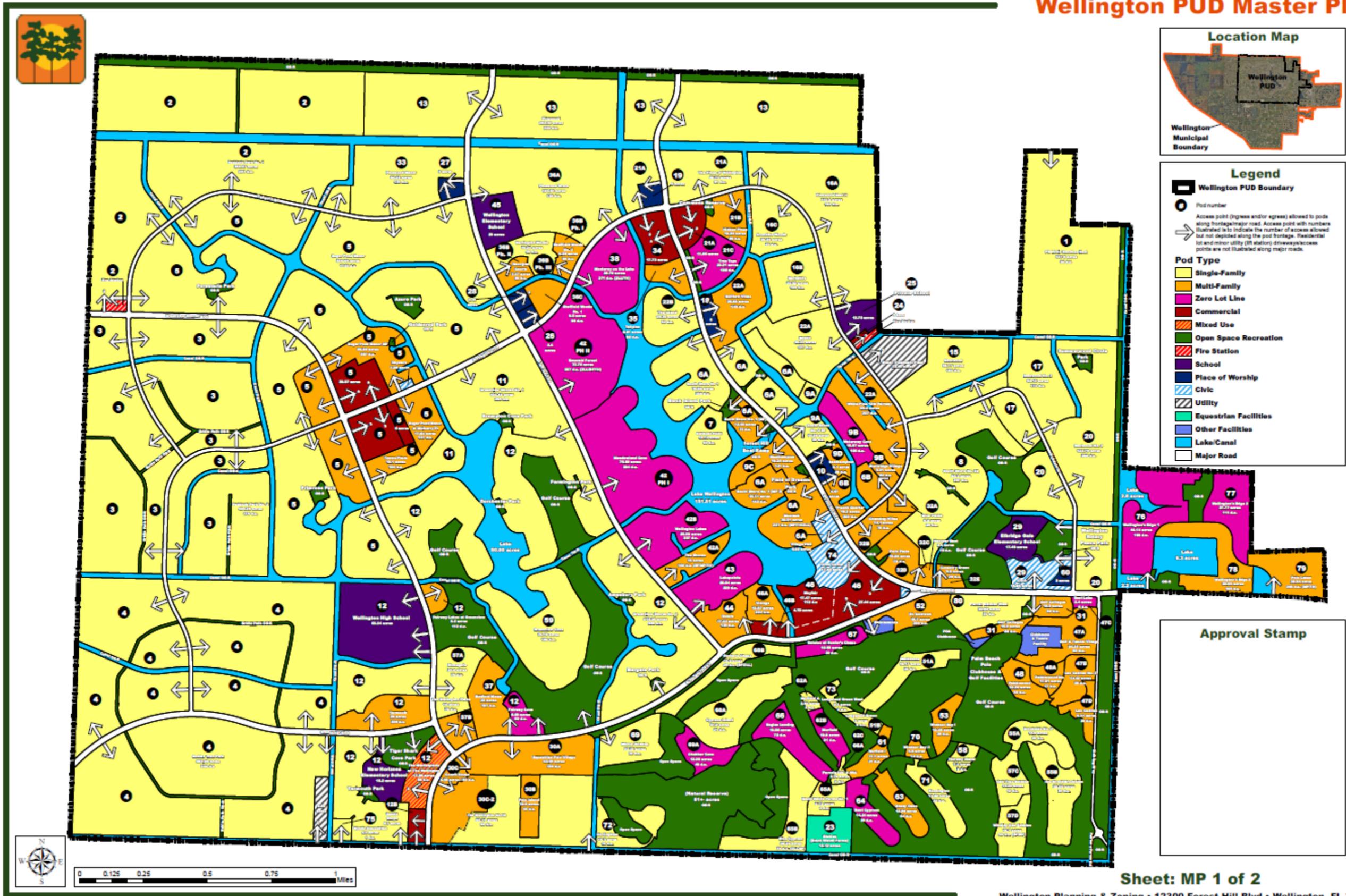
Exhibit A – Legal Descriptions

300

301 TRACT A AND TRACT C, PROFESSIONAL CENTER OF WELLINGTON,
302 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE
303 58, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

Wellington PUD Master Plan



Sheet: MP 1 of 2

Wellington Planning & Zoning • 12300 Forest Hill Blvd • Wellington, FL 33414
• 561.791.4000 • www.wellingtonfl.gov



Site Tabular Data

Pod Number	Pod Name	Number of Units	Pod Type	Acreage	Density
1	PB Little Ranches East	34	Single Family	140.50	0.24
2	PBCFR Station 20	-	Fire Station	2.72	-
2	Paddock Park No. 1	251	Single Family	359.57	0.70
3	Paddock Park No. 2	175	Single Family	404.29	0.43
4	Saddle Trail Park	240	Single Family	583.08	0.41
5	Wellington Corporate Center	-	Commercial	6.00	-
5	Courtyard Shops/Wellington Marketplace	-	Commercial	39.57	-
5	Sugar Pond Manor MF	597	Townhome/Quads/Duplex	68.88	8.67
5	Daycare	-	Civic	1.08	-
5	Towne Place	100	Townhome	10.10	9.90
5	Sugar Pond Manor at Mulberry Pl	107	Duplex	17.84	6.00
5	Sugar Pond Manor	1746	Single Family	535.05	3.26
6A	Village Hall	-	Civic	5.03	-
6A	Montauk	227	Multifamily/Zero Lot Line/Townhome	30.51	7.44
6A	South Shore No. 1 (MF)	72	Duplex	12.02	5.99
6A	South Shore No. 1 (MF 2)	143	Multifamily/Townhome/Quads/Duplex	15.71	9.10
6A	South Shore No. 1	238	Single Family	76.65	3.10
6B	French Quarter	200	Quads	19.20	10.42
7	Sailboat Point	52	Single Family	18.12	2.87
8	South Shore No. 2A	307	Single Family	96.30	3.19
9A	South Shore No. 3 SF	35	Single Family	14.25	2.46
9B	Sturbridge Village	60	Quads	5.01	11.98
9B	Waterway Cove	105	Zero Lot Line	15.57	6.74
9C	Westhampton	131	Townhome/Duplex/Quads	19.34	6.77
9D	Easthampton	28	Duplex/Quads	5.10	5.49
10	St. Peter's United Methodist Place of Worship	-	Place of Worship	4.97	-
11	Greenview Shores No. 1	296	Single Family	103.63	2.86
12	The Marketplace at The Wellington	89	Mixed Use	17.85	5.00
12	New Horizons Elementary School	-	School	15.20	-
12	Yarmouth	205	Townhome/Quads/Duplex	25.00	8.20
12	Fairway Cove	60	Zero Lot Line	8.88	6.76
12	Fairway Lakes at Greenview	112	Multifamily	5.20	21.54
12	Wellington High School	-	School	63.24	-
12	Greenview Shores No. 2	898	Single Family	318.05	2.82
12B	Saddle Shops	-	Commercial	5.70	-
13	Pinewood	223	Single Family	283.02	0.79
15	Eastwood	185	Single Family	59.77	3.10
16A	Pinewood East II	153	Single Family	112.60	1.36
16B	Berkshire	109	Single Family	35.52	3.07
16C	Avondale Woods	67	Single Family	29.39	2.28
17	Eastwood No. 2	173	Single Family	53.12	3.26
20	Eastwood No. 3	298	Single Family	133.75	2.23
21A	Wellington Mall	-	Commercial	11.66	-
21A	The Pines of Wellington	61	Single Family	50.72	1.20
21B	Hidden Pines	88	Townhome	16.35	5.38
21C	Tree Tops	108	Zero Lot Line	20.21	5.34
22A	Guilford Villas	149	Duplex	26.68	5.58
22A	White Pine 12th Fairway	307	Townhome/Quads/Duplex	39.80	7.71
22A	Mystic	137	Single Family	45.33	3.02
22B	The Island	62	Single Family	25.39	2.44
23	Stables (Black Watch Farms)	-	Equestrian Facilities	18.12	-
24	Neighborhood Kids Pre-School	-	Commercial	1.00	-
24	PBCFR Station 25	-	Fire Station	1.80	-
25	Private School	-	School	12.73	-
26	The Place of Worship of Jesus Christ of Later-day Saints	-	Place of Worship	3.40	-
28	Reform Synagogue - Temple Beth Torah	-	Place of Worship	3.46	-
29	Daycare/Wellington Branch Library	-	Civic	15.85	-
29	Elbridge Gale Elementary School	-	School	17.49	-
31	Golf Cottages	88	Multifamily	15.80	5.57
31	POA Clubhouse	-	Other Facilities	1.63	-
30A	Equestrian Polo Village	166	Multifamily	43.05	3.86
30B	Polo Island	46	Multifamily/Zero Lot Line	10.50	4.38
30C	Coach House	50	Multifamily	5.58	8.96
30C-2	The Wellington North	96	Multifamily/Single Family	96.17	1.00
32A	Brier Patch	28	Townhome	5.80	4.83
32B	Channing Villas	76	Duplex	14.10	5.39

Pod Number	Pod Name	Number of Units	Pod Type	Acreage	Density
32C	Hanover East	15	Townhome	3.40	4.41
32D	Park Place	78	Townhome/Zero Lot Line	15.85	4.92
32E	Coventry Green	28	Townhome	5.80	4.83
33	Pinewood Manor	120	Single Family	64.23	1.87
34	Wellington Country Plaza	-	Commercial	17.73	-
35	Tallpine	60	Townhome	9.91	6.05
36A	Pinewood Grove	138	Single Family	104.84	1.32
36B Ph. I	Sheffield Woods No. 2	96	Multifamily	9.35	10.26
36B Ph. II	Georgian Courts	86	Townhome	7.47	11.51
36B Ph. III	Barrington Woods	45	Single Family	19.04	2.36
36C	Sheffield Woods No. 1	96	Multifamily	9.50	10.11
37	Bedford Mews	107	Townhome	22.00	4.86
38	Monterey on the Lake	271	Zero Lot Line/Townhome/Duplex	38.70	7.00
42 Ph. I	Meadowland Cove	304	Zero Lot Line	79.80	3.81
42 Ph. II	Emerald Forest	357	Zero Lot Line/Single Family/Townhome	72.78	4.91
42A	The Shores	140	Multifamily/Townhome/Single Family	15.00	9.33
42B	Wellington Lakes	237	Zero Lot Line	35.59	6.66
43	Lakepointe	320	Zero Lot Line	28.64	11.18
44	Solara	135	Multifamily	17.33	7.79
45	Wellington Elementary School	-	School	20.00	-
46	Town Square at Wellington/Mayfair	112	Commercial/Townhome	44.91	2.49
46A	Vinings	222	Multifamily	12.67	17.52
46B	Village Place	-	Commercial	4.75	-
47A	Golf & Tennis Village	60	Townhome	24.23	2.48
47B	Las Casitas No. 2	35	Townhome	14.42	2.43
47C	East Lake	6	Zero Lot Line	2.40	2.50
47D	Las Casitas	38	Townhome	9.41	4.04
48	Pebblewood	45	Multifamily	12.35	3.64
48A	Pebblewood No. 2	17	Townhome	7.61	2.23
51A	Maldstone	28	Single Family	19.17	1.46
51B	Longwood Green	9	Single Family	5.00	1.80
52	St. Andrews	200	Multifamily	16.70	11.98
53	Windsor Bay I	38	Townhome	10.46	3.63
55A	Brookside No. 2	35	Single Family	14.60	2.40
55B	Isle Brook/Brookside	38	Single Family	28.09	1.35
57A	Stonegate	76	Single Family	24.60	3.09
57B	The Wellington Place	78	Townhome	10.00	7.80
57C	Oak Tree Estates	12	Single Family	14.23	0.84
57D	Winding Oak Estates	40	Single Family/Multifamily	16.70	2.40
58	Fairway Island	9	Single Family	7.30	1.23
59	Greenview Cove	159	Single Family	76.19	2.09
60	St. Michael Lutheran Place of Worship	-	Place of Worship	3.00	-
61	Murfield I	31	Townhome	11.10	2.79
62A	Murfield A	3	Single Family	2.54	1.18
62B	Murfield	31	Zero Lot Line	10.90	2.84
62C/66A	Parcels 62C & 66A	2	Single Family	2.79	0.72
63	Shady Oaks	64	Duplex	12.89	4.97
64	Bent Cypress	38	Zero Lot Line	14.24	2.67
65A	Black Watch Farms No. 1	2	Single Family	9.73	0.21
65B	Blue Cypress	76	Single Family/Zero Lot Line	28.25	2.69
66	Eagles Landing	73	Zero Lot Line	19.56	3.73
67	Estates at Hunter's Chase	30	Zero Lot Line	10.55	2.84
68A	Cypress Island	31	Single Family	37.30	0.83
68B	Hunter's Chase	36	Single Family/Zero Lot Line	16.90	2.13
69	Mizner Estates	33	Single Family	23.22	1.42
69A	Chukker Cove	48	Zero Lot Line	12.09	3.97
70	Windsor Bay II	14	Townhome	4.50	3.11
71	Kensington	22	Single Family	14.88	1.48
72	Hurlingham	19	Single Family	15.70	1.21
73	Longwood Green West	9	Single Family	3.40	2.65
74	Town Center	-	Civic	17.65	-
75	Mystic Equestrian	1	Single Family	4.20	0.24
76	Wellington's Edge 1	199	Zero Lot Line	44.14	4.51
77	Wellington's Edge 2	111	Zero Lot Line	27.77	4.00
78	Wellington's Edge 3	195	Townhome	30.96	6.30
79	Polo Lakes	366	Multifamily	28.54	12.83
80	Farrell Estates West	27	Single Family	22.98	1.17
		Total Units	14528		

Revisions		
Date	Resolution No. / Petition No.	Notes
7/11/2023	R2023-11/Petition 2023-0006-MPA	Farrell West: Created Pod 80; transferred 27 DU from Pod 65B to Pod 80; and reduced Pod 65B from 163 DU to 136 DU.
2/7/2024	R2023-01/Petition 2022-0004-MPA	The Wellington North (Pod 30C-2) added 90 DU to Pod 30C-2 for a total of 96 DU. Removed two driveways.
4/17/2024	Petition 2023-0001-MPAM	Blue Cypress Tract G-1 (Pod 65B) reduced the pod from 136 DU to 76 DU.

