

50 **WHEREAS**, Wellington’s Council has made the following Findings of Fact:
51

- 52 1. Surrounding Use Considerations: The proposed buildings with building height
53 exceeding 35 feet are centrally located on the 71.27-acre subject site and are
54 compatible with the surrounding uses on-site and adjacent properties.
55
56 2. Comprehensive Plan: The use requested is consistent with Wellington’s
57 Comprehensive Plan.
58
59 3. Land Development Regulations: The subject request is consistent with the
60 stated purposes and intent of the Land Development Regulations.
61
62 4. Development Pattern: The request will result in a logical development pattern
63 as it is located within a Mixed-Use development with other commercial and
64 residential uses.
65

66 **NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON,
67 FLORIDA’S COUNCIL, THAT:**
68

69 **SECTION 1.** The Conditional Use to allow a maximum building height of 86
70 feet for Building H, 42 feet for buildings D1 and D2, and 47 feet for Building G within
71 Pod B of Wellington Village MUPD (FKA K Park), as presented on the site plan for
72 Pod B, revision date January 8, 2026, and provided in Exhibit A, is hereby APPROVED
73 subject to the following conditions of approval:
74

- 75 1. Buildings H, D1, D2, and G4 shall match the elevations and materials as shown
76 in Exhibit B of Resolution No. R2026-08.
77
78 2. All required palms installed as required by the conditional use for the height and
79 identified in Exhibit C must remain as long as the building remains. Any
80 landscaping that dies, becomes diseased, or disfigured must be replaced at the
81 same height as approved.
82
83 3. A minimum of two percent of the total on-site parking spaces shall be provided
84 with electric vehicle charging stations , and shall be included on the site plan for
85 Pod B.
86
87 4. All other buildings/structures, site amenities/elements, tenant/building wall
88 signage, etc., not specifically included with this request/approval shall be require
89 a separate ARB approval.
90
91 5. All rooftop mechanical equipment shall be screened from view as shown in
92 Exhibit A. Prior to issuance of a Certificate of Occupancy, an inspection by the
93 Planning and Zoning Division is required to ensure all mechanical equipment is
94 completely screened from view. Additional screening may be required if it is
95 determined that the equipment is not fully screened.
96

- 97 6. All above-ground infrastructure, utility equipment, mechanical equipment,
98 transformer box, valves, exhaust vents, etc., shall be completely screened from
99 view while maintaining three (3) feet of clearance.
100
- 101 7. The address identification/numbering height shall comply with the Palm Beach
102 County Fire Code minimum requirements and shall not exceed the LDR
103 maximums.
104
- 105 8. Prior to issuance of a Certificate of Occupancy/Completion, an inspection by
106 Planning and Zoning Division is required to ensure compliance with all approvals.
107

108 **SECTION 4:** Should any section paragraph, sentence, clause, or phrase of
109 this Resolution be declared by a court of competent jurisdiction to be invalid, such
110 decision shall not affect the validity of this Resolution as a whole or any portion or part
111 thereof, other than the part to be declared invalid.
112

113 **SECTION 5:** Should any section, paragraph, sentence, clause, or phrase of
114 this Resolution conflict with any section, paragraph, clause or phrase of any prior
115 Wellington Ordinance, Resolution, or Municipal Code provision; then in that event the
116 provisions of this Resolution shall prevail to the extent of such conflict.

117 **SECTION 6.** This Resolution shall become effective immediately upon
118 adoption.
119

120
121 **PASSED AND ADOPTED** this _____ day of _____ 2026.
122

123
124 **ATTEST:**

WELLINGTON, FLORIDA

125
126 BY: _____
127 Chevelle D. Hall, MMC, Village Clerk

BY: _____
Michael J. Napoleone, Mayor

128
129
130 **APPROVED AS TO FORM AND**
131 **LEGAL SUFFICIENCY:**

132
133
134 BY: _____
135 Laurie Cohen, Village Attorney

Exhibit A – Legal Description of Pod B

136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183

ALL THAT PIECE AND PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING PORTIONS OF TRACTS 1 THROUGH 3 AND 6 THROUGH 8, IN BLOCK 26, OF PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THAT PART OF SAID PALM BEACH FARMS CO. PLAT NO. 3. ROADWAY NORTH OF TRACTS 1 THROUGH 3, SAID BLOCK 26, AS MORE FULLY DESCRIBED IN OFFICIAL RECORD BOOK 13325 PAGE 1198, LESS THE SOUTH 86 FEET OF SAID ROADWAY AND TRACTS 4 & 5. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER (1/4) CORNER OF SAID SECTION 24; THENCE SOUTH 01°24'43" WEST, AS A BASIS OF BEARINGS, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 24, SAID LINE ALSO BEING THE WEST LINE OF BLOCK 26, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE EAST LINE OF TRACT B, OAKMONT ESTATES P.U.D. ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 106, PAGE 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 19.57 FEET TO A POINT ON THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 13325, PAGE 1198, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 88°10'28" EAST, ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 13325, PAGE 1198, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1,041.05 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE FOR THE FOLLOWING FOUR (4) COURSES:

- (1) SOUTH 88°10'28" EAST, A DISTANCE OF 674.96 FEET TO A POINT;
- (2) THENCE SOUTH 86°54'18" EAST, A DISTANCE OF 315.00 FEET TO A POINT;
- (3) THENCE SOUTH 88°10'40" EAST, A DISTANCE OF 330.42 FEET TO A POINT;
- (4) THENCE SOUTH 43°08'16" EAST, A DISTANCE OF 57.12 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 (STATE ROAD No. 7), AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93210-2519, SHEET 9 OF 27, REVISION DATE 02-01-96;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 01°53'57" WEST, A DISTANCE OF 949.58 FEET TO THE NORTHEAST CORNER OF TRACT A, LIFE COVENANT CHURCH WELLINGTON CAMPUS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 115, PAGE 44, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID TRACT A, NORTH 88°05'50" WEST, A DISTANCE OF 1,142.41 FEET TO THE NORTHWEST CORNER OF SAID TRACT A;

184 THENCE DEPARTING THE NORTH LINE OF SAID TRACT A, NORTH 01°24'49" EAST,
185 A DISTANCE OF 265.78 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE
186 ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 511.00
187 FEET, THROUGH A CENTRAL ANGLE OF 42°48'55", FOR AN ARC LENGTH OF
188 381.85 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 00°51'34" EAST,
189 A DISTANCE OF 373.03 FEET TO A POINT OF REVERSE CURVATURE;
190
191 THENCE ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 289.00
192 FEET, THROUGH A CENTRAL ANGLE OF 04°41'19", FOR AN ARC LENGTH OF 23.65
193 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 19°55'21" EAST, A
194 DISTANCE OF 23.64 FEET TO A POINT OF COMPOUND CURVATURE;
195
196 THENCE ALONG A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 50.00
197 FEET, THROUGH A CENTRAL ANGLE OF 84°54'46", FOR AN ARC LENGTH OF 74.10
198 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 24°52'41" WEST, A
199 DISTANCE OF 67.50 FEET TO A POINT OF REVERSE CURVATURE;
200
201 THENCE ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 181.00
202 FEET, THROUGH A CENTRAL ANGLE OF 54°33'27", FOR AN ARC LENGTH OF
203 172.35 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 40°03'21" WEST,
204 A DISTANCE OF 165.91 FEET TO A POINT OF NON-TANGENCY;
205
206 THENCE NORTH 88°34'08" WEST, A DISTANCE OF 34.35 FEET TO A POINT;
207
208 THENCE NORTH 01°49'32" EAST, A DISTANCE OF 69.79 FEET TO A POINT;
209
210 THENCE NORTH 88°10'28" WEST, A DISTANCE OF 40.74 FEET TO A POINT;
211
212 THENCE NORTH 01°49'32" EAST, A DISTANCE OF 80.81 FEET TO THE POINT OF
213 BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY,
214 FLORIDA, CONTAINING 1,188,368 SQUARE FEET OR 27.281 ACRES, MORE OR
215 LESS.