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**WHEREAS**, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on April 17, 2024, recommended approval of the Orange Point PUD Master Plan Amendment with a 4 to 0 vote; and

**WHEREAS**, the Council has taken the recommendations from the Local Planning Agency, Wellington staff, and the evidence and testimony presented by the Petitioner and comments from the public into consideration for the proposed Master Plan Amendment; and

**WHEREAS**, Wellington’s Council has made the following findings of fact:

1. The Master Plan Amendment request is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan;
2. The subject request is consistent with the stated purposes and intent of the Land Development Regulations;
3. The requested Master Plan Amendment is consistent with the surrounding land uses and zoning districts;
4. Approval of subject request would result in a logical and orderly development pattern; and
5. The subject request is consistent with the applicable Planned Unit Development (PUD) regulations.

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

**SECTION 1.** The Orange Point Planned Unit Development (PUD) Master Plan is hereby amended and approved to designate the southern 22.54 acres of Pod D (also known as the 40-acre private civic site) as Pod I (Canter) property, as legally described in Exhibit A, to allow development of a residential project with 42 single-family residential lots, subject to the following conditions of approval:

1. All previous conditions of the Orange Point PUD Master Plan, unless otherwise specified in this resolution, are still in effect. (PLANNING)
2. Resolution R-99-85, Section 3, Condition of Approval No. 5, as provided below, is amended and restated with approval of this resolution.

85 ~~Pod "I" has been eliminated and incorporated into revised Pod "N." Pod I as~~  
86 ~~previously eliminated and incorporated into Pod N, as approved for single-family~~  
87 ~~residential (Resolution R-99-85 Section 3 Conditions of Approval No. 7), is hereby re-~~  
88 ~~established as a proposed 22.54-acre single-family residential pod within the Orange~~  
89 ~~Point PUD Master Plan.~~

90  
91 3. Resolution R-2001-95 and Resolution R2007-59, Section 1, Condition of Approval No.  
92 3, as provided below, is amended and restated with approval of this resolution.

93  
94 ~~a. The development program for Pod "D" (a.k.a. the Private Civic parcel) in~~  
95 ~~Section 26 has been modified to include two (2) phases. Phase I consists of~~  
96 ~~26,800 square feet of church use facilities on no more than 3.24 acres along~~  
97 ~~the north Pod boundary. The requested use for a church or house of~~  
98 ~~worship is approved on the Phase I site for a limited duration not to exceed~~  
99 ~~twelve (12) years from the date of Certificate of Occupancy. Two 1-year~~  
100 ~~administrative extensions beyond the 6 year limit may be granted in~~  
101 ~~writing by the Village provided the property owner demonstrates progress~~  
102 ~~toward permanent church planning, funding, and construction.~~

103  
104 ~~b. Construction of a permanent church or house of worship will require~~  
105 ~~development other amendment approval. If such approval is not received~~  
106 ~~within the six (6) year period, the subject facilities approved in Phase I must~~  
107 ~~be completely removed from the site at Developer expense.~~

108  
109 ~~c. Phase II consists of the redevelopment of the Phase I land and future~~  
110 ~~development of the remaining 36.76 acres of the subject parcel; however,~~  
111 ~~no specific uses are currently approved for this phase. Future development~~  
112 ~~of any portion of the Phase II will require approval by the Village Council of~~  
113 ~~a development order amendment to the Orange Point PUD specifying the~~  
114 ~~proposed use and intensity of development. Any future development~~  
115 ~~program proposed as a future PUD amendment for Phase II must~~  
116 ~~encompass the entire 40 acre site, including the coordinated~~  
117 ~~redevelopment of Phase I. At that time, an internal access between the~~  
118 ~~Private Civic parcel and the remainder of Orange Point PUD Section 26 shall~~  
119 ~~be reestablished to relieve external traffic congestion.~~

120  
121 a. The existing Pod D is hereby modified from a 40-acre Private Civic pod  
122 (church/school site) to a 17.46-acre Private Civic pod (church site) known as  
123 Pod D and a 22.54-acre single-family residential pod known as Pod I.

124  
125 b. Access to Pod D shall be along the Lake Worth Road frontage as currently  
126 illustrated on the approved Orange Point PUD Master Plan.

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c. Access to Pod I shall be along the west from 120<sup>th</sup> Avenue South. Two (2) cross-access points (internal to Orange Point PUD) are allowed between Pod D and Pod I. The cross-access point along the northwest may be used by Pod D, however, ingress and egress to 120<sup>th</sup> Avenue South shall be limited, and shall not disrupt normal traffic circulation patterns along 120<sup>th</sup> Avenue South. Pod D owner/operator shall coordinate with Wellington a minimum of 30 days prior to any anticipated service/event that will require the use of Pod I access on 120<sup>th</sup> Avenue South and may require the use of Palm Beach County Sheriff Officer(s) for traffic control at the Pod I access on 120<sup>th</sup> Avenue South, as determined by Wellington. Fire Department and Pod I pedestrian (including golf carts and low-speed vehicles) access shall be provided at the cross-access point centrally located along the north between Pod D and Pod I. The centrally located cross-access point, with pavement/improvement to complete the connection, shall be provided prior to issuance of the first Certificates of Occupancy (CO) for any residential building within the Canter project. All cross-access points shall be secured with gates and locks, and the Pod I residents shall have controlled access to the centrally located cross-access point. (PLANNING)

4. Resolution R-2001-95, Section 1, Condition of Approval No. 4, as provided below, is amended and restated with approval of this resolution.

~~All development on the 40-acre Private Civic (Pod "D") site shall adhere to the following buffer requirements:~~

- ~~a. A minimum 15-foot wide landscape buffer area will be provided along the entire eastern boundary adjacent to Pod "D1."~~
- ~~b. A minimum 50-foot wide landscape buffer, a 6-foot wall, and an additional 15-foot landscape buffer shall separate Pod "D" from Pod "G" to the south.~~
- ~~c. A minimum 20-foot wide Type "D" landscape buffer will be installed along the entire Pod "D" north frontage on Lake Worth Road as part of Phase I development.~~
- ~~d. A visual transition buffer will be installed along the north 350 feet of the west property boundary of Pod "D" in Phase I.~~
- ~~e. The east and south buffers may be penetrated for the purpose of establishing internal PUD access in Phase II.~~

All development within Pod D and Pod I shall adhere to the following landscape buffer requirements:

- a. Pod D shall have a minimum 20-foot wide Type D Landscape Buffer along the entire north frontage on Lake Worth Road, and a 20-foot wide Type C

169 Landscape Buffer along the west adjacent to the 120<sup>th</sup> Avenue South right-  
170 of-way. The existing 15-foot wide landscape buffer along the east between  
171 Pods D and D-1, with the existing six (6)-foot height wall within Pod D-1,  
172 shall remain. The existing 50-foot wide landscape buffer and six (6)-foot  
173 height wall within Pod G shall remain as a separation between Pod D  
174 (church site) and Pod G (single-family residential pod).

175  
176 b. Pod I shall have a 20-foot wide Type C Landscape Buffer with a six (6)-foot  
177 height aluminum rail fence along the north adjacent to Pod D, a 10-foot  
178 wide Type A Landscape Buffer along the east and south adjacent to Pod D-  
179 1 and Pod G, and a 20-foot wide Type C Landscape Buffer along the west  
180 adjacent to the 120<sup>th</sup> Avenue South right-of-way. The existing 50-foot wide  
181 landscape buffer and six (6)-foot height wall within Pod G shall remain as a  
182 separation between Pods I and G (single-family residential pods).

183  
184 5. Pod I (Canter) shall be governed by the conditions of approval within this resolution  
185 and based on the Orange Point PUD Master Plan (MP) as provided in Exhibit B.  
186 (PLANNING)

187  
188 6. Development of Pod I (Canter) shall be limited to the uses, access, acreage, site  
189 design and number of lots, site amenities, and landscape buffers approved on the  
190 Master Plan (Exhibit B), Project Standards Manual (Exhibit C), and Regulating Plan,  
191 Circulation Plan and Landscape Plan (Exhibits D). The final plans consistent with any  
192 Council-approved changes and conditions of approval imposed by the Council shall  
193 be submitted for final processing, if applicable. Amendments to the approved plans  
194 shall require a master plan amendment approved by Wellington's Council and as  
195 required by the LDR. Minor modifications to the landscape plan to adjust for  
196 location, material changes due to industry shortage, etc., may be approved with an  
197 administrative minor master plan amendment. (PLANNING)

198  
199 7. Exhibit C is the approved Canter (Pod I) Project Standards Manual (PSM) with the  
200 project development standards including details, specifications, architectural  
201 details/elements, landscape features/elements, setbacks, building/lot coverage,  
202 building height, parking, etc., shall be the governing document along with any other  
203 plans/documents approved for this project. Any project development standards not  
204 specifically outlined and/or requested/approved within the PSM shall be per the LDR  
205 as determined by Wellington for the specific standard and/or use/structure.  
206 Architectural Review Board (ARB) and site plan approvals for this project shall be  
207 supplemented within the PSM by the Village of Wellington (Wellington).  
208 Amendments to the approved PSM shall require Council approval as a master plan  
209 amendment. (PLANNING)

210

- 211 8. Pod I alternative standards for accessory structure's minimum setbacks shall be as  
 212 listed below.  
 213  
 214 a. Swimming pool/spa side and rear: 7.5 feet minimum  
 215  
 216 b. Screen enclosure interior side and rear: 7.5 feet minimum  
 217  
 218 c. Accessory structures less than 120 SF: 7.5 feet minimum for interior side and street  
 219 side setbacks. (PLANNING)  
 220  
 221 9. The Canter (Pod I) project shall be developed consistent with the approved master  
 222 plan and based on the use and density limitations below:

USE	DENSITY LIMITATIONS
Single-family Residential	42 Dwelling Units (DUs) Total Density of 1.86 DU/AC

- 223 (PLANNING)  
 224  
 225 10. No building permits for Pod I shall be issued after December 31, 2028, unless  
 226 extended by Palm Beach County Traffic Division through an equivalency letter or an  
 227 updated Traffic Study approval consistent with this master plan approval. (TRAFFIC)  
 228  
 229 11. The County traffic concurrency approval is subject to the Project Aggregation Rules  
 230 as set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)  
 231  
 232 12. A proportionate share payment of 3.4% of the total cost to construct a roundabout  
 233 at the intersection of Lake Worth Road and 120<sup>th</sup> Avenue is required prior to the first  
 234 building permit. The Wellington Engineer shall provide an opinion of cost, agreed  
 235 upon by the developer's engineer of record for the roundabout. If a traffic signal or  
 236 alternative road design is approved at this location for a lower cost, the Wellington  
 237 Engineer may refund a portion of the proportionate share payment to the developer.  
 238 (ENGINEERING/TRAFFIC)  
 239  
 240 13. All traffic control/regulatory/street signs and post shall be a decorative design, and  
 241 driveways and aprons shall be decorative type pavers, within the Canter project.  
 242 (PLANNING)  
 243  
 244 14. Pod I is required to provide 0.64 acres for public recreation. The Pod I  
 245 Developer/owner will not provide the land/facilities as required and will make an in-  
 246 lieu payment based on a value that is \$50,000.00 per acre or the certified appraised  
 fair market value per acre, whichever is greater, as approved administratively by

247 Wellington when the in-lieu payment is required. The in-lieu payment shall be paid  
248 to Wellington when impact fees are required for the residential uses at the time of  
249 issuance of building permits. The in-lieu payment shall be in addition to the required  
250 Parks and Recreation Facilities Impact Fees as determined at the time of building  
251 permit issuance. (PLANNING)

252  
253 15. The Pod I (Canter) developer shall provide sidewalk (minimum 5 ft. wide) within the  
254 Canter project and connection to the proposed sidewalk/pathway along 120<sup>th</sup>  
255 Avenue South. (PLANNING)

256  
257 16. The owner/developer of Pod I shall construct an eight (8)-foot wide sidewalk/multi-  
258 use pathway (along with any required site improvements), as approved by the  
259 Wellington Engineer, along the Canter project (Pod I) 120<sup>th</sup> Avenue South frontage.  
260 (PLANNING/ENGINEERING)

261  
262 17. The owner/developer of Pod I shall construct an eight (8)-foot wide sidewalk/multi-  
263 use pathway (along with any required site improvements), as approved by the  
264 Wellington Engineer, from the proposed Pod I pathway on 120<sup>th</sup> Avenue South  
265 continuing north within the right-of-way along the east side of 120<sup>th</sup> Avenue South  
266 and east along the south side of Lake Worth Road to the existing cross-walk at the  
267 Pod D access point on Lake Worth Road. (PLANNING/ENGINEERING)

268  
269 18. All sidewalk/pathway and connections to be constructed by owner/developer of Pod  
270 I (Canter project) shall be completed prior to issuance of the first Certificates of  
271 Occupancy (CO) for any residential building within the Canter project. (PLANNING)

272  
273 19. The owner/developer of Pod I shall pay Wellington a proportionate-share payment  
274 of 28.3% of the total cost to construct an eight (8)-foot wide sidewalk/multi-use  
275 pathway and any required site improvements for the pathway), as approved by the  
276 Wellington Engineer, from the end of Pod O (Islepointe project) proposed pathway  
277 on 50<sup>th</sup> Street South frontage to the proposed pathway at the being of Pod I (Canter  
278 project) frontage. The proportionate share is a based on the Pod I (Canter project)  
279 frontage and impact along 120<sup>th</sup> Avenue South between Lake Worth Road and 50<sup>th</sup>  
280 Street South to meet requirements to provide safe and accessible mobility system  
281 for all users/residents. The pathway shall be along the east side of the 120<sup>th</sup> Avenue  
282 South right-of-way. Wellington shall provide the owner/developer of Pod I a cost  
283 estimate of the pathway (including any required site improvement) after final design  
284 and approval of the pathway. The proportionate-share payment shall be paid to  
285 Wellington prior to issuance of the first engineering permit for the development of  
286 Pod I (Canter project). (PLANNING/ENGINEERING)

- 287  
288 20. Pod D and Pod I shall be re-platted per the approved master and site plan  
289 amendments. The plat shall be approved, and recorded, before the issuance of any  
290 building permits. (ENGINEERING)  
291
- 292 21. No encroachments shall be permitted in any utility or drainage easements. No  
293 landscaping shall be installed in water or sewer easements or areas obstructing the  
294 line of sight for pedestrians or vehicles. (ENGINEERING)  
295
- 296 22. The existing culvert on the west shall be replaced for the construction of the new  
297 entrance to the Pod I development. The culvert type and size shall be subject to  
298 approval by the Village Engineer. (ENGINEERING)  
299
- 300 23. Pod I shall enter into an agreement with Wellington/Acme Improvement District to  
301 maintain the canal bank along the 120<sup>th</sup> Avenue South frontage between the water's  
302 edge of the C-7 Canal and the proposed site wall. (ENGINEERING)  
303
- 304 24. A Land Development Permit (LDP), issued by the Village of Wellington Engineering  
305 Department, is required before any earthwork or construction takes place, and shall  
306 meet all applicable requirements of the LDR, as well as State and Federal regulations  
307 and guidelines must be applied for, approved and issued before any construction  
308 activities. The permit plans shall include construction details for all infrastructure  
309 components including paving, grading, drainage, water, sewer, landscape, lighting,  
310 and off-site improvements. The LDP must be closed out before any Temporary  
311 Certificates of Occupancy (TCO)/Certificates of Occupancy (CO) are issued for any  
312 buildings or structures. If the project is phased, a separate LDP will be required for  
313 each phase of the project. Each phased LDP must be closed out before any  
314 Temporary Certificates of Occupancy (TCO)/Certificates of Occupancy (CO) are  
315 issued for any buildings or structures within that phase. (ENGINEERING)  
316
- 317 25. No guarantee of available capacity is expressed or implied by the issuance of a  
318 Capacity Availability Letter, until such time that the Developer has reserved capacity  
319 through payment of Water, Sewer, and Fire Capacity Fees. (UTILITIES)  
320
- 321 26. A Developers Agreement will be required by the Utility Department to reserve water  
322 and sewer capacity for the project. Payment of capacity fees per Village Resolution  
323 No. R2018-35 shall be required to reserve capacity. The Developer's agreement must  
324 be executed and approved by the Village Council before the execution of the Palm  
325 Beach County Health Water and Sewer Department permits by the Village Utility  
326 Director. The Developers Agreement conditions should be coordinated during the  
327 Site Plan Approval process. (UTILITIES)  
328

- 329 27. Water, Sewer, and Fire Line Capacity fees are based on the "Wellington Water and  
330 Wastewater Rates and Charges Fiscal Year 2022". Applicant is encouraged to review  
331 capacity fees. These fees are due before the approval of the Developer's agreement  
332 by the Village Council. (UTILITIES)  
333
- 334 28. The Developer is responsible for the funding and construction of all  
335 improvements/upgrades that the Utility determines are necessary to existing lift  
336 stations, water distribution systems, sanitary systems, and force main systems  
337 because of impacts to existing systems by the proposed project development plan.  
338 The developer is responsible for the funding and construction the new lift station to  
339 serve this proposed development and the existing church. This includes providing  
340 paved access to the lift station that has sufficient width to provide for our vehicles.  
341 This shall be completed prior to the removal of the existing gravity. (UTILITIES)  
342
- 343 29. The Developer must apply for and obtain a Utility Major permit before the  
344 development of the proposed improvements. (UTILITIES)  
345
- 346 30. All water mains and sewer mains are required to be public. Water and sewer  
347 infrastructure must be located in the right-of-way or a dedicated exclusive water  
348 main or sewer easement. Easement widths shall comply with the Village of  
349 Wellington Water and Wastewater Systems Construction and Standards Manual (15-  
350 foot minimum). All Utility Easements shall provide for unhindered access to all  
351 facilities and mains. (UTILITIES)  
352
- 353 31. A covered school bus shelter (minimum 10' X 15') shall be provided for Pod I, with  
354 bicycle racks for a minimum capacity of four (4), benches/seating for a minimum  
355 capacity of four (4), trash receptacles at each bench/seat location and continuous  
356 paved access shall be provided. Before the issuance of the first Certificate of  
357 Occupancy for any residential building, the covered school bus shelter shall be  
358 constructed with consistent colors, materials, and roof treatment as the overall  
359 project. (PLANNING)  
360
- 361 32. To address the school capacity deficiency generated by the proposed development  
362 at the District high school level, the Pod I owner/Developer shall contribute a total  
363 of \$67,510.00 to the School District of Palm Beach County before the issuance of the  
364 first residential building permit. (PBC SCHOOL DISTRICT)  
365
- 366 33. Benches/seating, trash receptacles/bins and bicycle rack shall be provided within  
367 Pod I, with the final number and locations as required with the site plan approval.  
368 Trash bins should be provided at seating location(s) on the plans. Shade structures  
369 and/or landscaping (trees/palms, shrubs, etc.) shall be provided for the seating  
370 areas throughout the site. (PLANNING)

- 371  
372 34. Foundation planting areas (including trees/palms) shall be provided along the  
373 street/corner side of all buildings/structures. (PLANNING)  
374  
375 35. No continuous hedge row in the front plane of the buildings shall exceed a  
376 maximum height of 36 inches. (PLANNING)  
377  
378 36. Shade/canopy street trees (min. 16 ft. overall height and 5 ft. clear trunk), and  
379 pedestrian street lights shall be provided along both sides of roads/streets within  
380 the Canter project. The pedestrian street light poles, regulatory traffic/street signs  
381 and poles, and site amenities shall be a decorative design, and the design shall be  
382 submitted for ARB approval before permitting. (PLANNING)  
383  
384 37. The street trees required along all roads/streets within the Canter project shall be  
385 50% hardwood shade/canopy tree species (Live Oak). An alternative street tree  
386 design is approved to include 35% of other large/medium tree species (Green  
387 Buttonwood/Pitch Apple Tree) and 25% accent/flowering trees (Queen Crape  
388 Myrtle) as provided in the project's PSM and/or site landscape plans, but the  
389 number of trees required shall not be reduced. If any street trees are provided in the  
390 residential lots they are not to meet the lot requirements, and shall be dedicated on  
391 the plat to the residential pod homeowner's association/property owner's  
392 association in perpetuity. (PLANNING)  
393  
394 38. The Developer shall pay into the Wellington Tree Fund for any landscaping  
395 (including street trees) not provided per the deviation from the landscape standards  
396 and/or as shown on the plans/PSM. The payment shall be \$600 per tree or the  
397 material cost for other landscaping if a maximum of 25% will not be provided, or  
398 the cost the Developer would pay to provide the landscaping on-site if more than  
399 25% will not be provided. The payment amount, if more than 25%, shall be per a  
400 landscape architect-certified cost estimate for the landscaping as approved by the  
401 DM. Payment in-lieu of providing the landscaping shall be made to Wellington  
402 before issuance of the first building permit for a residential building within the  
403 Canter project. (PLANNING)  
404  
405 39. The perimeter landscape buffers within Pod I shall be shown as an easement or  
406 separate tract on the plans and plat. The landscape buffer along the west of Pod I  
407 property line shall be installed prior to the issuance of the first Certificate of  
408 Occupancy for any building within the project. Landscape buffer shade canopy trees  
409 shall be 25 feet on center and hedge height shall be a minimum of three (3) feet in  
410 height at installation. (PLANNING)  
411

- 412 40. Pod I west perimeter landscape buffer shall include multi-tiered landscaping with a  
413 berm and continuous hedge, installed and maintained at three (3) feet,  
414 shrubs/groundcover on both sides of the hedge at intermittent intervals along with  
415 the required landscaping per requirements of the LDR. (PLANNING)  
416
- 417 41. Developer/owner (Pod I) shall provide a certified cost estimate (by FL. Registered  
418 Landscape Architect or Engineer) for the project's perimeter landscape buffer and  
419 interior landscaping materials, installation, irrigation, labor, etc. Surety/bond(s) in  
420 the form acceptable to Wellington in the amount of 110% of the estimate shall be  
421 posted for the project's perimeter landscape buffer and interior landscaping, in  
422 addition to the other bonds required for site improvements per the LDP, with the  
423 Engineering Department. Landscape permit(s) shall also be required before  
424 installation. (PLANNING)  
425
- 426 42. The landscaping within Pod I Planned Development District shall exceed the  
427 minimum landscape requirements by 30%, or as approved in the PSM. (PLANNING)  
428
- 429 43. Pod I common areas, landscaping, site amenities, etc., shall be completed in  
430 conjunction with the adjacent building(s) and before the issuance of any Certificate  
431 of Occupancy/Certificate of Completion of the adjacent building(s) or  
432 improvement(s). (PLANNING)  
433
- 434 44. Median and/or swale areas along the Canter project frontage shall be landscaped  
435 and hardscaped as approved by Wellington, and be maintained by the Pod I  
436 (Canter) HOA/ POA. (PLANNING)  
437
- 438 45. The residential units within the Canter project shall be Electric vehicle (EV) capable  
439 with electrical panel capacity and conduit for future Electric Vehicle Supply  
440 Equipment (EVSE) installation by the unit owner. (PLANNING)  
441
- 442 46. Pod I Developer shall ensure the project is developed to be consistent with green  
443 certification standards found within the Florida Green Building Coalition, the US  
444 Green Building Council Leadership in Energy and Environmental Design (LEED)  
445 manual, or other acceptable environmental, and building standards as determined  
446 by Wellington's Development Review Manager for the project during the building  
447 permit development approval/inspection process. Documentation indicating which  
448 green building standards were met shall be provided six (6) months after the  
449 issuance of CO for the buildings. (PLANNING)  
450
- 451 47. All above-ground and wall-mounted utility/transformer boxes, mechanical  
452 equipment, valves, etc., shall be located on-site with required screening on a  
453 minimum of three (3) sides that provide required screening while maintaining the  
454 required three (3) feet clearance and height to meet or exceed equipment being

455 screened. The screen opening shall be away from public view (including adjacent  
456 property) and/or additional shrubs will be required at inspection. The screening  
457 shall occur in a manner consistent with the color, character, and architectural style  
458 of the principal structure and may incorporate landscaping as an element of  
459 screening. (PLANNING)

460

461 48. The Developer shall take measures to ensure that during site development  
462 dust/debris particles from the development do not become a nuisance to the  
463 neighboring properties. (PLANNING)

464

465 49. All gates shall be designed and approved for emergency vehicle access with  
466 universal remote approved by all emergency agencies, including but not limited to  
467 Palm Beach County Fire and the Palm Beach County Sheriff. Additionally, all gate  
468 codes and access shall be granted to Wellington for Code Compliance and other  
469 emergency purposes. (PLANNING/ENGINEERING)

470

471 50. Signs shall be provided/installed by the Developer to alert motorist of the bridle trail  
472 location and to propose an enhanced crosswalk design (i.e. pavement markings,  
473 flashing signalization, raised median, pedestrian refuge island, etc.) for the safety of  
474 equestrian riders and pedestrians in the area of the Pod I project. Required  
475 improvements shall be provide prior to issuance of any Certificates of Occupancy  
476 for Canter/Pod I project. (PLANNING/ENGINEERING)

477

478 **SECTION 2.** This Resolution shall become effective upon the effective date of the  
479 companion Comprehensive Plan Future Land Use Map Amendment (Ordinance No. 2024-  
480 05).

481

482

(The remainder of this page left intentionally blank)

483 **PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2024.

484

485 **WELLINGTON**

486

487

488 BY: \_\_\_\_\_

489 Michael Napoleone, Mayor

490

491

492 **ATTEST:**

493

494

495 BY: \_\_\_\_\_

496 Chevelle D. Hall, MMC, Village Clerk

497

498

499

500 **APPROVED AS TO FORM AND**

501 **LEGAL SUFFICIENCY**

502

503

504 BY: \_\_\_\_\_

505 Laurie Cohen, Village Attorney