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RESOLUTION NO. R2026-03

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN (PETITION 2025-0001-MP) FOR THE WELLINGTON VILLAGE MULTIPLE USE PLANNED DEVELOPMENT (MUPD), FOR CERTAIN PROPERTY FORMERLY KNOWN AS K PARK, TOTALING APPROXIMATELY 71.27 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STRIBLING WAY AND US 441/SR 7, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ADOPT THE WELLINGTON VILLAGE MUPD MASTER PLAN; TO DESIGNATE A 43.76-ACRE INSTITUTIONAL POD (POD A) WITH A MAXIMUM OF 1,750 STUDENTS AND 405,000 SQUARE FEET; TO DESIGNATE A 24.05-ACRE COMMERCIAL POD (POD B) WITH A MAXIMUM OF 210,000 SF OF RETAIL, 105,000 SF OF RESTAURANT PLUS 20,000 SF OUTDOOR DINING; 75,000 SF OF OFFICE, 180-ROOM HOTEL WITH A MAXIMUM OF 175,000 SF, AND 215 MULTIFAMILY DWELLING UNITS (PHASE 1 – 15 UNITS/30,000 SF AND PHASE 2 – 200 UNITS/300,000 SF); TO DESIGNATE A 3.23-ACRE OPEN SPACE POD (POD O) WITH A LAKE AND PUBLIC USE LAKE TRAIL; TO DESIGNATE A 0.23-ACRE UTILITY/MUNICIPAL POD WITH A LIFT STATION; TO ADD THREE (3) ACCESS POINTS ON STRIBLING WAY; TO ADD ONE (1) ACCESS POINT ON US 441/SR 7; TO ADD THREE (3) CROSS ACCESS POINTS TO THE LIFE CHURCH PROPERTY; TO ADD ONE (1) FUTURE CROSS ACCESS POINT TO FARMINGTON ESTATES; TO ADD ONE (1) FUTURE CROSS ACCESS POINT TO FAMILY VISION; TO ADOPT THE WELLINGTON VILLAGE MUPD PROJECT STANDARDS MANUAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wellington 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 changed to Mixed Use by Ordinance No. 2025-04; and

WHEREAS, the Developer has applied for a companion Rezoning (Ordinance No. 2026-06) application to change the Zoning designation to Multiple Use Planned Development (MUPD); and

WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on January 21, 2026, recommended _____ of Wellington Village MUPD Master Plan with a ____ - ____ vote; and

50
51 **WHEREAS**, the Wellington Council has taken the recommendations of the
52 Local Planning Agency, the Findings of Facts provided in the staff report, and the
53 evidence and testimony presented by the Petitioner, and the comments from the
54 public into consideration when considering the proposed Master Plan Amendments
55 and Conditional Use; and
56

57 **WHEREAS**, Wellington's Council has made the following Findings of Fact:
58

- 59 1. The Master Plan Amendment is consistent with the Comprehensive Plan;
60
61 2. The subject request is consistent with the stated purposes and intent of
62 the Land Development Regulations;
63
64 3. The requested Master Plan Amendment is consistent with the surrounding
65 land uses and zoning districts; and
66
67 4. The requested Master Plan Amendment would result in a logical and
68 orderly development pattern.
69

70 **NOW, THEREFORE, BE IT RESOLVED BY THE WELLINGTON,**
71 **FLORIDA'S COUNCIL, THAT:**
72

73 **SECTION 1.** The Wellington Village MUPD Master Plan is hereby
74 APPROVED as described in Exhibit A and illustrated in Exhibit B, providing for the
75 following:
76

- 77 • Creates a 71.27-acre MUPD with the following pods and respective development
78 program:
79
 - 80 ○ Pod A (Institutional)
 - 81 ▪ 43.76 acres
 - 82 ▪ School - 1,750 students/405,000 SF
 - 83
 - 84 ○ Pod B (Commercial)
 - 85 ▪ 24.05 acres
 - 86 ▪ Retail – maximum of 210,000 SF
 - 87 ▪ Restaurant – maximum of 105,000 SF plus 20,000 SF of outdoor dining
 - 88 ▪ Hotel – 180 rooms/175,000 SF
 - 89 ▪ Office – maximum of 75,000 SF
 - 90 ▪ Multi-Family – 215 units/330,000 SF
 - 91 - Phase 1 – 15 units/30,000 SF
 - 92 - Phase 2 – 200 units/300,000 SF
 - 93
 - 94 ○ Pod O (Open Space)
 - 95 ▪ 3.23 acres
 - 96 ▪ Lake and public use lake trail
 - 97

- Municipal Pod (Utility)
 - 0.23 acres
 - Lift Station
- Adds three (3) access points on Stribling Way, one (1) access point along State Road 7, three (3) cross access points to Life Church property, and one (1) cross access point to the Farmington Estates and Family Vision for future cross access;
- Adopts a Project Standards Manual (PSM) specifically for the Wellington Village MUPD; and
- Establishes Conditions of Approval for the development.

SECTION 2. The foregoing recitals are hereby affirmed and ratified subject to the following conditions:

General Conditions:

1. Wellington Village MUPD shall be developed consistent with the approved Wellington PUD Master Plan based on the use limitations below:

Use	Intensity/Density Limitations
School	1,750 students/405,000 SF ¹
Multi-Family	Phase 1 – 15 units/30,000 SF Phase 2 – 200 units/300,000 SF
Hotel	180 rooms/ ²
Office	75,000 SF
Retail	210,000 SF
Restaurant	105,000 SF; with 20,000 SF outdoor dining
Open Space	No Limitation

¹ As approved by Resolution No. R2026-04 (Conditional Use for school)

² As approved by Resolution No. R2026-05 (Conditional Use for hotel)

2. The project shall comply with the Wellington Village Project Standards Manual (PSM) as adopted (Exhibit C) as part of Resolution No. R2026-03. Deviations from specified LDR requirements have been included in the PSM. (PLANNING AND ZONING)
3. A Site Plan shall be required prior to Land Development Permits and shall comply with the PSM, as adopted in Exhibit C of this Resolution. (PLANNING AND ZONING)
4. 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)

- 136 5. The Developer shall be required to provide the land dedication for parks and
137 recreation facilities, as well as civic facilities, pursuant to Section 6.5.2.E.1 of
138 Wellington's Land Development Regulations. The land dedication required for
139 parks and recreation for Phase 1 is 0.21 acres and Phase 2 is 2.81 acres, for a
140 total of 3.02 acres. The land dedication for civic for Phase 1 is 0.04 acres and
141 Phase 2 is 0.56 acres for a total of 0.6 acres. In lieu of land dedication, a fee equal
142 to \$50,000.00 per acre or the fair market value per acre, whichever is greater,
143 may be paid. These fees shall be paid in full prior to the issuance of the first
144 building permit for each residential phase. A 10% credit for privately-owned
145 recreational space within a proposed project may be applied to the park and
146 recreational land dedication requirement, which equates to a credit of 0.64 acres.
147 The area and the use of the private recreational space shall be restricted to the
148 square footage and uses approved for the master plan by recorded covenant and
149 shall run with the land. Any modifications to the covenant, including elimination,
150 shall require the approval of Wellington's Council. The private recreational space
151 shall be operated and maintained by the developer, successors, or assignees.
152 (PLANNING AND ZONING)
153
- 154 6. Architectural Review Board approval is required for all elevations, colors,
155 materials, and signage prior to the issuance of building permits. (PLANNING AND
156 ZONING)
157
- 158 7. The MUPD shall be designed and built to meet a minimum of LEED Silver or
159 comparable building standards across the entire project. (PLANNING AND
160 ZONING)
161
- 162 8. No building permits are to be issued after December 31, 2030, unless a time
163 extension has been approved. (TRAFFIC)
164

165 **Land Development Conditions:**
166

- 167 9. A plat/replat shall be required to be submitted prior to the issuance of the Land
168 Development Permits and shall be recorded prior to the issuance of the first
169 building permit. The project shall be subject to a Declaration of Restrictions and
170 Covenant acceptable to the Wellington Attorney, which shall provide for the
171 formation of a managing association and assessments payable by the members
172 of the association for the cost of maintaining the common areas, including all
173 preservation areas, amenities, waterbodies, etc. (ENGINEERING/LEGAL)
174
- 175 10. No vertical encroachments shall be permitted in any utility or drainage easements.
176 No landscaping shall be installed in water or sewer easements or areas
177 obstructing the line of sight for pedestrians or vehicles. (ENGINEERING)
178
- 179 11. Land Development Permit (LDP) and Utility Permit meeting all applicable
180 requirements of Wellington's Land Development Regulations, as well as State
181 and Federal regulations and guidelines, must be applied for, approved, and
182 issued prior to any construction activities. The permit plans shall include
183 construction details for all infrastructure components, including paving, grading,
184 drainage, water, sewer, landscape, lighting, and offsite improvements. Additional
185 comments on the site layout may be forthcoming upon submittal and subsequent

review of Engineering construction plans and Drainage Calculations for the site development. Prior to the issuance of any certificates of occupancy/completion, final approval is required from the Engineering Department. (ENGINEERING)

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

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

14. Existing lift stations serving the project will be required to be upgraded to meet current standards. A permanent stand-by generator with an automatic transfer switch will be required to be added at LS104. Additionally, other off-site utility infrastructure supporting the project may require improvements to support the additional density. (UTILITIES)

15. For LS 104, the site planning submittal should include confirmation that the wetwell/diameter and depth are sufficient, and that pumps will not short-cycle and can fit in the existing wetwell. This station, as proposed, will require a triplex configuration with three larger horsepower pumps, which should be confirmed to fit within the wetwell. In the event the station cannot be converted, a new station will be required. (UTILITIES)

16. The Developer is responsible for the funding and construction of all improvements/upgrades that the Utility Department determines are necessary to existing lift stations, water distribution systems, sanitary systems, and force main systems as a result of the impacts of the proposed project development plan on the existing systems. This may include off-site force main upgrades, off-site lift station upgrades to account for increased system pressure, and other improvements as required. (UTILITIES)

17. The Developer must apply for and obtain a Utility Major permit prior to the development of the proposed improvements. (UTILITIES)

18. Landscaping, structures, lighting, fencing etc. will not be permitted within the water and sewer easements (except low-growing bushes/shrubs). Access gates in the fencing and openings in the buffer hedge will be required where water and sewer easements connect to adjacent properties. (UTILITIES)

19. A looped water main system will be required for public system. Where feasible and reasonable, connections to the adjacent parcels/roadways to the north, east, and south will be required. Dead-end water mains will not be allowed. Private lines serving the school property or single buildings are acceptable. (UTILITIES)

20. Any utility work on the Life Covenant Church property or other private property will require written permission from the owner(s) for the construction of utility work on private property. (UTILITIES)
21. Developer shall consider and plan for all requirements and conditions in the Utility's wastewater FDEP permit (permit provided to applicant) for the reclaimed pond. The Utility cannot waive any conditions of this permit without approval from the FDEP. Modification to the FDEP permit, where required, shall be funded by the Developer. (UTILITIES)
22. Developer shall provide notice to the Utility for all activities involving the pond, such that the Utility can comply with all required notices to the regulatory agencies. (UTILITIES)
23. Any utility work on Life Covenant Church must maintain water, fire, and sewer service to the property at all times at no cost to the Village of Wellington. (UTILITIES)
24. Lift station size to 35' x 35' minimum unless alternate configuration approved by Utility Department. No exceptions to these standards are accepted as part of this approval. (UTILITIES)

Landscape Conditions:

25. Landscape plans shall be required as part of the Site Plan application. A Landscape Buffer shall be required along all property lines and all major thoroughfares as required in Wellington's Land Development Regulations and illustrated in the Project Standards Manual. The landscape buffers and street trees shall be installed by the Developer and inspected by Planning and Zoning prior to closing the LDP. (PLANNING AND ZONING)
26. The overall internal lot area for the LDR shade tree requirement may exclude the lakes, athletic fields, and landscape buffers. The MUPD is required to provide a shade tree quantity that is an additional 30% of trees more than the minimum requirement. If the tree quantities cannot be met, the developer may contribute an in-lieu fee of \$600 per tree prior to the issuance of the first building permit. (PLANNING AND ZONING)
27. A certified cost estimate for all landscaping that includes the plant materials, installation, irrigation, and 1-year of maintenance shall be provided with the LDP application, along with a bond in the amount of 110% of the cost estimate. (PLANNING AND ZONING)
28. The Site plan submittal must provide landscape plans and utility layout of a level of detail sufficient to determine that landscape requirements and Utility Department requirements for access to public water and sewer facilities can both be met, and that landscaping or other structures are not placed within Utility easements. Minimum clearance requirements of 7.5 feet from trees to mains shall be required for the entire site. No exceptions to this distance are approved as part of this approval. (UTILITIES)

286
287 **Traffic Conditions:**
288

289 29.The County traffic concurrency approval is subject to the Project Aggregation
290 Rules as set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)
291

292 30.The Developer is required to make proportionate share payments as follows.
293 Total costs of improvements shall be prepared by the Developer's Engineer of
294 Record (EOR) and accepted by the Village Engineer: (TRAFFIC)
295

296 a. 3.56% of the total cost of the four-lane widening of Stribling Way from
297 Forest Hill Boulevard to Fairlane Farms Road prior to the first building
298 permit.
299

300 b. 2.80% of the total cost of the four-lane widening of Stribling Way from
301 Fairlane Farms Road to Castellina Way prior to the first building permit.
302

303 c. 0.15% of the total cost of the four-lane widening of Big Blue Trace from
304 Wellington Trace to South Shore Boulevard prior to the first building permit.
305

306 d. 0.19% of the total cost of the 10-lane widening of Southern Boulevard from
307 SR 7 to Lyons Road, payable to Palm Beach County, prior to the first
308 building permit.
309

310 e. 47.6% of the total cost to construct an additional westbound left turn lane
311 at the Forest Hill Boulevard and SR 7 intersection prior to the first building
312 permit.
313

314 f. 40.8% of the total cost to construct an additional northbound lane (one left
315 turn lane and one thru lane) at the Stribling Way and Fairlane Farms Road
316 roundabout prior to the first building permit.
317

318 g. 0.6% of the total cost to construct an additional eastbound thru lane at the
319 South Shore Boulevard and Forest Hill Boulevard intersection prior to the
320 first building permit.
321

322 31.The Developer shall construct the following improvements at their site driveways.
323 Construction shall begin prior to the first building permit and shall be complete
324 prior to the first certificate of occupancy: (TRAFFIC)
325

326 a. Signalized intersection or roundabout at full access driveway on Stribling
327 Way approximately 2,300 feet west of SR 7 shall be constructed.
328

329 i. If a signalized intersection is constructed, then an eastbound right
330 turn lane with 160 feet of storage and a 50-foot taper and a
331 westbound left turn lane with 280 feet of storage and a 50-foot taper
332 shall also be constructed or as approved by the Village Engineer.
333 Two eastbound departure lanes with additional pavement for
334 westbound U-turns shall be included in the construction.
335

- 336 ii. If a roundabout is constructed, then it should be multi-lane in the
337 east/west direction and single lane in the north/south direction. This
338 roundabout would include two eastbound lanes into the roundabout
339 and two departure eastbound lanes. Two westbound lanes into the
340 roundabout shall be included with westbound departure lanes
341 including one right lane into Castellina and one through lane.
342
- 343 b. An eastbound right turn lane with 280 feet of storage and a 50-foot taper
344 and a westbound left turn lane with 280 feet of storage and a 50-foot taper
345 shall be constructed at the full access driveway on Stribling Way,
346 approximately 1,320 feet west of SR 7, or as approved by the Village
347 Engineer.
348
- 349 c. An eastbound right turn lane with 280 feet of storage and a 50-foot taper
350 shall be constructed at the right in/right out driveway on Stribling Way
351 approximately 500 feet west of SR 7 or as approved by Village Engineer.
352
- 353 d. A southbound right turn lane meeting the minimum requirement in the
354 Florida Design Manual (FDM) with provided space for a buffered bike lane
355 shall be constructed at the right in/right out driveway on SR 7,
356 approximately 514 feet south of Stribling Way.
357
- 358 e. Signalized intersection at full access driveway on SR 7 approximately
359 1,029 feet south of Stribling Way shall be constructed. A southbound right
360 turn lane meeting the minimum requirement in the Florida Design Manual
361 (FDM) with provided space for a buffered bike lane as well as dual
362 northbound left turn lanes, dual eastbound left turns lanes and one
363 eastbound right turn lane shall be constructed. The queue length for the
364 northbound dual left turn lanes must be determined by a traffic study
365 conducted by the Developer at permit. The proposed traffic signal support
366 system shall have the structural capacity to implement a minimum of one
367 signal head per lane with five section heads for all approaches, as needed.
368
- 369 f. The proposed multilane roundabout shall follow nationwide design
370 guidelines (FDOT FDM Chapter 213). Queueing from the multilane
371 roundabout's eastern approach must not encroach onto SR 7, as
372 determined by a traffic study conducted by the Developer at permit.
373
- 374 g. Close the existing right-in/right-out/left-in driveway on the west side of SR
375 7, located approximately 1,153 feet south of Stribling Way and provide
376 cross-access with existing church.
377
- 378 h. Remove the existing directional median opening on SR 7, located
379 approximately 1,029 feet south of Stribling Way.
380
- 381 32. The following improvements shall be constructed at the intersection of SR 7 and
382 Stribling Way, including any signal modifications. The storage lengths are to be
383 determined during final design. The queue length for the northbound dual left turn
384 lanes must be determined by a traffic study conducted by the Developer at permit.

Construction shall begin prior to the first building permit and shall be complete prior to the first certificate of occupancy. (TRAFFIC)

- a. An additional northbound left turn lane.
- b. An additional eastbound left turn lane
- c. An additional eastbound right turn lane
- d. Extend the southbound right turn lane to meet minimum length as determined by traffic study conducted by the Developer at permitting.

33. The Developer shall complete the construction to widen Stribling Way from Castellina Way to SR 7 to four lanes. Construction shall begin prior to the first building permit and shall be completed prior to the first certificate of occupancy. (TRAFFIC)

34. No building permits shall be issued for the project until the Developer provides acceptable surety to the Village of Wellington in an amount as prepared by the Developer's EOR and accepted by the Village Engineer for the modifications described in Conditions 32 and 33 above. The surety shall be released upon completion of the modifications. (TRAFFIC)

35. No building permits shall be issued for the project until the Developer provides acceptable surety to the Village of Wellington in an amount as prepared by the Developer's EOR and accepted by the Village Engineer for the two signals and/or roundabout as described in Conditions 31a and 31f above. The surety shall be released upon completion of the intersection improvements. (TRAFFIC)

36. An annual parking utilization monitoring study shall be conducted for the site and shall be based on a minimum of one week during peak season. This monitoring study shall begin one year after issuance of the certificate of occupancies for more than 150,000 square feet, including residential. The Village shall be provided with the study within 30 days of the monitoring. The annual monitoring study shall be required for a period of 10 years. If a parking deficiency is identified, the Village will notify the property owner within 30 days of the finding and direct the construction of the contingency parking. The property owner shall be required to design, fund, and build the contingency parking within 18 months of the notice. Any appeal of this condition shall be made to the Village Council. (TRAFFIC)

37. The exact location of the future cross-access points connecting Farmington Estates and Family Vision to Wellington Village MUPD may be adjusted and approved administratively. (PLANNING AND ZONING)

Concurrency (Level of Service) Conditions:

38. The Developer is advised that no guarantee of available capacity is expressed or implied by the issuance of a Capacity Availability Letter, until such time that the

Developer has reserved capacity through payment of Water, Sewer, and Fire Capacity Fees. (UTILITIES)

39. A Developer's Agreement will be required by the Utility Department to reserve water and sewer capacity for the project. Payment of capacity fees shall be required to reserve capacity. The Developer's agreement must be executed and approved by the Village Manager prior to the execution of the Palm Beach County Health, Water, and Sewer Department permits by the Village Utility Director. The Developer's Agreement conditions should be coordinated during the Site Plan Approval process. (UTILITIES)

40. All water mains and sewer mains are required to be public. Water and sewer infrastructure must be located in the right-of-way or in a dedicated exclusive water main or sewer easement. Easement widths shall comply with the Village of Wellington Water and Wastewater Systems Construction and Standards Manual (15-foot minimum). All Utility Easements shall provide for unhindered access to all facilities and mains. (UTILITIES)

41. The Developer shall contribute \$31,346.00 for Phase 1 and \$62,692.00 for Phase 2 to the School District of Palm Beach County (SDPBC) prior to the issuance of the first residential building permit for each phase. (SDPBC)

SECTION 3. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____ 2026.

ATTEST:

WELLINGTON, FLORIDA

BY: _____
Chevelle D. Addie, Village Clerk

BY: _____
Michael J. Napoleone, Mayor

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

BY: _____
Laurie Cohen, Village Attorney

Exhibit A – Legal Descriptions

PARCEL 1 (FEE SIMPLE)

PORTIONS OF TRACTS 1 THROUGH 8, IN BLOCK 26, OF PALM BEACH FARMS CO. PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THAT PART OF THE PALM BEACH FARMS CO. PLAT NO. 3. ROADWAY NORTH OF TRACTS 1 TO 4 AND WEST OF TRACTS 4 AND 5, SAID BLOCK 26, AS MORE FULLY DESCRIBED BELOW:

TRACTS 1 THROUGH 8. BLOCK 26, OF PALM BEACH FARMS CO. PLAT NO 3, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

LESS AND EXCEPT,

1. THE SOUTH 86 FEET OF SAID TRACTS 5 THROUGH 8 AND

2. THE RIGHT OF WAY FOR US 441. (STATE ROAD 7)

3. TEN ACRES, MORE OR LESS, DEEDED TO THE NEW COMMUNITY CHURCH OF THE PALM BEACHES, AS RECORDED IN OFFICIAL RECORDS BOOK 10931, PAGE 489 AND 492.

ADD 4 ACRES OF PBF CO. ROADWAY NORTH OF TRACTS 1 TO 4 AND WEST OF TRACTS 4 AND 5 ALL IN BLOCK 26, ORB 13325/1198, LESS THE SOUTH 86 FEET. ALSO BEING DESCRIBED AS FOLLOWS: (THIS DESCRIPTION AUTHORIZED IN THE OFFICE OF DENNIS J. LEAVY & ASSOCIATES, INC.)

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEING A PORTION OF TRACTS 1 THROUGH 8 INCLUSIVE, BLOCK 26, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 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 OF SAID SECTION 24, SAID LINE ALSO BEING THE WEST LINE OF BLOCK 26, PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 19.57 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°10'28" EAST, A DISTANCE OF 1716.01 FEET; THENCE SOUTH 86°54'06" EAST, A DISTANCE OF 315.08 FEET; THENCE SOUTH 88°10'28" EAST A DISTANCE OF 330.50 FEET; THENCE SOUTH 43°08'16" EAST A DISTANCE OF 57.12 FEET TO A POINT ON THE WESTERLY RIGHT OF-WAY LINE OF STATE ROAD #7 AND U.S. HIGHWAY #441, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93210-2519, SHEET 9 OF 27, REVISION DATE 02-01-96, THE PRECEDING FOUR (4) COURSES ALSO BEING COINCIDENT WITH 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 01°53'57" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 949.58 FEET; THENCE NORTH 88°05'50" WEST, DEPARTING SAID WEST

514 RIGHT-OF-WAY LINE, A DISTANCE OF 1142.41 FEET; THENCE SOUTH 01°07'58" EAST, A
515 DISTANCE OF 415.00 FEET TO A POINT ON A LINE 86.00 FEET NORTH OF AND PARALLEL
516 WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF SAID TRACTS 5 AND 6,
517 THE PRECEDING TWO (2) COURSES ALSO BEING COINCIDENT WITH THE NORTH AND
518 WEST LINES OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 10931, PAGE
519 489 AND 492 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE
520 SOUTH 88°52'02" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1270.71 FEET TO
521 A POINT ON THE AFOREMENTIONED WEST LINE OF THE NORTHEAST ONE-QUARTER
522 (1/4) OF SECTION 24 AND THE WEST LINE OF SAID BLOCK 26, PALM BEACH FARMS CO.
523 PLAT NO. 3; SAID LINE ALSO BEING COINCIDENT WITH THE WEST LINE OF THOSE
524 LANDS DESCRIBED IN OFFICIAL RECORD BOOK 13325, PAGE 1198 OF THE PUBLIC
525 RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°24'43" EAST, ALONG
526 SAID WEST LINE, A DISTANCE OF 1475.51 FEET TO THE POINT OF BEGINNING. SAID
527 LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

528 PARCEL 2 (FEE SIMPLE):

529 TRACT C, OAKMONT ESTATES P.U.D., ACCORDING TO THE MAP OR PLAT THEREOF, AS
530 RECORDED IN PLAT BOOK 106, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH
531 COUNTY, FLORIDA.

532 PARCEL 3 (EASEMENT):

533 TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) FOR THE BENEFIT OF PARCEL 1
534 ABOVE AS SET FORTH AND CREATED BY THAT CERTAIN ROADWAY AND
535 MAINTENANCE EASEMENT BY AND BETWEEN NEW COMMUNITY CHURCH OF THE
536 PALM BEACHES, INC. AND HERBERT F. KAHLERT, PERSONAL REPRESENTATIVE OF
537 THE ESTATE OF HEINZ KAHLERT, AND KARL A. KAHLERT AND HERBERT F. KAHLERT,
538 AS CO-TRUSTEES UNDER TRUST A OF THE WILL OF FRITZ M. KAHLERT RECORDED
539 FEBRUARY 16, 1999 IN OFFICIAL RECORDS BOOK 10933, PAGE 1503, WHICH EASEMENT
540 WAS ASSIGNED TO ACME IMPROVEMENT DISTRICT, A DEPENDENT SPECIAL DISTRICT
541 EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA BY ASSIGNMENT OF
542 EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 16026, PAGE 462, PUBLIC
543 RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE
544 LANDS DESCRIBED THEREIN.

Exhibit B – Wellington Village MUPD Master Plan

MUPD DATA

PETITION NO.: 2025-0001.MP
GROSS SITE AREA: 3,104,866 S.F. ± / 71.27 ACRES ±
FUTURE LAND USE: MIXED USE (MU)
EXISTING ZONING DISTRICT: C & CF
PROPOSED ZONING DISTRICT: MUPD
PCN(S): 73-42-43-27-05-026-0011
73-41-44-24-003-0000
EXISTING USE: AGRICULTURE & VACANT
PROPOSED USES: HOTEL (CONDITIONAL USE)
SCHOOL (CONDITIONAL USE)
MULTI-FAMILY RESIDENTIAL (PERMITTED)
OFFICE, PROFESSIONAL (PERMITTED)
COMMERCIAL MIXED-USE (PERMITTED)

GROSS LAKE AREA: 6.33 AC. (WATER SURFACE)

DEVELOPMENT SUMMARY

RESIDENTIAL	UNITS	GFA
MULTI-FAMILY	PHASE 1 - 15 UNITS	30,000 SF
	PHASE 2 - 200 UNITS	300,000 SF
	215 UNITS	330,000 SF
TOTAL		
NON-RESIDENTIAL	INTENSITY / GFA	
HOTEL	180 ROOMS / 175,000 SF	
OFFICE	75,000 SF	
RETAIL	210,000 SF	
RESTAURANT	105,000 SF	
SCHOOL	1,750 STUDENTS / 405,000 SF	
TOTAL		970,000 SF

GROSS FLOOR AREA: UP TO 1,300,000 SF
PROPOSED FAR: 0.42 FAR
RESIDENTIAL DENSITY: 3.02 DU / AC. (215 UNITS / 71.27 AC)
NUMBER OF RESIDENTS: 604 RESIDENTS (2.81 RESIDENTS / UNIT)

RECREATION REQUIREMENT
PRIVATE AREA: 110 SF / PERSON @ 604 = 1.53 AC.
PUBLIC AREA: 5 AC / 1,000 PERSONS @ 604 = 3.02 AC.

CIVIC REQUIREMENT
AREA REQUIRED: 1 AC / 1,000 PERSONS @ 604 = 0.60 AC.

RECREATION & CIVIC PROPOSED
REFER TO PROJECT STANDARDS MANUAL

LAND USE ALLOCATION TABLE

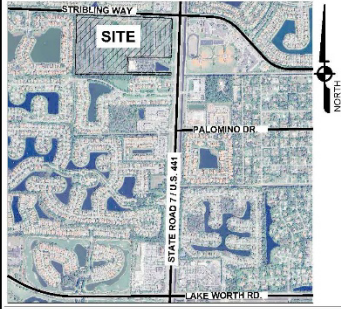
LAND USE	LAND USE ACREAGE (%)	PROPOSED USE MAX. INTENSITY ** / DENSITY
POD A	INSTITUTIONAL 41.49 AC. * (58%)	SCHOOL 1,750 STUDENTS / 405,000 SF RETAIL: 210,000 SF RESTAURANT: 105,000 SF (PLUS OUTDOOR DINING: 20,000 SF)
POD B	COMMERCIAL 22.22 AC. * (31%)	HOTEL: 180 ROOMS / 175,000 SF OFFICE: 75,000 SF MULTI-FAMILY: 215 UNITS / 330,000 SF
POD C	OPEN SPACE 3.23 AC. (5%)	POD B LAKE, PUBLIC USE LAKE TRAIL
MUNICIPAL POD	UTILITY 0.19 AC. *	VILLAGE OF WELLINGTON LIFT STATION
BUFFER POD A		1.96 AC. (3%)
BUFFER POD B		1.56 AC. (2%)
BUFFER MUNICIPAL POD		0.03 AC.
RW DEDICATION POD A		0.31 AC.
RW DEDICATION POD B		0.25 AC.
RW DEDICATION MUNICIPAL POD		0.01 AC.
TOTAL ACREAGE		71.27 AC. (100%)

* LAND USE ACREAGE EXCLUDES BUFFERS & RW DEDICATION AREA
** INTENSITY IS PROVIDED AS GROSS SQUARE FEET (GSF)

MUPD LEGAL DESCRIPTION

PARCEL 1 (SEE SIMPLE)
PORTIONS OF TRACTS 1 THROUGH 8, IN BLOCK 26, OF PALM BEACH FARMS CO. PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THAT PART OF THE PALM BEACH FARMS CO. PLAT NO. 3, ROADWAY NORTH OF TRACTS 1 TO 4 AND WEST OF TRACTS 4 AND 5, SAID BLOCK 26, AS MORE FULLY DESCRIBED BELOW TRACTS 1 THROUGH 8, BLOCK 26, OF PALM BEACH FARMS PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT:
1. THE SOUTH 80 FEET OF SAID TRACTS 1 THROUGH 8 AND
2. THE RIGHT-OF-WAY FOR LAKE 441 (STATE ROAD 7)
3. TEN ACRES, MORE OR LESS, CEDED TO THE NEW COMMUNITY CHURCH OF THE PALM BEACHES, AS RECORDED IN OFFICIAL RECORDS BOOK 10031, PAGE 449 AND 402.
ADD 4 ACRES OF REF. CO. ROADWAY NORTH OF TRACTS 1 TO 4 AND WEST OF TRACTS 4 AND 5, ALL IN BLOCK 26, ORS 132921186, LESS THE SOUTH 80 FEET. ALSO BEING DESCRIBED AS FOLLOWS: THIS DESCRIPTION AUTHORIZED IN THE OFFICE OF DENNIS J. LEAVY & ASSOCIATES, INC.)
A PORTION OF LAND LYING IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEING A PORTION OF TRACTS 1 THROUGH 8 INCLUSIVE, BLOCK 26, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 46, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH ONE-QUARTER (1/4) CORNER OF SAID SECTION 24, THENCE SOUTH 0°24'43" WEST, AS A BASIS OF BEARINGS, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 24, SAID LINE ALSO BEING THE WEST LINE OF BLOCK 26, PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 193.7 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 88°10'30" EAST, A DISTANCE OF 174.51 FEET, THENCE SOUTH 88°50'00" EAST, A DISTANCE OF 345.08 FEET, THENCE SOUTH 88°10'30" EAST, A DISTANCE OF 330.36 FEET, THENCE SOUTH 43°09'16" EAST, A DISTANCE OF 27.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 97 AND U.S. HIGHWAY #441, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 022016-26-19, SHEET #7 OF 27, REVISION DATE 02-01-06, THE PRECEDING FOUR (4) COURSES ALSO BEING COINCIDENT WITH THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 13325, PAGE 1166 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTH 01°59'27" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 486.58 FEET, THENCE NORTH 88°05'00" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1145.41 FEET, THENCE SOUTH 01°07'58" EAST, A DISTANCE OF 415.00 FEET TO A POINT ON A LINE 90.00 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF SAID TRACTS 1 AND 8, THE PRECEDING TWO (2) COURSES ALSO BEING COINCIDENT WITH THE NORTH AND WEST LINES OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 10031, PAGE 449 AND 402 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTH 88°50'00" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1270.71 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 24 AND THE WEST LINE OF SAID BLOCK 26, PALM BEACH FARMS CO. PLAT NO. 3, SAID LINE ALSO BEING COINCIDENT WITH THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 13325, PAGE 1166 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 01°24'43" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1475.21 FEET TO THE POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.
PARCEL 2 (SEE SIMPLE)
TRACT C, CHARLIE ESTATES P.U.D., ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
PARCEL 3 (SEE SIMPLE)
TOGETHER WITH NON-EXCLUSIVE EASEMENTS) FOR THE BENEFIT OF PARCEL 1 ABOVE AS SET FORTH AND CREATED BY THAT CERTAIN ROADWAY AND MAINTENANCE EASEMENT BY AND BETWEEN NEW COMMUNITY CHURCH OF THE PALM BEACHES, INC. AND HERBERT F. KAHLERT, PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, AND KARLA A. KAHLERT AND HERBERT F. KAHLERT, AS CO-TRUSTEES UNDER TRUST A OF THE WILL OF FRITZ M. KAHLERT, RECORDED FEBRUARY 16, 1990 IN OFFICIAL RECORDS BOOK 10033, PAGE 1903, WHICH EASEMENT WAS ASSIGNED TO ACME IMPROVEMENT DISTRICT, A PERMANENT SPECIAL DISTRICT EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA BY ASSIGNMENT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 18009, PAGE 480, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

LOCATION MAP



urban design studio

Urban Design
Land Planning
Landscape Architecture

610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsf.com
FLA0001739

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DEVELOPMENT TEAM

APPLICANT: RELATED ROSS
EDUCATION IN MOTION
SURVEYOR & CIVIL ENGINEER: LANGAN
525 Okeechobee Blvd., Ste. 910
West Palm Beach, FL 33401
561.473.8350
PLANNER: URBAN DESIGN STUDIO
610 Clematis St., Ste. CU02
West Palm Beach, FL 33401
561.366.1100
TRAFFIC ENGINEER: SIMMONS & WHITE
2581 Metrocentre Blvd. West, Ste. 3
West Palm Beach, FL 33407
561.478.7848
ARCHITECT: ELKUS MANFREDI ARCHITECTS
25 Drydock Ave.
Boston, Massachusetts
617.368.3395

MASTER PLAN LEGEND

AC. = ACRES
BLDG. = BUILDING
E.O.W. = EDGE OF WATER
GFA = GROSS FLOOR AREA
PG. = PAGE
O.R.B. = OFFICIAL RECORD BOOK
L.B. = LANDSCAPE BUFFER
L.M.E. = LAKE MAINTENANCE EASEMENT
MIN. = MINIMUM
S.B. = SETBACK
S.F. = SQUARE FEET
R. = RADIUS
R/W. = RIGHT OF WAY
T.O.B. = TOP OF BANK
T.B.A. = TO BE ABANDONED
T.R. = TO REMAIN
TYP. = TYPICAL
U.E. = UTILITY EASEMENT

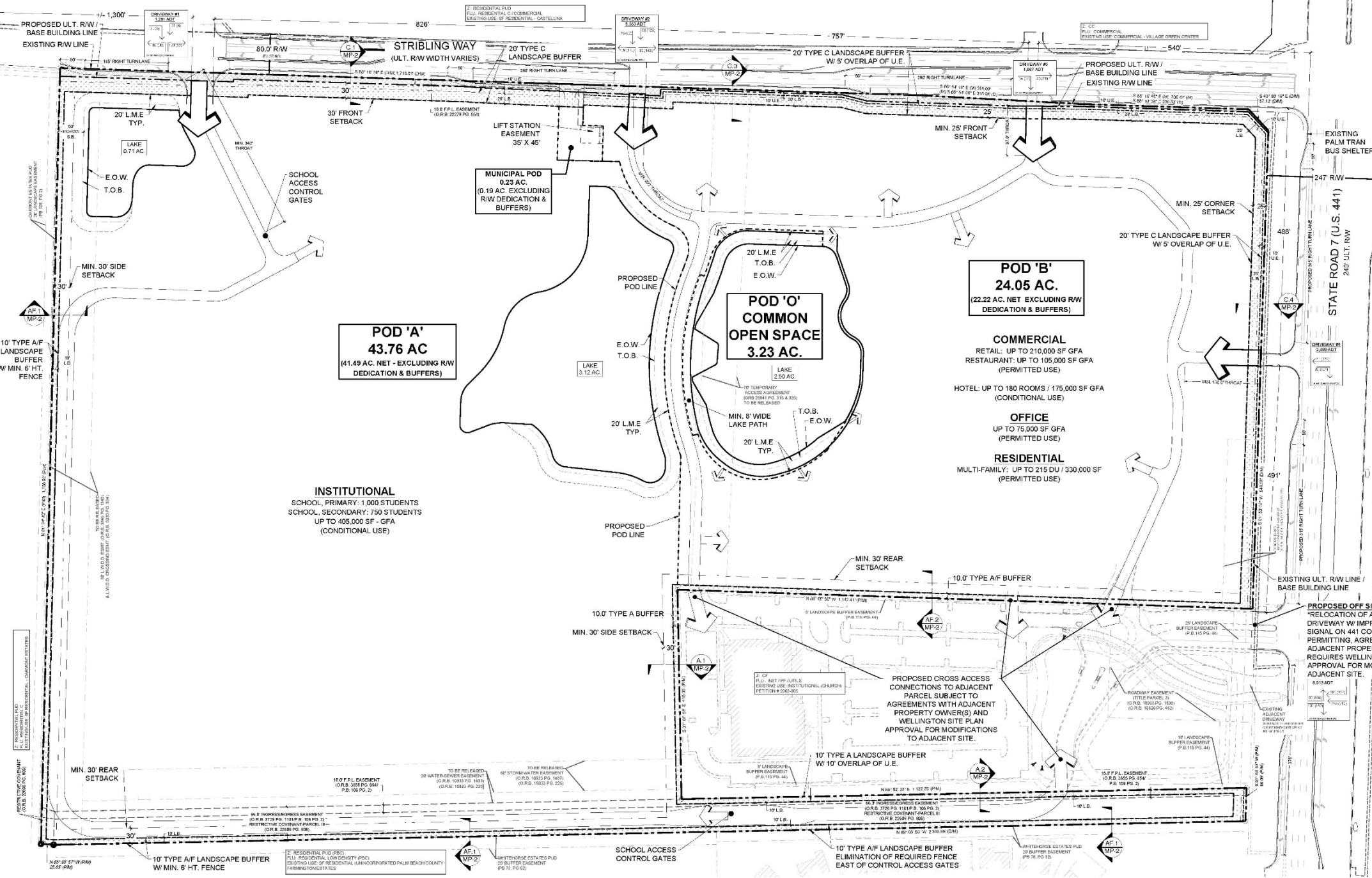
NOTES:

1. POD LINES ARE NOT LOT LINES AND DO NOT REPRESENT SUBDIVISION LINES.
2. BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A BOUNDARY SURVEY PREPARED BY LANGAN DATED 2025.04.22

ZONING STAMPS:

Date: May 16, 2025
Project No.: 24-080.001
Designed By:
Drawn By: MLC
Checked By:
Revision Dates:
2025.05.16: REZONING SUBMITTAL
2025.05.16: REZONING SUBMITTAL #1
2025.05.29: REZONING SUBMITTAL #2
2025.11.17: REZONING SUBMITTAL #3
2025.12.16: REZONING SUBMITTAL #4

MP-1
of 2



K Park MUPD
Wellington, Florida
Master Plan

