

- 50 2. Surrounding Use Considerations: The proposed school is compatible with the
51 surrounding uses on-site and the adjacent properties.
52
53 3. Public Facilities: The water, sanitary, sewer, and drainage systems meet the
54 code requirements. Adequate public facilities are available to serve the subject
55 site.
56
57 4. Concurrency: The project meets Wellington's Traffic Performance Standards
58 (TPS).
59
60 5. Comprehensive Plan: The use requested is consistent with Wellington's
61 Comprehensive Plan.
62
63 6. Land Development Regulations: The subject request is consistent with the
64 stated purposes and intent of the Land Development Regulations.
65
66 7. Development Pattern: The request will result in a logical development pattern
67 as it is located within a Mixed-Use development.
68

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

71
72 **SECTION 1.** The Conditional Use to allow a 1,750-student private school
73 with outdoor recreational facilities within Pod A of Wellington Village MUPD (FKA K
74 Park) as described in Exhibit A, is hereby APPROVED subject to the following
75 conditions of approval:
76

- 77 1. A Site Plan, meeting the requirements of Wellington's Land Development
78 Regulations, and the Wellington Village MUPD Project Standards Manual as
79 adopted by Resolution No. R2026-03, shall be certified prior to the issuance of
80 Land Development Permits. (PLANNING AND ZONING)
81
82 2. Architectural Review Board approval is required prior to the issuance of building
83 permits for the elevations, colors, materials, signage, etc. Buildings taller than
84 35-feet shall require a conditional use approval. (PLANNING AND ZONING AND
85 ENGINEERING)
86
87 3. School circulation shall be per the School Traffic Operational Management Plan
88 provided in Exhibit B of Resolution R2026-04, including required
89 loading/unloading personnel, multiple staggered start and end times, traffic
90 control personnel, and crossing guards, unless modifications are warranted and
91 approved by the Village Engineer. (TRAFFIC)
92
93 4. All lighting shall meet the requirements of Section 7.6.1 of Wellington's Land
94 Development Regulations. Only the lighting within the confines of the outdoor
95 athletic areas may be a maximum of 90 feet in height. Lighting within parking
96 areas shall be a maximum of 30 feet in height, and a maximum of 15 feet in
97 height within non-vehicular pedestrian areas. Adequate lighting shall be
provided on site and at the project access points. All lighting shall not create

98 adverse spillover or glare on adjacent properties or rights-of-way. (PLANNING
99 AND ZONING)

100
101 5. The developer shall be required to take measures to ensure that during site
102 development dust/debris particles from the development do not become a
103 nuisance to the adjacent properties. (PLANNING AND ZONING/ENGINEERING)

104
105 6. Confirmation of feasibility and required design standards for private sewer for the
106 proposed private grinder station meeting Palm Beach County Health Department
107 and Florida Building Code will be required at site plan submittal. The interior area
108 of the school not publicly accessible or behind security, shall have private water
109 and sewer systems unless approved by the Utility. (UTILITIES)

110
111 **SECTION 2:** Should any section paragraph, sentence, clause, or phrase of
112 this Resolution be declared by a court of competent jurisdiction to be invalid, such
113 decision shall not affect the validity of this Resolution as a whole or any portion or
114 part thereof, other than the part to be declared invalid.

115 **SECTION 3:** Should any section, paragraph, sentence, clause, or phrase
116 of this Resolution conflict with any section, paragraph, clause or phrase of any prior
117 Wellington Ordinance, Resolution, or Municipal Code provision; then in that event the
118 provisions of this Resolution shall prevail to the extent of such conflict.

119
120 **SECTION 4.** This Resolution shall become effective immediately upon
121 adoption.

122
123 **PASSED AND ADOPTED** this _____ day of _____ 2026.

124
125
126 **ATTEST:**

WELLINGTON, FLORIDA

127
128 BY: _____
129 Chevelle D. Hall, MMC, Village Clerk

BY: _____
Michael J. Napoleone, Mayor

130
131
132 **APPROVED AS TO FORM AND**
133 **LEGAL SUFFICIENCY:**

134
135
136 BY: _____
137 Laurie Cohen, Village Attorney

138

Exhibit A – Legal Description for Pod A of Wellington Village

139 ALL THAT PIECE AND PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-
140 QUARTER (1/4) OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM
141 BEACH COUNTY, FLORIDA, BEING TRACT C, OAKMONT ESTATES P.U.D.,
142 ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 106,
143 PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
144 TOGETHER WITH PORTIONS OF TRACTS 3 THROUGH 6, IN BLOCK 26, OF PALM
145 BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF,
146 RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH
147 COUNTY, FLORIDA, AND THAT PART OF SAID PALM BEACH FARMS CO. PLAT NO.
148 3. ROADWAY NORTH OF TRACTS 3 & 4 AND WEST OF TRACTS 4 & 5, SAID BLOCK
149 26, AS MORE FULLY DESCRIBED IN OFFICIAL RECORD BOOK 13325 PAGE 1198,
150 LESS THE SOUTH 86 FEET OF SAID ROADWAY AND TRACTS 4 & 5.

151

152 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

153

154 COMMENCING AT THE NORTH ONE-QUARTER (1/4) CORNER OF SAID SECTION
155 24; THENCE SOUTH 01°24'43" WEST, AS A BASIS OF BEARINGS, ALONG THE WEST
156 LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 24, SAID LINE
157 ALSO BEING THE WEST LINE OF BLOCK 26, PALM BEACH FARMS CO. PLAT NO. 3,
158 ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE
159 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE EAST LINE
160 OF TRACT B, OAKMONT ESTATES P.U.D. ACCORDING TO THE MAP OR PLAT
161 THEREOF, RECORDED IN PLAT BOOK 106, PAGE 2, PUBLIC RECORDS OF PALM
162 BEACH COUNTY, FLORIDA, A DISTANCE OF 19.57 FEET TO A POINT ON THE
163 NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 13325,
164 PAGE 1198, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND
165 THE TRUE POINT OF BEGINNING;

166

167 THENCE SOUTH 88°10'28" EAST, ALONG THE NORTH LINE OF THOSE LANDS
168 DESCRIBED IN OFFICIAL RECORD BOOK 13325, PAGE 1198, OF THE PUBLIC
169 RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 992.66 FEET TO A
170 POINT;

171

172 THENCE DEPARTING SAID NORTH LINE SOUTH 01°59'05" WEST, A DISTANCE OF
173 151.22 FEET TO A POINT;

174

175 THENCE SOUTH 88°34'08" EAST, A DISTANCE OF 123.90 FEET TO A POINT ON A
176 NON-TANGENT CURVE;

177

178 THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF
179 181.00 FEET, THROUGH A CENTRAL ANGLE OF 54°33'27", FOR AN ARC LENGTH OF
180 172.35 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 40°03'21" EAST, A
181 DISTANCE OF 165.91 FEET TO A POINT OF REVERSE CURVATURE;

182

183 THENCE ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00
184 FEET, THROUGH A CENTRAL ANGLE OF 84°54'46", FOR AN ARC LENGTH OF 74.10

185 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 24°52'41" EAST, A
186 DISTANCE OF 67.50 FEET TO A POINT OF COMPOUND CURVATURE;
187
188 THENCE ALONG A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF
189 289.00 FEET, THROUGH A CENTRAL ANGLE OF 04°41'19", FOR AN ARC LENGTH OF
190 23.65 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 19°55'21" WEST, A
191 DISTANCE OF 23.64 FEET TO A POINT OF REVERSE CURVATURE;
192
193 THENCE ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 511.00
194 FEET, THROUGH A CENTRAL ANGLE OF 42°48'55", FOR AN ARC LENGTH OF 381.85
195 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 00°51'34" WEST, A
196 DISTANCE OF 373.03 FEET TO A POINT OF NON-TANGENCY;
197
198 THENCE SOUTH 01°24'49" WEST, A DISTANCE OF 265.78 FEET TO THE
199 NORTHWEST CORNER OF TRACT A, LIFE COVENANT CHURCH WELLINGTON
200 CAMPUS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT
201 BOOK 115, PAGE 44, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
202
203 THENCE ALONG THE WEST LINE OF SAID TRACT A, SOUTH 01°07'58" EAST, A
204 DISTANCE OF 415.00 FEET TO A POINT;
205
206 THENCE ALONG THE SOUTH LINE OF SAID TRACT A, NORTH 88°52'02" EAST, A
207 DISTANCE OF 1,122.03 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A, SAID
208 POINT ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S.
209 HIGHWAY 441 (STATE ROAD No. 7), AS SHOWN ON THE FLORIDA DEPARTMENT
210 OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93210-2519, SHEET 9 OF
211 27, REVISION DATE 02-01-96, AND THE NORTHEAST CORNER OF TRACT C,
212 OAKMONT ESTATES P.U.D., ACCORDING TO THE MAP OR PLAT THEREOF,
213 RECORDED IN PLAT BOOK 106, PAGE 2, PUBLIC RECORDS OF PALM BEACH
214 COUNTY, FLORIDA;
215
216 THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID
217 TRACT C, SOUTH 01°53'57" WEST, A DISTANCE OF 66.09 FEET TO THE
218 SOUTHEAST CORNER OF SAID TRACT C;
219
220 THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, SOUTH 88°52'02" WEST, A
221 DISTANCE OF 2,366.99 FEET TO A POINT;
222
223 THENCE NORTH 85°05'57" WEST, A DISTANCE OF 25.05 FEET TO A POINT ON THE
224 AFOREMENTIONED WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF
225 SECTION 24 AND THE WEST LINE OF SAID BLOCK 26, PALM BEACH FARMS CO.
226 PLAT NO. 3; SAID LINE ALSO BEING COINCIDENT WITH THE WEST LINE OF THOSE
227 LANDS DESCRIBED IN OFFICIAL RECORD BOOK 13325, PAGE 1198, OF THE
228 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SAID EAST LINE OF
229 TRACT B, OAKMONT ESTATES P.U.D.;
230
231 THENCE ALONG SAID WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF
232 SECTION 24, NORTH 01°24'43" EAST, A DISTANCE OF 1,538.90 FEET TO THE POINT
233 OF BEGINNING.

234

235 SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA,
236 CONTAINING 1,906,098 SQUARE FEET OR 43.758 ACRES, MORE OR LESS.