

Justification Statement
R&B Sports
Wellington Planning, Zoning & Building Department
Site Plan
Master Plan Amendment
Architectural Review Board (ARB) Applications
Original Submittal: January 16, 2026
Resubmittal: March 27, 2026
Resubmittal: July 9, 2026

Request

On behalf of the Applicant and Property Owner, R&B Tennis Holdings II, LLC (“Applicant”), Schmidt Nichols (“Agent”) respectfully requests your consideration of this Site Plan, Master Plan Amendment, and Architectural Review Board (ARB) application for the R&B Sports project. A plat (Plat Book 56, Page 25 – Little Place of the Landings at Wellington-PUD) has been recorded and unified to support the proposed development. The use requested, Assembly is a permitted-by-right use in the current PUD zoning district pursuant to Table 6.2-1 Use Regulations Schedule.

The subject parcel (PCN 73-41-44-18-02-000-0010) is generally located in the southwest corner of Ousley Farms Road and Greenbriar Boulevard in the Village of Wellington, Florida and contains approximately 4.00 acres with an address of 2995 and 2999 Greenbriar Boulevard in the Village of Wellington. (“subject property”).

The site is currently developed with an existing 7,940 s.f. daycare. The applicant is proposing to demolish the existing daycare and propose a new 26,688 s.f. Assembly use with accessory tennis courts (two inside, six outside), four padel courts and a variety of additional outdoor recreational accessory uses with a buildout of 2028. Site access is proposed via two full access driveway connections to Greenbriar Boulevard.

The Applicant requests consideration of the following:

- Request 1:** **Site Plan Application** for the proposed 26,688 s.f. Assembly Building
- Request 2:** **Master Plan Amendment Application** to amend the existing day care center use approval on the 4-acre Pod “A” parcel to Assembly to support the proposed development.
- Request 3:** **Architectural Review Board (ARB) Application** for the proposed 26,688 s.f. Assembly building



Proposed R&B Sports - Site Aerial

The subject property currently supports a Future Land Use (FLU) designation of Community Facilities (CF), and is zoned Wellington PUD (Commercial Pod).

Adjacent Lands	Uses	FLU	Zoning
Subject Property (Proposed)	Assembly	CF	PUD
North	Vacant, Greenbriar Blvd Roadway	Residential "B"	PUD
South	Acme Improvement District, Municipal Land	CF	PUD
East	Canal, Agricultural/Equestrian, Single Family Residential	Residential "B"	PUD
West	Municipal Land/Park (Greenbriar Park)	CF	PUD

R&B Sports – Tennis-Focused Assembly Use Narrative:

R&B Sports, proposed on approximately four acres at 2995 and 2999 Greenbriar Boulevard, is designed and operated as a tennis-focused assembly use consistent with the Village of Wellington's definition of an assembly, which includes membership-based uses that conduct organized recreational programs, such as private clubs.

The primary and central activity of the facility is tennis instruction, training, and fitness development. The development includes approximately 26,688 square feet of enclosed space containing two indoor tennis courts and integrated fitness and conditioning areas that support athletic performance and overall physical wellness.

Six outdoor tennis courts further reinforce tennis as the principal focus of the site. Supporting amenities, including four outdoor padel courts and a putting green, are customary and incidental accessory features that complement the tennis and fitness programming. These elements provide additional recreational and cross-training opportunities for members and are consistent with the Village's allowance for accessory activities within an assembly use.

Operational Overview

The facility will be open all seven days of the week, running from 7:00 AM to 10:00 PM Sunday through Thursday and 7:00 AM to 11:00 PM on Fridays and Saturdays. These hours comply with the Village's standard operating hours for commercial uses located within 300 feet of homes in a residential PUD, as set out in Sec. 1-2 of the Village Code of Ordinances. The facility will employ roughly 20 to 25 staff members working across two shifts. As for programming, it will offer individual structured tennis instruction, physical conditioning sessions, and small group fitness training.

The center will maintain a private membership model serving up to 200 members, with typical daily use averaging 20 individuals on site at any given time. This limited membership ensures a high quality, low impact operation consistent with the surrounding neighborhood and the Village's community oriented standards.

Mission and Purpose

Founded by accomplished tennis professionals Rodrigo Nascimento and Betsy McCormack, with more than five decades of combined experience, R&B Sports is designed as a membership-based tennis and fitness facility centered on organized instruction, training, and athletic development. The facility's purpose is to promote physical fitness, skill development, and personal growth through structured recreational programming.

R&B Sports operates as a tennis-focused assembly use that integrates professional instruction, physical conditioning, and wellness activities. The primary use consists of tennis and fitness training conducted within the 26,688-square-foot enclosed building and associated outdoor tennis courts, consistent with the Village of Wellington's definition of an assembly use.

All additional site features, including padel courts and a putting green are provided solely as accessory amenities for members. These elements are incidental to the primary tennis and fitness use and are not intended for general public access.

The proposed development will establish a high-quality tennis and fitness facility that supports the Village of Wellington's commitment to recreational opportunities, athletic excellence, and community well-being.

Comprehensive Plan Consistency

The proposed development is consistent with the Village of Wellington Comprehensive Plan, including the Land Use & Community Design, Mobility, and Parks & Recreation Elements.

Specifically, the request complies with:

- Objective LU&CD 1.1 and Policies 1.1.1 and 1.1.2, which require that new development be compatible with existing conditions and complementary to surrounding land uses. The proposed membership-based recreational assembly use is consistent with surrounding community facilities and recreational uses and reinforces the established development pattern.
- Goal LU&CD 1 (Land Uses), which promotes enhancing the quality and character of Wellington's neighborhoods and commercial districts. The project represents high-quality infill redevelopment of an existing site.
- Goal LU&CD 2 (Neighborhoods & Districts), which emphasizes maintaining a high quality of life through thoughtful community design. The proposed architecture, buffering, and site layout ensure compatibility with adjacent properties.
- Mobility Element Objective 1.2 (Coordination with Land Use), which supports development along collector roadways with appropriate access. The subject site fronts Greenbriar Boulevard, a collector roadway, and provides safe and efficient access.
- Parks & Recreation Goal 1, which promotes recreational opportunities that enhance quality of life and community well-being. The project provides organized recreational programming within a controlled, membership-based environment.

Overall, the proposed development advances Comprehensive Plan objectives related to compatible infill development, recreational opportunities, and preservation of community character.

JUSTIFICATION:

The site represents the ideal location for the development of the proposed commercial use as the proposed development is compatible and consistent with the existing character of the area. The proposed development has been appropriately placed on the subject site to accommodate the development patterns of the existing commercial uses within the surrounding area. The proposed development mitigates adverse impacts and creates an appropriate transition in uses, creating compatibility and cohesion to the surrounding area.

Furthermore, the use requested, Assembly is a permitted-by-right use in the current PUD zoning district.

Table 6.2-1: Use Regulation Schedule									
USE TYPES	See Supp Regs	RS	RM	RH	CC	CF	PUD		
							Res Pod	Comm Pod	Community Facilities
Industrial/Manufacturing/Distribution									
Automotive Paint/Body Shop	6.2.2.E.1								
Contractors Storage Yard	6.2.2.E.2								
Craftsman/Contractor Services	6.2.2.E.3								
Flex Space	6.2.2.E.4								
Manufacturing/Fabrication									
Medical/Dental Laboratory									
Microbrewery					P			P	
Packing, Distribution and Processing	6.2.2.E.5								
Recycling Plant	6.2.2.E.6					C			
Repair and Maintenance, Large	6.2.2.E.7								
Repair and Maintenance, Small	6.2.2.E.8				P			P	
Research and Development									
Self storage, Indoor and/or Outdoor	6.2.2.E.9				C				
Towing Service and Storage	6.2.2.E.10								
Warehouse	6.2.2.E.11								
Civic/Institutional/Recreational/Assembly									
Arena/Auditorium/Stadium	6.2.2.F.1					C			C
Assembly	6.2.2.F.2				P	P		P	P

Request 1: Compliance with LDR:

Table 6.3-1:

Response: The proposed project is in compliance with the CF Development Regulations per Table 6.3-1, which are as follows:

- A. Minimum setbacks for principal structures:
 - a. Front: N/A (99 feet provided),
 - b. Side, Interior: N/A (98 feet provided),
 - c. Side Street: N/A, and
 - d. Rear: N/A (95 feet provided);
- B. Minimum lot size of N/A (lot is 4 acres in size);
- C. Minimum lot width of N/A (375.00 feet provided);
- D. Minimum lot depth of N/A (372.36 feet provided);
- E. Maximum floor area ratio (FAR) of 0.35 (0.15 FAR provided); and
- F. Maximum lot coverage of 20% (4% building coverage provided).
- G. Maximum Building Height: 35'

The overall building height is 35', measured from the highest point of the road (elevation 16.3' NAVD).

The proposed finished floor elevation is 16.5' NAVD to the highest point of the roof.

Note: *CF shall be exempt from the development regulations per Table 6.3 – 1 General Property Development Regulations Note #3

Table 6.3 – 1 General Property Development Regulations									
Zoning Districts	Minimum Lot			Maximum FAR	Maximum Building Coverage	Minimum Setbacks			
	Size	Width	Depth			Front	Side	Corner	Rear
RS ⁽¹⁾	6,000 sf	65 ft	75 ft	-	40%	25 ft	7.5 ft	15 ft	15 ft
RM ⁽²⁾	-	65 ft	75 ft	-	35%	25 ft	15 ft	25 ft	15 ft
RH ⁽²⁾	-	65 ft	75 ft	-	40%	25 ft	15 ft	25 ft	15 ft
CC	1 acre	100 ft	200 ft	0.35	25%	30 ft	30 ft	30 ft	30 ft
CF ⁽³⁾	-	-	-	-	-	-	-	-	-
FLEX	1 acre	100 ft	200 ft	0.45	45%	40 ft	15 ft	25 ft	20 ft
PUD ⁽¹⁾	10 acres	Determined by Approved Development Order			45%	Determined by Approved Development Order			
MUPD	5 acres				45%				
MCPD	20 acres				45%				
ER	10 acres	300 ft	300 ft	-	20%	100 ft	50 ft	50 ft	100 ft
ECR	3 acres	200 ft	300 ft	0.45	45%	80 ft	50 ft	80 ft	50 ft
Overlay Districts									
EOZD ⁽⁴⁾	Determined based on ER or ECR Zoning Districts, Subarea, or Approved Development Order			0.20	20%	Determined based on ER or ECR Zoning Districts, Subarea, or Approved Development Order			
LROZD ⁽⁴⁾				0.20	20%				
RROZD ⁽⁴⁾				0.20	20%				

NOTES:

(1) FAR is not calculated for residential structures. Alternative setbacks are available for zero lot line properties and non-traditional lot layouts as long as Palm Beach County Fire separation requirements and Building Code requirements are in compliance. See the Supplementary Standards for the unit type for further information.

(2) Minimum lot size shall be determined based on ownership and management of parcel(s) and units. FAR is not calculated for residential structures. Alternative setbacks may be proposed and approved as part of a development order.

(3) CF shall be exempt from the development regulations.

(4) See the EOZD section of Article 6 for specific development regulations based on the Subarea of the Equestrian Preserve.

Sec. 6.2.2 – Supplementary Standards for Principal Uses:

The project is consistent with the requirements found in Section 6.2.2

Assembly

- a) The use shall be located on a collector or road of higher classification.

Response: The subject site is located along Greenbriar Boulevard, which is classified as a collector roadway. Therefore, the proposed assembly use complies with this requirement.

- b) Dumpster and trash receptacles shall be located a minimum of 100 feet from residential property and screened from view with a six (6) foot in height solid wood fence and hedge combination unless part of a pre-existing commercial development.

Response: All dumpster and trash receptacle locations are shown on the site plan in excess of 100 feet from residential property and are screened from view in accordance with Code requirements. Screening details are provided on the site plan.

- c) Within the Little Ranches Overlay Zoning District, an assembly use shall be limited to places of worship only.

Response: The subject property is not located within the Little Ranches Overlay Zoning District. Therefore, this provision is not applicable to the proposed development.

Table 7.5-1 Minimum Off-Street Parking Standards:

The proposed development is required to provide parking at a ratio of 1.5 spaces per court and 1 space/500 s.f. of air-conditioned use. The proposed site plan indicates 40 proposed parking spaces.

Parking Required: 40 Spaces

Tennis Courts - 1.5 spaces per court @ 12 courts = 18

Clubhouse - 1 space/500 s.f. of air-conditioned use @ 9,944 s.f. = 20

Putting Green Court - 1.5 spaces per court @ 1 courts = 2

Handicap Spaces Required: 2 Spaces

Handicap Spaces Provided: 2 Spaces

Bicycle Spaces Required: 14 Spaces

Bicycle Spaces Provided: 20 Spaces

Loading Space Required: 2 Spaces

Loading Space Provided: 2 Spaces

Sec. 7.8.5 – Landscape Buffers

The proposed development is consistent with Sec. 7.8.5 – Landscape Buffers, specifically the following:

The proposed development meets the standards listed in Sec. 7.8.5 – Landscape Buffers as follows:

- Per Table 7.8-1 – Landscape Buffers, the project will provide a:
 - o Minimum of a 20-foot Type C ROW landscape buffer:
 - Along the north property line
 - o Minimum of a 15-foot Type C ROW landscape buffer:
 - Along the east property line
 - Pursuant to Sec. 7.8.5.C.6, where properties are separated from adjacent properties or ROW by a canal, lake and/or passive open space, with a minimum width

of 50 feet, the required landscape buffer width may be reduced by up to 25%

- o Minimum of a 10-foot Type A landscape buffer (Commercial adjacent to Commercial)
 - Along the west property line and south property line

Foundation Planting: Per Sec. 7.8.2 – Supplemental Landscape Standards, foundation planting shall be provided along the front, side and rear facades of non-residential and multiple-family structures, except for vehicle access areas such as garage entrances, bay doors, and if in conflict with access to above ground utilities and/or fire safety equipment. The minimum depth of the required foundation planting shall be five (5) feet for each building story or a maximum of twenty-five (25) feet. The combined length of the required foundation planting shall be no less than 40% of the total length of the applicable side of the structure.

The proposed assembly is in compliance with the required foundation planting.

Signage: The proposed development is consistent with Sec. 7.9.8 – Permanent Signs, Commercial - Supplementary Standards, specifically the following:

Per ULDC Section 7.9.8, Monument Sign Standards, the project is currently proposing one (1) freestanding monument sign along Greenbriar Blvd and will comply with the Village's signage standards

- Maximum Number: 3 signs per project frontage
- Maximum Sign Face Area Per Sign: 32 sq. ft.
- Maximum Height: 8' (Greenbriar Boulevard)

In addition, wall signage is proposed on the primary building façade. The proposed wall sign area of 15.33 square feet is well below the maximum 200 square feet permitted pursuant to Sec. 7.9.8.A.2 and is designed to be proportional to the building scale and architecture. The signage provides clear identification of the facility while maintaining compatibility with the overall design and character of the development.

Request 2: Master Plan Amendment:

The applicant shall provide a written Justification Statement to explain how the request conforms to the following:

1. That the proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.

Response: The proposed amendment to allow a 26,688-square-foot membership-based recreational assembly use in place of the existing daycare use is consistent with the Village of Wellington Comprehensive

Plan, including the Future Land Use, Mobility, and Economic Development Elements.

The proposed assembly use supports the Comprehensive Plan's goals and policies by:

- **Encouraging compatible, high-quality infill redevelopment within an existing urbanized corridor.**
- **Promoting community-serving recreational and wellness uses that enhance residents' quality of life.**
- **Maintaining efficient land use by utilizing existing infrastructure, transportation networks, and utility services without requiring additional public investment.**

The proposal is consistent with the Future Land Use Map (FLUM) designation for the property and advances policies that support mixed community services and recreational opportunities within the Village's established suburban character.

2. **That the proposed request is in compliance with all articles of the Land Development Regulations (LDR).**

Response: The proposed Master Plan Amendment complies with all applicable provisions of the Village of Wellington Land Development Regulations (LDRs). The membership-based recreational assembly use is permitted within the zoning district through Master Plan approval and will be reviewed for full conformance with Village requirements.

The project will comply with all applicable site development standards, including setbacks, landscaping, buffering, parking, signage, stormwater management, and lighting. The proposed use functions as an organized recreational assembly, comparable to a private club, and is consistent with the Village's definition of an assembly use.

All plans and supporting materials will be reviewed by the Village to ensure compliance with Wellington's design guidelines, engineering standards, and public safety requirements prior to site plan approval and building permitting.

3. **That the proposed request minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.**

Response: The proposed redevelopment is located on a previously disturbed and developed 4.0-acre site and will not adversely affect environmentally sensitive lands or natural resources. The property contains no wetlands, protected vegetation, or native habitat areas.

The project will implement a comprehensive stormwater management system in compliance with South Florida Water Management District (SFWMD) and Acme Improvement District standards to ensure proper drainage and water quality treatment. Sustainable design measures will be incorporated where feasible, including energy-efficient systems, native and drought-tolerant landscaping, and compliance with Palm Beach County and Village water conservation and air quality regulations. As a result, the proposed assembly use will have minimal environmental impact and will maintain the site's existing urban character.

4. Provide the overall design concept and show that the design of the proposed request minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

Response: The proposed membership-based recreational assembly use has been designed to complement surrounding land uses and to minimize potential visual and operational impacts. The architectural design, building placement, landscaping, and buffering are intended to maintain compatibility with adjacent properties and the overall character of the Greenbriar Boulevard corridor.

Building height, massing, and scale are consistent with existing development in the area. Enhanced perimeter landscaping, required setbacks, and buffering will further mitigate potential visual impacts. The assembly use is designed to accommodate organized, scheduled recreational programming rather than large-scale public events, thereby limiting intensity and ensuring compatibility with nearby uses. Site circulation provides safe and efficient vehicular and pedestrian access in accordance with Village standards.

5. That the proposed request is consistent with applicable neighborhood plans.

Response: The subject property is located within the Wellington Green/Greenbriar Boulevard area, an established corridor characterized by commercial, recreational, and community-serving uses. The proposed membership-based recreational assembly use is consistent with the character and intent of the surrounding area and provides a complementary wellness and recreational amenity for nearby residents and businesses.

There are no adopted neighborhood plans that conflict with the proposed use. The project supports the Village's long-term planning objectives by enhancing access to organized recreational and fitness opportunities within an established development area.

6. That the proposed request will result in a logical, timely and orderly development pattern.

Response: The proposed Master Plan Amendment represents a logical and orderly infill redevelopment within an existing urbanized corridor. The site is fully served by existing infrastructure, including roadway access, water, sewer, and fire-rescue services, and does not require the extension of municipal facilities.

The transition from a daycare use to a tennis- and fitness-oriented assembly use represents a compatible and comparable development intensity consistent with the area's pattern of community-oriented commercial and recreational uses. The proposed timing of development supports Wellington's continued growth while ensuring the property remains an active and productive component of the Village's development framework.

7. That the proposed request complies with Wellington building standards.

Response: All proposed site and building improvements will comply with the Village of Wellington Building Code and applicable provisions of the Florida Building Code. The project will meet all requirements related to accessibility (ADA), life safety, fire protection, and energy efficiency.

Architectural design will conform to Wellington's adopted architectural and aesthetic standards, utilizing high-quality materials and finishes that are compatible with the surrounding built environment. All construction plans will undergo formal building permit review to ensure full compliance with Village building and structural standards prior to issuance of permits.

Request 3: Architectural Review Board (ARB):

The applicant shall provide a written Justification Statement to explain how the request conforms to the following:

1. That the proposed request is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan.

Response: The proposed design is consistent with the purposes, goals, and objectives of the Village of Wellington Comprehensive Plan by promoting high-quality architectural character, cohesive community identity, and compatibility with the surrounding built environment. The Mediterranean Revival style reinforces the Village's vision for aesthetically unified and pedestrian-oriented development. The project's scale, materials, and detailing contribute to a visually appealing public realm while supporting the Comprehensive Plan's emphasis on design excellence, community livability, and sustainable, context-sensitive growth.

2. That the proposed request is not in conflict with any portion of Wellington's LDR and is consistent with the purpose and intent of the LDR.

Response: The proposed design fully complies with the applicable provisions of Wellington’s Land Development Regulations. The project utilizes approved architectural elements, materials, and colors consistent with the LDR’s intent to preserve and enhance the Village’s architectural character. The building’s articulation, façade treatment, and massing conform to height, setback, and design requirements, ensuring that the structure remains contextually appropriate and proportionate. The integration of covered loggias, arched openings, and decorative detailing demonstrates adherence to the LDR’s goals for architectural integrity and visual continuity.

3. That the proposed request is compatible and consistent with existing uses and the zoning of properties surrounding the subject site and that the proposed request is appropriate for the site and surrounding area.

Response: The proposed development is compatible and consistent with the surrounding land uses and zoning designations. The building’s two-story height, articulated rooflines, and Mediterranean Revival aesthetic align with adjacent community and recreational structures. The design’s refined massing and pedestrian-friendly elements create a seamless transition between the proposed facility and neighboring properties. The project’s function as a sports and community building complements the existing uses in the area, contributing positively to the social and architectural fabric of the neighborhood.

4. That the proposed request is consistent with Wellington neighborhood aesthetics.

Response: The proposed design reflects and enhances the established neighborhood aesthetics of Wellington through its authentic Mediterranean Revival style, featuring light stucco finishes, dark window framing, clay barrel tile roofing, and wrought-iron detailing. These elements reinforce the Village’s architectural identity and ensure visual continuity within the community. The color palette of soft neutrals and earth tones complements surrounding developments, while the building’s balanced proportions and decorative craftsmanship maintain the sense of warmth, permanence, and elegance that characterizes Wellington’s built environment.

On behalf of the Applicant and Property Owner, R&B Tennis Holdings II, LLC, Schmidt Nichols respectfully requests your consideration of this Site Plan, Master Plan Amendment, and ARB application for the R&B Sports project.