

BEFORE THE CITY COUNCIL OF THE VILLAGE OF WELLINGTON, FLORIDA

**IN RE: A PETITION TO ESTABLISH THE VILLAGE LANDING COMMUNITY
DEVELOPMENT DISTRICT**

PETITION

Wellington Property Owner LLC, a Delaware limited liability company, registered to do business in the State of Florida ("Petitioner"), hereby submits this Petition to the City Council of the Village of Wellington, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to establish a Community Development District with respect to the land described herein. In support of this Petition, Petitioner states as follows:

1. **Location and Size.** The proposed District is generally located south of Stribling Way, west of State Road 7, east of Farlane Farms Road and north of Lake Worth Road, in the Village of Wellington, Florida, and contains approximately 71.27 +/- acres. The location map and metes and bounds legal description of the external boundaries of the proposed District is set forth in **Exhibit 1** attached hereto. There are no parcels within the external boundaries of the proposed District which are to be excluded from the District. There is no impact of the proposed District on any real property within the external boundaries of the proposed District, which is to be excluded from the proposed District.

2. **Landowner Consent.** Attached hereto as **Exhibit 2** is the written consent of the Landowner of the property to be included within the boundaries of the proposed District.

3. **Name.** The name of the proposed District to be established is Village Landing Community Development District (the "District").

4. **Initial Board Members.** The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows: Kenneth Himmel,

Katie Block, Tyler Vinal, Kevin Ryan and Jordan Bargas. All initial board members are residents of the State of Florida and citizens of the United States of America.

5. **Future Land Uses.** The future general distribution, location and extent of the public and private land uses proposed within the proposed District provided in the Village of Wellington are shown on **Exhibit 3** attached hereto. The proposed land uses are consistent with the State of Florida Comprehensive Plan and the Village of Wellington, Florida Comprehensive Plan.

7. **Major Water and Wastewater Facilities.** The map of the proposed major trunk water mains and sewer interceptors and outfalls are set forth in **Exhibit 4** attached hereto.

8. **District Facilities and Services.** The proposed timetable and related estimates of costs to construct the District services and facilities, based upon available data, are attached hereto as **Exhibits 5 and 6**, respectively. These are good faith estimates but are subject to change. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in economic conditions upon costs such as labor, services, materials, interest rates and market conditions. These facilities will serve the development within the District.

9. **Statement of Estimated Regulatory Costs.** A Statement of Estimated Regulatory Costs prepared in accordance with the requirements of Section 120.541, Florida Statutes, is attached hereto as **Exhibit 7**.

10. **Petitioner and Authorized Agent.** The Petitioner is Wellington Property Owner LLC, a Delaware limited liability company, registered to do business in the State of Florida, whose address is 360 South Rosemary Avenue, Suite 800, West Palm Beach, Florida 33401.

Copies of all correspondence and official notices should also be sent to the authorized agent for the Petitioner:

Ginger E. Wald, Esq.
Billing Cochran, P.A.
515 East Las Olas Boulevard
Suite 600
Fort Lauderdale, Florida 33310
Phone: 954-764-7150 / Fax: 954-764-7279
Email: gwald@bclmr.com

11. **Reasons for Establishment of District.** This Petition to establish the Village Landing Community Development District should be granted for the following reasons:

a. Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with any applicable element or portion of the state comprehensive plan or the effective local government comprehensive plan.

b. The area of land within the proposed District is part of a unified plan of development. It is of sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The proposed District will be the best alternative available for delivering community development services and facilities to the area to be served without financially impacting persons residing outside the proposed District. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the proposed District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will

provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District services and facilities in the future.

e. The area to be served by the proposed District is amenable to separate special-district government.

12. **Rights to be Granted the District:** Petitioner hereby requests that, in addition to the powers set forth in Section 190.012(1), Florida Statutes, the District be granted the right to exercise all powers provided for in Sections 190.012(2)(a) and (d), Florida Statutes.

WHEREFORE, Petitioner respectfully requests the City Council of the Village of Wellington, to:

i. Hold a public hearing to consider the establishment of the Village Landing Community Development District in accordance with the requirements of Section 190.005, Florida Statutes; and

ii. Adopt an ordinance pursuant to Chapter 190, Florida Statutes, granting this Petition and establishing the Village Landing Community Development District.

RESPECTFULLY SUBMITTED this 3rd day of February, 2026.

WELLINGTON PROPERTY OWNER LLC, a Delaware limited liability company

By Its ^{Authorized} ~~Managing~~ Member, RELATED SOUTHEAST LLC, a Delaware limited liability company

By: K Ryan
Name: KEVIN RYAN
Title: VICE PRESIDENT

EXHIBIT 1

METES AND BOUNDS LEGAL DESCRIPTION

VILLAGE LANDING CDD

LANGAN



PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE: Microsoft Corporation, HERE

THIS IS NOT A SURVEY.

LANGAN

Langan Engineering and
Environmental Services, LLC.
525 Okeechobee Boulevard, Suite 910
West Palm Beach, FL 33401

T: 561.473.8300 F: 561.473.8350 www.langan.com
FBPE Registry No. 00006601/LB8172/LB8198

Project

**VILLAGE LANDING
CDD**

WELLINGTON
PALM BEACH COUNTY

FLORIDA

Drawing Title

**LOCATION
MAP**

Project No.

341020902

Date

1/30/2026

Drawn By

RW

Checked By

GM

Drawing No.

VB101

Sheet 1 of 3

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VILLAGE LANDING CDD

SURVEYED DESCRIPTION

ALL THAT PIECE AND PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING PORTIONS OF TRACTS 1 THROUGH 8, IN BLOCK 26, OF PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THAT PART OF SAID PALM BEACH FARMS CO. PLAT NO. 3 ROADWAY NORTH OF TRACTS 1 THROUGH 4, BLOCK 26, AS MORE FULLY DESCRIBED IN OFFICIAL RECORD BOOK 13325, PAGE 1198, TOGETHER WITH ALL OF TRACT "C", OAKMONT ESTATES P.U.D., ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 106, PAGE 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER (1/4) CORNER OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA;

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

THENCE SOUTH 88°10'28" EAST, ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 13325, PAGE 1198, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1,716.01 FEET TO A POINT;

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

(1) THENCE SOUTH 86°54'18" EAST, A DISTANCE OF 315.00 FEET TO A POINT;

(3) THENCE SOUTH 88°10'40" EAST, A DISTANCE OF 330.42 FEET TO A POINT;

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

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

THENCE ALONG THE NORTH LINE OF SAID TRACT A, NORTH 88°05'50" WEST, A DISTANCE OF 1,142.41 FEET TO THE NORTHWEST CORNER OF SAID TRACT A;

THENCE ALONG THE WEST LINE OF SAID TRACT A, SOUTH 01°07'58" EAST, A DISTANCE OF 415.00 FEET TO A POINT;

THIS IS NOT A SURVEY.

LANGAN

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Project

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Sheet 2 of 3

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VILLAGE LANDING CDD

SURVEYED DESCRIPTION (CONTINUED)

THENCE ALONG THE SOUTH LINE OF SAID TRACT A, NORTH 88°52'02" EAST, A DISTANCE OF 1,122.03 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 (STATE ROAD No. 7), AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93210-2519, SHEET 9 OF 27, REVISION DATE 02-01-96, AND THE NORTHEAST CORNER OF TRACT C, OAKMONT ESTATES P.U.D., ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 106, PAGE 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID TRACT C, SOUTH 01°53'57" WEST, A DISTANCE OF 66.09 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C;

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THENCE ALONG SAID WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 24, NORTH 01°24'43" EAST, A DISTANCE OF 1,538.90 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 3,104,656 SQUARE FEET OR 71.273 ACRES, MORE OR LESS.

TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) 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 KARL A. KAHLERT AND HERBERT F. KAHLERT, AS CO-TRUSTEES UNDER TRUST A OF THE WILL OF FRITZ M. KAHLERT RECORDED FEBRUARY 16, 1999 IN OFFICIAL RECORDS BOOK 10933, PAGE 1503, WHICH EASEMENT WAS ASSIGNED TO ACME IMPROVEMENT DISTRICT, A DEPENDENT SPECIAL DISTRICT EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA BY ASSIGNMENT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 16026, PAGE 462, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

THIS IS NOT A SURVEY.

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Project

**VILLAGE LANDING
CDD**

WELLINGTON
PALM BEACH COUNTY

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Drawing Title

DESCRIPTION

Project No.

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Date

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RW

Checked By

GM

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Sheet 3 of 3

LANGAN

Project No. 341020902

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EXHIBIT 2

LANDOWNER CONSENT

**AFFIDAVIT OF OWNERHIP AND CONSENT TO ESTABLISHMENT OF
VILLAGE LANDING COMMUNITY DEVELOPMENT DISTRICT**

On this ____ day of _____, 2026, _____, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, who, after being duly sworn, deposes and says:

1. Affiant is the _____ of Acme Improvement District, a dependent special district of the Village of Wellington existing under the Laws of the State of Florida (the "Acme").
2. Affiant hereby represents that he has full authority to execute all documents and instruments on behalf of Acme, including the Petition before the Village of Wellington ("Village"), for the adoption of an ordinance to establish the Village Landing Community Development District ("Proposed CDD").
3. Acme is the fee simple owner of the following described property:

See Exhibit "A" attached hereto (the "Property")

The Property consists of certain real property to be included within the boundaries of the Proposed CDD.

4. Affiant, on behalf of Acme, hereby consents to the establishment of the Proposed CDD.

FURTHER AFFIANT SAYETH NOT.

ACME IMPROVEMENT DISTRICT, a dependent
special district of the Village of Wellington, existing
under the Laws of the State of Florida

By: _____
Name: _____
Title: _____

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2026, by _____, as _____, of ACME Improvement District, a dependent special district of the Village of Wellington, existing under the Laws of the State of Florida, who is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida

EXHIBIT A

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EXHIBIT 3

FUTURE LAND USE

ORDINANCE NO. 2025-04

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN (PETITION NUMBER 2025-0002-CPA) BY AMENDING THE FLUM DESIGNATION FOR A PORTION OF CERTAIN PROPERTY KNOWN AS K PARK FROM COMMUNITY FACILITIES TO MIXED USE, TOTALING APPROXIMATELY 65.98 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTY KNOWN AS K PARK FROM COMMERCIAL TO MIXED USE, TOTALING APPROXIMATELY 5.3 ACRES, MORE OR LESS; FOR A GRAND TOTAL OF 71.28 ACRES LOCATED ON THE SOUTHWEST CORNER OF STRIBLING WAY AND US441/SR7, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Wellington's Council, pursuant to the authority granted in Chapter 163 of the Florida Statutes, is authorized and empowered to consider and make changes to its Comprehensive Plan; and

WHEREAS, on January 14, 2025, Wellington executed a Purchase and Sale Agreement with Wellington Property Owner, LLC (Related Ross) and Founders Acreage Wellington, LLC (Education in Motion) to purchase K Park upon receiving entitlements for a mixed-use development; and

WHEREAS, a Comprehensive Plan Amendment is required to amend the Future Land Use Map designation of the entire property to Mixed Use to allow for the development of the property as proposed by Related Ross; and

WHEREAS, the Planning, Zoning & Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on February 19, 2025, recommended approval with a 6-0 vote; and

WHEREAS, the Council has taken the recommendations from the Local Planning Agency, the Findings of Fact from Wellington staff, and the comments from the public into consideration when considering the amendments to the Comprehensive Plan Future Land Use Map that are the subject of this Ordinance; and

WHEREAS, Wellington's Council, after notice and public hearing, voted (5-0) to transmit this proposed amendment to the Florida Department of Commerce in compliance with applicable provisions of the Florida Statutes governing amendments of Local Comprehensive Plans.

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

49 **SECTION 1:** The Wellington Comprehensive Plan Future Land Use Map designation
50 for the properties legally described in Exhibit "A", is hereby designated as Mixed Use.
51

52 **SECTION 2:** The Manager is hereby authorized and directed to transmit this
53 Comprehensive Plan amendment to the Florida Department of Commerce pursuant to Chapter
54 163, Florida Statutes.
55

56 **SECTION 3:** The Manager is hereby directed to amend the Wellington Comprehensive
57 Plan Future Land Use Map (Exhibit "B") to include the site-specific designation for the property
58 described in Exhibit "A," including an adopted date and ordinance number pursuant to the
59 requirements of Chapter 163, Florida Statutes.
60

61 **SECTION 4:** Should any section, paragraph, sentence, clause, or phrase of this
62 Ordinance conflict with any section, paragraph, clause, or phrase of any prior Wellington
63 Ordinance, Resolution, or Municipal Code provision; then in that event, the provisions of this
64 Ordinance shall prevail to the extent of such conflict.
65

66 **SECTION 5:** Should any section paragraph, sentence, clause, or phrase of this
67 Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall
68 not affect the validity of this ordinance as a whole or any portion or part thereof, other than the
69 part to be declared invalid.
70

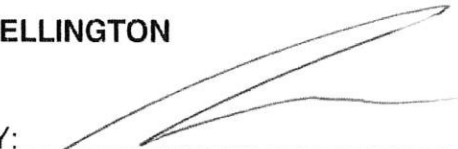
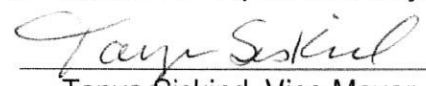
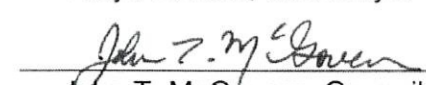
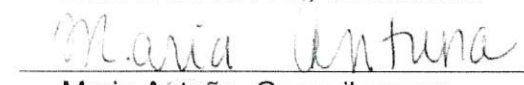
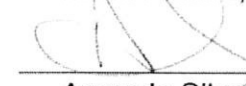
71 **SECTION 6:** The effective date of this Comprehensive Plan Amendment shall be 31
72 days after adoption by Wellington's Council if there has not been a compliance challenge with
73 the Division of Administrative Hearings. If the ordinance is challenged within 30 days after
74 adoption, the ordinance shall not become effective until the State Land Planning Agency or the
75 Administrative Commission, respectively, issues a final order determining the amendment to
76 be compliant.
77

78 (The remainder of this page is left blank intentionally)
79

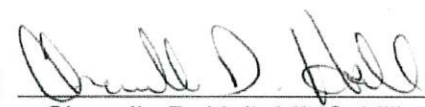
80 **PASSED** this 11th day of March, 2025 on first reading.

81
82 **PASSED AND ADOPTED** this 22nd day of April, 2025, on second and final reading.

83
84 **WELLINGTON**

		FOR	AGAINST
85			
86			
87	BY: 	☒	☐
88	Michael J. Napoleone, Mayor		
89		☒	☐
90	Tanya Siskind, Vice Mayor		
91		☒	☐
92	John T. McGovern, Councilman		
93		☒	☐
94	Maria Antuña, Councilwoman		
95		☒	☐
96	Amanda Silvestri, Councilwoman		

100
101
102 **ATTEST:**

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104
105 BY: 
106 Chevelle D. Hall, MMC, Village Clerk

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108
109
110 **APPROVED AS TO FORM AND**
111 **LEGAL SUFFICIENCY**

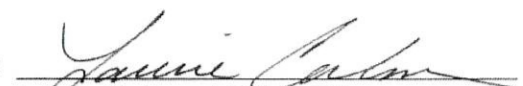
112
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114 BY: 
115 Laurie Cohen, Village Attorney
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Exhibit A -- Legal Description

PARCEL 1:

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:

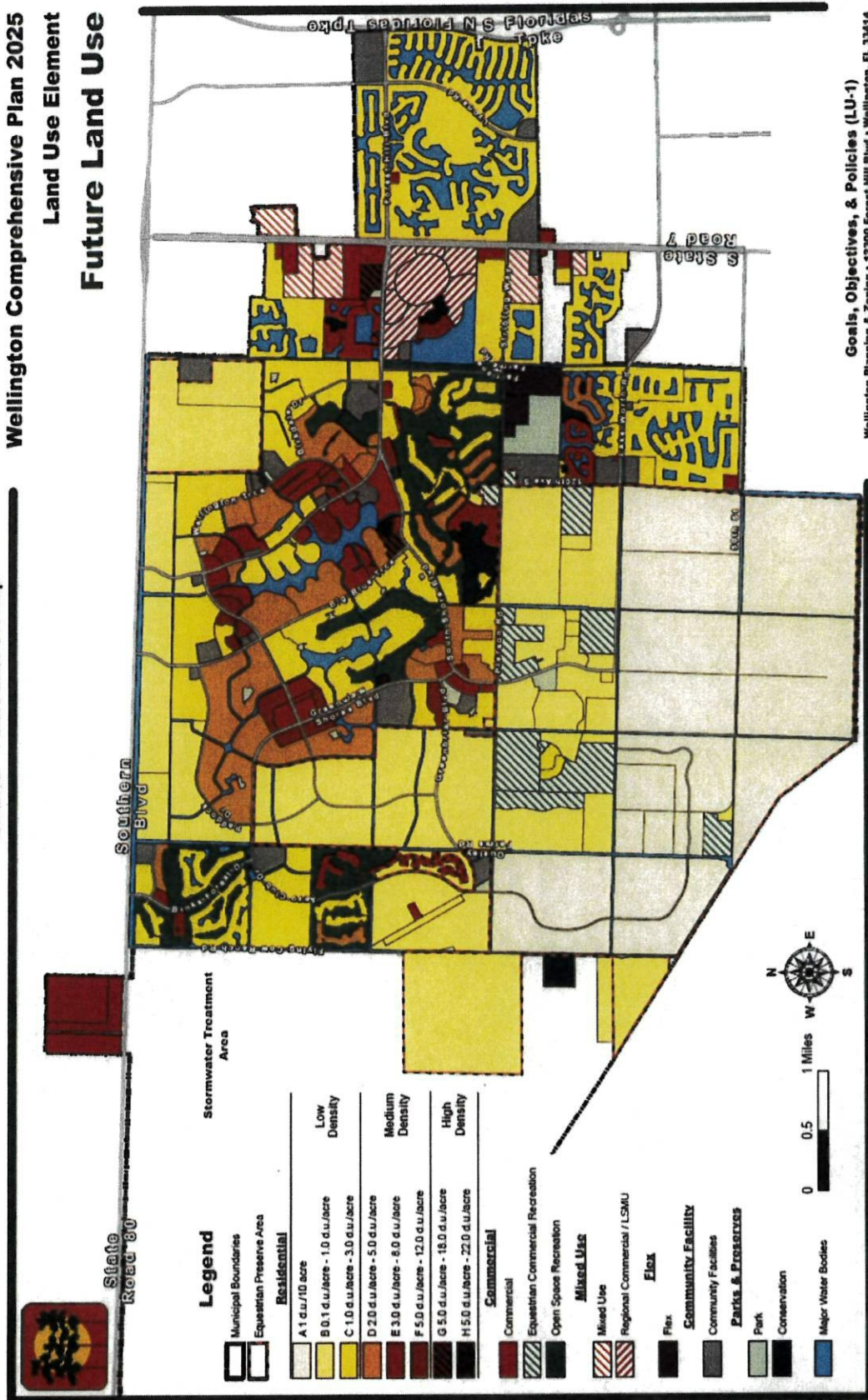
COMMENCING AT THE NORTH ONE-QUARTER (1/4) CORNER OF SAID SECTION 24; THENCE S.01°24'43"W., AS A BASIS OF BEARINGS, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 24, SAID LINE ALSO BEING THE WEST LINE OF BLOCK 26, PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 19.57 FEET TO THE POINT OF BEGINNING; THENCE S.88°10'28"E., A DISTANCE OF 1716.01 FEET; THENCE S.86°54'06"E., A DISTANCE OF 315.08 FEET; THENCE S.88°10'28"E. A DISTANCE OF 330.50 FEET; THENCE S.43°08'16"E. 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 S.01°53'57"W., ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 949.58 FEET; THENCE N.88°05'50"W., DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1142.41 FEET; THENCE S.01°07'58"E., A DISTANCE OF 415.00 FEET TO A POINT ON A LINE 86.00 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE

SOUTH LINE OF SAID TRACTS 5 AND 6, THE PRECEDING TWO (2) COURSES ALSO BEING COINCIDENT WITH THE NORTH AND WEST LINES OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 10931, PAGE 489 AND 492 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°52'02"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 1270.71 FEET TO A POINT ON THE AFOREMENTIONED 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 1198 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N .01°24'43"E., ALONG SAID WEST LINE, A DISTANCE OF 1475.51 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

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

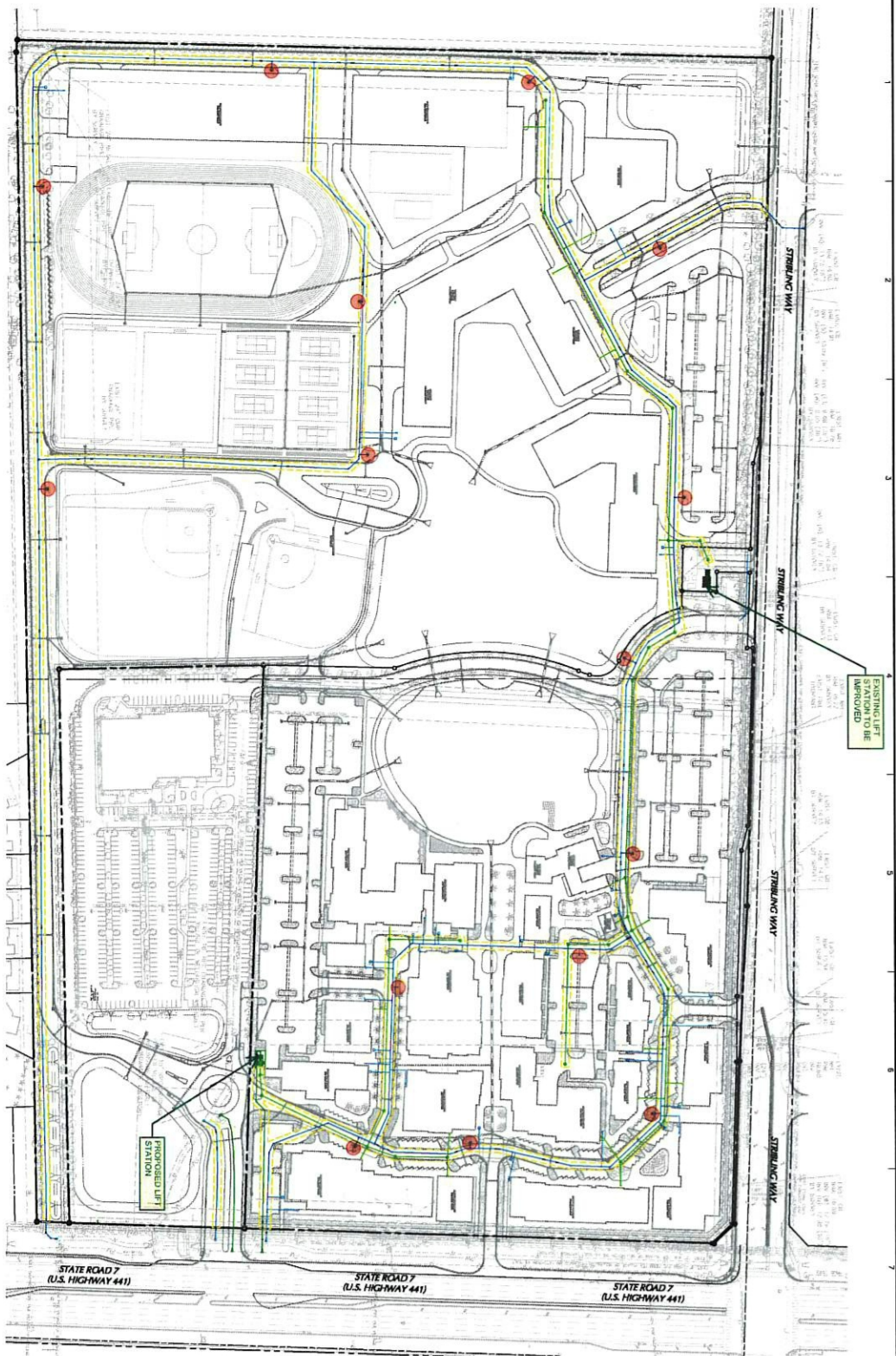
Wellington Comprehensive Plan 2025
Land Use Element
Future Land Use



Goals, Objectives, & Policies (LU-1)
Wellington Planning & Zoning • 12300 Forest Hill Blvd • Wellington, FL 33414
• 561.791.4000 • www.wellingtonfl.gov

EXHIBIT 4

MAJOR TRUNK WATER MAINS, SEWER INTERCEPTORS AND OUTFALLS



EXISTING LIFT STATION TO BE IMPROVED

PROPOSED LIFT STATION

STATE ROAD 7 (U.S. HIGHWAY 441)

STATE ROAD 7 (U.S. HIGHWAY 441)

STATE ROAD 7 (U.S. HIGHWAY 441)

LEGEND	
EXISTING	PROPOSED
PROPERTY BOUNDARY / ROW	SHADE LINE
SEWER LINE	SEWER LINE
WATER LINE	WATER LINE
FIRE HYDRANT	FIRE HYDRANT
SEWER MANHOLE	SEWER MANHOLE
ELEVATION	ELEVATION
RELEASED WATER	RELEASED WATER

WATER
 SAN. SEWER
 FORCE MAIN
 FIRE HYDRANT

EXISTING
 PROPOSED



1. EXISTING, PROPOSED, AND REMOVED UTILITY LINES, AS SHOWN ON THE LAST REVISION OR 04/22/2022.
2. EXISTING AND PROPOSED LIFT STATIONS, AS SHOWN ON THE LAST REVISION OR 04/22/2022.
3. EXISTING AND PROPOSED SEWER LINES, AS SHOWN ON THE LAST REVISION OR 04/22/2022.
4. EXISTING AND PROPOSED WATER LINES, AS SHOWN ON THE LAST REVISION OR 04/22/2022.
5. EXISTING AND PROPOSED FIRE HYDRANTS, AS SHOWN ON THE LAST REVISION OR 04/22/2022.
6. EXISTING AND PROPOSED SEWER MANHOLES, AS SHOWN ON THE LAST REVISION OR 04/22/2022.
7. EXISTING AND PROPOSED WATER MANHOLES, AS SHOWN ON THE LAST REVISION OR 04/22/2022.
8. EXISTING AND PROPOSED FIRE HYDRANT MANHOLES, AS SHOWN ON THE LAST REVISION OR 04/22/2022.
9. EXISTING AND PROPOSED SEWER LINES, AS SHOWN ON THE LAST REVISION OR 04/22/2022.
10. EXISTING AND PROPOSED WATER LINES, AS SHOWN ON THE LAST REVISION OR 04/22/2022.
11. EXISTING AND PROPOSED FIRE HYDRANT LINES, AS SHOWN ON THE LAST REVISION OR 04/22/2022.
12. EXISTING AND PROPOSED SEWER MANHOLES, AS SHOWN ON THE LAST REVISION OR 04/22/2022.
13. EXISTING AND PROPOSED WATER MANHOLES, AS SHOWN ON THE LAST REVISION OR 04/22/2022.
14. EXISTING AND PROPOSED FIRE HYDRANT MANHOLES, AS SHOWN ON THE LAST REVISION OR 04/22/2022.
15. EXISTING AND PROPOSED SEWER LINES, AS SHOWN ON THE LAST REVISION OR 04/22/2022.
16. EXISTING AND PROPOSED WATER LINES, AS SHOWN ON THE LAST REVISION OR 04/22/2022.
17. EXISTING AND PROPOSED FIRE HYDRANT LINES, AS SHOWN ON THE LAST REVISION OR 04/22/2022.
18. EXISTING AND PROPOSED SEWER MANHOLES, AS SHOWN ON THE LAST REVISION OR 04/22/2022.
19. EXISTING AND PROPOSED WATER MANHOLES, AS SHOWN ON THE LAST REVISION OR 04/22/2022.
20. EXISTING AND PROPOSED FIRE HYDRANT MANHOLES, AS SHOWN ON THE LAST REVISION OR 04/22/2022.

Project No.	241000002	Sheeting No.	C-500
Date	08/09/2023	Drawn By	CH. TAYLOR
Checked By	CH. TAYLOR	Scale	1" = 40'
Project Name	K-PARK		
Project Location	WELLINGTON, FLORIDA		
Project Description	NOT FOR CONSTRUCTION		
Signature	SHAWN D. LANGAN PROFESSIONAL ENGINEER, P.E., No. 78237 Langan Engineering and Environmental Services, LLC 525 Chesapeake Boulevard, Suite 310 West Palm Beach, FL 33409 Tel: 561.471.1200 Fax: 561.471.1201 www.langan.com Project No. 241000002		

EXHIBIT 5

PROPOSED TIMETABLE FOR CONSTRUCTION OF DISTRICT IMPROVEMENTS

	START DATE	COMPLETION DATE
Earthwork	Q2 2026	Q3 2026
Roadways	Q3 2026	Q4 2028
Utilities	Q2 2026	Q3 2028
Stormwater Management	Q2 2026	Q3 2028
Sanitary Sewer	Q2 2026	Q3 2028
Landscaping/Perimeter	Q2 2027	Q4 2028
Recreation	Q2 2027	Q4 2028
Off-site_Roadways	Q3 2026	Q4 2027

EXHIBIT 6

ESTIMATED COSTS OF DISTRICT IMPROVEMENTS

	<u>Costs</u>
Earthwork	\$ 2,880,000
Roadways	\$12,970,000
Utilities	\$ 5,610,000
Stormwater Management	\$ 2,790,000
Sanitary Sewer	\$ 5,140,000
Landscaping/Perimeter	\$ 7,830,000
Recreation	\$ 3,320,000
Off-site_Roadways	\$16,420,000
Total:	\$56,960,000

EXHIBIT 7

STATEMENT OF ESTIMATED REGULATORY COSTS

Village Landing Community Development District

1.0 Introduction

1.1 Purpose

This statement of estimated regulatory costs ("SERC") supports the petition to form the Village Landing Community Development District ("District" or "CDD"). and other affiliated and participating companies ("Petitioner") are planning 71.27+/- acre mixed use community, ("Project"), located the Village of Wellington ("Village"), Florida.

The District will provide community infrastructure that will serve all the land in the proposed District. The District plans to provide community infrastructure including, but not necessarily limited to, earthwork, roadways, utilities, sanitary sewer system, stormwater management system, landscaping and perimeter improvements, recreation improvements and off-site roadway improvements (the "Infrastructure"). The District plans to finance the Infrastructure by issuing bonds ("Bonds") secured by, among other things, proceeds of non-ad valorem special assessments (the "Assessments") levied on land within the District that will specially benefit from the Infrastructure all as discussed more fully below. The District will be responsible for providing the services and facilities associated with the Infrastructure and the costs associated therewith which will be borne solely by the property owners within the District.

1.2 Scope of the Analysis

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2) (d), *Fla.Stat.* (governing District formation or alteration) as follows:

"That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

As noted above, the proposed District will provide Infrastructure and related services with operation and maintenance, to the 71.27 +/- acres comprising the Project. The current development plan for the land contained in the District consists of multifamily residential units, retail spaces, office spaces and a hotel. These plans are subject to change as market conditions may dictate in the future.

1.3 Requirements for Statement of Estimated Regulatory Costs.

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, *Fla. Stat.* The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1) (a)[of Section 120.541, *Fla. Stat.*]

and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

- 2.0 (a) An economic analysis showing whether the rule directly or indirectly is likely to (1) have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; (2) have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after implementation of the rule; or (3) increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.**

It is unlikely the establishment/creation of the District will meet any of the triggers in Section 120.541(2)(a), *Fla. Stat.* The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0 herein.

- 3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.**

As noted above, the proposed District will provide Infrastructure and related services to the 71.27 +/- acres of land planned for the Project as outlined above. All of the ultimate property owners in the District will be required to comply with District rules and their properties will be encumbered with District obligations to pay for Infrastructure and operation and maintenance expenses incurred by the District. Based on the current development program the following entities and individuals would be affected by the formation of the District: the owners and occupants of the multi-family units, the tenants of the office and retail spaces and the hotel owner, operator and guests within the District.

- 4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues.**

- 4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance**

State Governmental Entities

The cost to State entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres. Therefore, the City will review and act upon the petition to establish the District.

There are minimal additional ongoing costs to various State entities to implement and enforce the proposed ordinance. The District is a special purpose unit of local government, and it is required to file various reports to the State of Florida, the Department of Economic Opportunity and other agencies of the State. The filing

requirements are outlined in Appendix A. However, the additional costs to the State and its various departments to process the additional filings from the District are very low, since the State routinely processes filings from over 500 similar districts. Finally, the filing fees paid by the District are designed to offset any additional costs to the State.

Village of Wellington

This petition to establish the District will require the Village to review the petition and its supporting exhibits. In addition, the Village will hold public hearings to discuss the petition and to take public input. These activities will absorb staff time and time of the Village Council. The boundaries of the District are located within the Village of Wellington.

However, the costs of these activities are very modest at most for the following reasons. First, the review of this petition to form the District does not include an analysis of the Project itself. In fact, such a review of the Project is prohibited by statute. Second, the petition contains all of the information necessary for its review. Third, the Village already has all of the staff necessary to review the petition. Fourth, no capital costs are involved in the review. Fifth, the Village routinely processes similar petitions for land use and zoning changes that are far more complicated than this petition to form the District.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on State or local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No State or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any other unit of local government except the District. By State law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the ordinance

The District will provide Infrastructure and related services to the land in the District, including earthwork, roadways, utilities, sanitary sewer system, stormwater management system, landscaping and perimeter improvements and recreation improvements and off-site roadway improvements. The District will also finance the off-site roadway improvements.

Petitioners have estimated the costs for providing the Infrastructure are estimated to be approximately **\$56,960,000**. To fund this construction program, in whole or in part, the District may issue Bonds, which will be repaid through non-ad valorem assessments levied on all lands in the District that benefit from the District's Infrastructure and related services.

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through Bonds. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

It is important to note that the various costs are typical for developments of the type contemplated here. In other words, there is nothing peculiar about the District's financing that requires additional infrastructure over and above what would normally be needed. Therefore, these costs are not in addition to normal development costs. Instead, the facilities and services provided by the District are substituting in part for developer-provided infrastructure and facilities. Along these same lines, District-imposed assessments for operations and maintenance costs are similar to what would be charged in any event by a property owners' association common to most master planned developments.

Real estate markets are quite efficient, because buyers and renters evaluate all of the costs and benefits associated with various alternative locations. Therefore, market forces preclude developers from marking up the prices of their products beyond what the competition allows. To remain competitive the operations and maintenance charges must also be in line with the competition.

Furthermore, locating in the District by new landowners is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the District's costs in tradeoff for the benefits that the District provides.

The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through developer bank loans.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be no impact on small businesses because of the formation of the proposed District.

The development is located in the Village of Wellington. As of the Census date, the 2020 Census, the Village of Wellington has a population in excess of 10,000 people. Therefore, the proposed District is not located in a City defined as a "small city", according to Section 120.52, Fla. Stat.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits.

Inputs were received from Petitioner and other professionals associated with Petitioner.

APPENDIX A
LIST OF REPORTING REQUIREMENTS

REPORT	FLORIDA STATUTE CITE	DATE
Annual Financial Audit	11.45	12 months after end of fiscal year
Annual Financial Report	218.32	within 45 days of financial audit completion, but no later than 9 months after end of fiscal year
TRIM Compliance Report	200.068	30 days after adoption of assessment resolution
Form 1 - Limited Financial Disclosure	112.3144	by July 1
Public Depositor Report	280.17	by November 30
Proposed Budget	190.008	sixty (60) days prior to adoption of final budget
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	When issued