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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; AND 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 approval of Wellington Village MUPD Master Plan with a 7 - 0 vote; and

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
98 ○ Municipal Pod (Utility)

- 99 ▪ 0.23 acres
- 100 ▪ Lift Station
- 101
- 102 • Adds three (3) access points on Stribling Way, one (1) access point along State
- 103 Road 7, three (3) cross access points to Life Church property, and one (1) cross
- 104 access point to the Farmington Estates and Family Vision for future cross access;
- 105
- 106 • Adopts a Project Standards Manual (PSM) specifically for the Wellington Village
- 107 MUPD; and
- 108
- 109 • Establishes Conditions of Approval for the development.
- 110

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

113 **General Conditions:**

- 114
- 115
- 116 1. Wellington Village MUPD shall be developed consistent with the approved
- 117 Wellington PUD Master Plan based on the use limitations below:
- 118

| 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 |

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

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

- 121
- 122 2. The project shall comply with the Wellington Village Project Standards Manual
- 123 (PSM) as adopted (Exhibit C) as part of Resolution No. R2026-03. Deviations
- 124 from specified LDR requirements have been included in the PSM. (PLANNING
- 125 AND ZONING)
- 126
- 127 3. A Site Plan shall be required prior to Land Development Permits and shall
- 128 comply with the PSM, as adopted in Exhibit C of this Resolution. (PLANNING
- 129 AND ZONING)
- 130
- 131 4. All roads, sidewalks, utilities, and infrastructure within the property boundary
- 132 shall be private and the maintenance responsibility of the owner or managing
- 133 association, and shall not be the maintenance responsibility of Wellington.
- 134 (PLANNING AND ZONING/ENGINEERING)
- 135
- 136 5. The Developer shall be required to provide the land dedication or in lieu fee, for
- 137 parks and recreation facilities, and civic facilities, pursuant to Section 6.5.2.E.1

138 of Wellington's Land Development Regulations. The land dedication required
139 for parks and recreation for Phase 1 (15 units) is 0.21 acres and Phase 2 (200
140 units) is 2.81 acres, for a total of 3.02 acres. The land dedication for civic for
141 Phase 1 is 0.04 acres and Phase 2 is 0.56 acres, for a total of 0.60 acres. The
142 Developer is credited 2.09 acres toward the parks and recreation requirement,
143 resulting in a remaining shortfall of 0.93 acres and a corresponding parks and
144 recreation in-lieu fee of \$225,361.00. The in-lieu fee of \$145,812.70 is required
145 for the 0.60 acres of civic. The combined maximum civic and parks and
146 recreation in-lieu fee is \$371,173.70. The Developer shall pay a maximum civic
147 and public recreation in-lieu fee of \$371,173.70, on a per-unit basis
148 (approximately \$1,727 per unit). The fee shall be paid proportionately based on
149 the actual number of residential units built, and shall be paid prior to the
150 issuance of residential building permits. (PLANNING AND ZONING)

151
152 6. Architectural Review Board approval is required for all elevations, colors,
153 materials, and signage prior to the issuance of building permits. (PLANNING
154 AND ZONING)

155
156 7. The MUPD shall be designed to meet a minimum of LEED Silver criteria or
157 comparable standards. Documentation shall be provided upon first CO of
158 conformance. (PLANNING AND ZONING)

159
160 8. No building permits are to be issued after December 31, 2030, unless a time
161 extension has been approved. (TRAFFIC)

162
163 9. The Developer shall take measures to ensure that during site development
164 dust/debris particles from the development do not become a nuisance to the
165 neighboring properties. Dust Control Plan, with dust control guidelines, shall be
166 provided with the engineering permit application which shall meet the
167 requirements as conditioned, and in accordance with any additional
168 requirements of Wellington, Palm Beach County, Florida Department of Health,
169 Florida Department of Environmental Protection, U.S. Environmental Protection
170 Agency, etc., as it relates to mitigating dust/pollution from construction site
171 activities. The developer and its contractors shall implement and maintain dust
172 control measures throughout all phases of construction to minimize airborne
173 particles and mitigate off-site impacts. The following requirements shall apply:
174 (PLANNING)

175
176 a. Daily watering: A water truck shall be provided, on the days that have
177 activities causing the dust/debris, to control dust on all exposed soil,
178 including, but not limited to, constructing roadways, stockpiles, non-
179 stabilized (exposed) soils, and canal easements. Watering shall be
180 sufficient to prevent visible dust accumulation due to wind and construction
181 activities. If determined by Wellington that a water truck is needed during
182 any activities, the activity causing the dust/debris shall cease until such
183 time the water truck is on-site to provide the required control.

184
185 b. Weather Considerations: Additional dust control measures, including
186 increased watering frequency or application of soil stabilizers, shall be

- 187 implemented during dry or windy conditions to prevent airborne dust
188 migration.
- 189
- 190 c. Stockpile Management: Soil stockpiles shall be stabilized using water,
191 vegetation, or approved dust suppression agents to prevent erosion and
192 dust dispersion.
- 193
- 194 d. Construction Entrance and Roadways: The primary construction access
195 and internal roadways shall be maintained to minimize dust. If necessary,
196 a stabilized entrance with aggregate or dust suppression treatment shall
197 be installed.
- 198
- 199 e. Monitoring and Compliance: The contractor shall monitor dust conditions
200 daily and take corrective action as needed. Non-compliance may result in
201 enforcement action, including stop-work orders, at the discretion of the
202 Village.
- 203
- 204 f. This condition shall remain in effect for the duration of construction
205 activities and shall be enforced by the Village of Wellington Code
206 Enforcement Department.
- 207
- 208 10. Prior to the issuance of the first Certificate of Occupancy, the Applicant shall
209 process and obtain approval of a Site Plan Amendment for the LifeChurch
210 property to incorporate the proposed State Road 7 access configuration.
211

212 **Land Development Conditions:**

- 213
- 214 11. A plat/replat shall be required to be submitted prior to the issuance of the Land
215 Development Permits and shall be recorded prior to the issuance of the first
216 building permit. The project shall be subject to a Declaration of Restrictions and
217 Covenant acceptable to the Wellington Attorney, which shall provide for the
218 formation of a managing association and assessments payable by the members
219 of the association for the cost of maintaining the common areas, including all
220 preservation areas, amenities, waterbodies, etc. (ENGINEERING/LEGAL)
221
- 222 12. No vertical encroachments shall be permitted in any utility or drainage
223 easements. No landscaping except ground cover and shrubs shall be installed
224 in water or sewer easements or areas obstructing the line of sight for
225 pedestrians or vehicles. (ENGINEERING)
226
- 227 13. Land Development Permit (LDP) and Utility Permit meeting all applicable
228 requirements of Wellington's Land Development Regulations, as well as State
229 and Federal regulations and guidelines, must be applied for, approved, and
230 issued prior to any construction activities except for site grading activities which
231 will be permitted upon the approval of an engineering/fill permit. The permit
232 plans shall include construction details for all infrastructure components,
233 including paving, grading, drainage, water, sewer, landscape, lighting, and
234 offsite improvements. Additional comments on the site layout may be
235 forthcoming upon submittal and subsequent review of Engineering construction
236 plans and Drainage Calculations for the site development. Prior to the issuance

- 237 of any certificates of occupancy/completion, final approval is required from the
238 Engineering Department. (ENGINEERING)
239
- 240 14. All proposed private roadways, lakes, and conservation areas shall be placed in
241 tracts. All tracts shall be identified on the plat and dedicated accordingly.
242 (ENGINEERING)
243
- 244 15. Existing lift stations serving the project will be required to be upgraded to meet
245 current standards. A permanent stand-by generator with an automatic transfer
246 switch will be required to be added at LS104. Additionally, other off-site utility
247 infrastructure supporting the project may require improvements to support the
248 additional density. (UTILITIES)
249
- 250 16. For LS 104, the site planning submittal should include confirmation that the
251 wetwell/diameter and depth are sufficient, and that pumps will not short-cycle
252 and can fit in the existing wetwell. This station, as proposed, will require a triplex
253 configuration with three larger horsepower pumps, which should be confirmed
254 to fit within the wetwell. In the event the station cannot be converted, a new
255 station will be required. (UTILITIES)
256
- 257 17. The Developer is responsible for the funding and construction of all
258 improvements/upgrades that the Utility Department determines are necessary
259 to existing lift stations, water distribution systems, sanitary systems, and force
260 main systems as a result of the impacts of the proposed project development
261 plan on the existing systems. This may include off-site force main upgrades, off-
262 site lift station upgrades to account for increased system pressure, and other
263 improvements as required. (UTILITIES)
264
- 265 18. The Developer must apply for and obtain a Utility Major permit prior to the
266 development of the proposed utility improvements. (UTILITIES)
267
- 268 19. Landscaping, structures, lighting, fencing etc. will not be permitted within the
269 water and sewer easements (except low-growing bushes/shrubs). Access
270 gates in the fencing and openings in the buffer hedge will be required where
271 water and sewer easements connect to adjacent properties. (UTILITIES)
272
- 273 20. A looped water main system will be required for public system. Where feasible
274 and reasonable, connections to the adjacent parcels/roadways to the north,
275 east, and south will be required. Dead-end water mains will not be allowed.
276 Private lines serving the school property or single buildings are acceptable.
277 (UTILITIES)
278
- 279 21. Any utility work on the Life Covenant Church property or other private property
280 will require written permission from the owner(s) for the construction of utility
281 work on private property. (UTILITIES)
282
- 283 22. Developer shall consider and plan for all requirements and conditions in the
284 Utility's wastewater FDEP permit (permit provided to applicant) for the reclaimed
285 pond. The Utility cannot waive any conditions of this permit without approval

286 from the FDEP. Modification to the FDEP permit, where required, shall be
287 funded by the Developer. (UTILITIES)

288
289 23. Developer shall provide notice to the Utility for all activities involving the pond,
290 such that the Utility can comply with all required notices to the regulatory
291 agencies. (UTILITIES)

292
293 24. Any utility work on Life Covenant Church must maintain water, fire, and sewer
294 service to the property at all times at no cost to the Village of Wellington.
295 (UTILITIES)

296
297 25. Lift station size to 35' x 35' minimum unless alternate configuration approved by
298 Utility Department. No exceptions to these standards are accepted as part of
299 this approval. (UTILITIES)

300
301 **Landscape Conditions:**

302
303 26. Landscape plans shall be required as part of the Site Plan application. A
304 Landscape Buffer shall be required along all property lines and all major
305 thoroughfares as required in Wellington's Land Development Regulations and
306 illustrated in the Project Standards Manual. The landscape buffers and street
307 trees shall be installed by the Developer and inspected by Planning and Zoning
308 prior to closing the LDP. (PLANNING AND ZONING)

309
310 27. The overall internal lot area for the LDR shade tree requirement may exclude
311 the lakes, athletic fields, and landscape buffers. The MUPD is required to
312 provide a shade tree quantity that is an additional 30% of trees more than the
313 minimum requirement. If the tree quantities cannot be met, the developer may
314 contribute an in-lieu fee of \$600 per tree prior to the issuance of the first building
315 permit. The total in-lieu fee shall not exceed \$210,000 (based on 350 tree
316 shortfall) and shall be reduced proportionately if additional shade trees are
317 approved and provided on the subject site. (PLANNING AND ZONING)

318
319 28. A certified cost estimate for all landscaping that includes the plant materials,
320 installation, irrigation, and 1-year of maintenance shall be provided with the LDP
321 application, along with a bond in the amount of 110% of the cost estimate.
322 (PLANNING AND ZONING)

323
324 29. The Site plan submittal must provide landscape plans and utility layout of a level
325 of detail sufficient to determine that landscape requirements and Utility
326 Department requirements for access to public water and sewer facilities can
327 both be met, and that landscaping or other structures are not placed within Utility
328 easements. Minimum clearance requirements of 7.5 feet from trees to mains
329 shall be required for the entire site. No exceptions to this distance are approved
330 as part of this approval. (UTILITIES)

331
332
333 30. The SR7 median and swale along the project's frontage shall be landscaped
334 and hardscaped as approved by Wellington and FDOT, and be maintained by
335 the developer/POA. An agreement between Wellington and/or FDOT and the

336 developer/POA shall be required for maintenance of the median/swale areas
337 along the project's frontage. The maintenance agreement shall be executed
338 upon completion of the improvements as approved. If the Developer is unable
339 to execute the maintenance agreement, the Developer shall be required to pay
340 \$75 per linear foot of frontage along State Road 7 prior to the issuance of LDP,
341 for landscape and plantings.

342
343 31. The Developer shall be required to pay \$75 per linear foot of frontage along
344 State Road 7 for a boardwalk, or construct and fund an eight (8) foot-wide
345 sidewalk along SR7 prior to the issuance of the first Certificate of Occupancy.
346 (PLANNING)

347
348 **Traffic Conditions:**

349
350 32. The County traffic concurrency approval is subject to the Project Aggregation
351 Rules as set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)

352
353 33. The Developer is required to make proportionate share payments as follows.
354 Total costs of improvements shall be prepared by the Developer's Engineer of
355 Record (EOR) and accepted by the Village Engineer and or Palm Beach County,
356 as applicable: (TRAFFIC)

357
358 a. 3.56% of the total cost of the four-lane widening of Stribling Way from
359 Forest Hill Boulevard to Fairlane Farms Road prior to the first building
360 permit.

361
362 b. 2.80% of the total cost of the four-lane widening of Stribling Way from
363 Fairlane Farms Road to Castellina Way prior to the first building permit.

364
365 c. 0.15% of the total cost of the four-lane widening of Big Blue Trace from
366 Wellington Trace to South Shore Boulevard prior to the first building permit.

367
368 d. 0.19% of the total cost of the 10-lane widening of Southern Boulevard from
369 SR 7 to Lyons Road, payable to Palm Beach County, prior to the first
370 building permit.

371
372 e. 47.6% of the total cost to construct an additional westbound left turn lane
373 at the Forest Hill Boulevard and SR 7 intersection prior to the first building
374 permit.

375
376 f. 40.8% of the total cost to construct an additional northbound lane (one left
377 turn lane and one thru lane) at the Stribling Way and Fairlane Farms Road
378 roundabout prior to the first building permit.

379
380 g. 0.6% of the total cost to construct an additional eastbound thru lane at the
381 South Shore Boulevard and Forest Hill Boulevard intersection prior to the
382 first building permit.

383

384 34. The Developer shall construct the following improvements (e-f are on Life
385 Church property). Construction shall be complete prior to the first certificate of
386 occupancy: (TRAFFIC)
387

388 a. Signalized intersection or roundabout at full access driveway on Stribling
389 Way approximately 2,300 feet west of SR 7 shall be constructed.
390

391 i. If a signalized intersection is constructed, then an eastbound right
392 turn lane with 160 feet of storage and a 50-foot taper and a
393 westbound left turn lane with 280 feet of storage and a 50-foot taper
394 shall also be constructed or as approved by the Village Engineer.
395 Two eastbound departure lanes with additional pavement for
396 westbound U-turns shall be included in the construction.
397

398 ii. If a roundabout is constructed, then it should be multi-lane in the
399 east/west direction and single lane in the north/south direction. This
400 roundabout would include two eastbound lanes into the roundabout
401 and two departure eastbound lanes. Two westbound lanes into the
402 roundabout shall be included with westbound departure lanes
403 including one right lane into Castellina and one through lane.
404

405 b. An eastbound right turn lane with 280 feet of storage and a 50-foot taper
406 and a westbound left turn lane with 280 feet of storage and a 50-foot taper
407 shall be constructed at the full access driveway on Stribling Way,
408 approximately 1,320 feet west of SR 7, or as approved by the Village
409 Engineer.
410

411 c. An eastbound right turn lane with 280 feet of storage and a 50-foot taper
412 shall be constructed at the right in/right out driveway on Stribling Way
413 approximately 500 feet west of SR 7 or as approved by Village Engineer.
414

415 d. A southbound right turn lane meeting the minimum requirement in the
416 Florida Design Manual (FDM) with provided space for a buffered bike lane
417 shall be constructed at the right in/right out driveway on SR 7,
418 approximately 514 feet south of Stribling Way.
419

420 e. Signalized intersection at full access driveway on SR 7 approximately
421 1,029 feet south of Stribling Way shall be constructed. A southbound right
422 turn lane meeting the minimum requirement in the Florida Design Manual
423 (FDM) with provided space for a buffered bike lane as well as dual
424 northbound left turn lanes, dual eastbound left turns lanes and one
425 eastbound right turn lane shall be constructed. The queue length for the
426 northbound dual left turn lanes must be determined by a traffic study
427 conducted by the Developer at permit. The proposed traffic signal support
428 system shall have the structural capacity to implement a minimum of one
429 signal head per lane with five section heads for all approaches, as needed.
430

431 f. The proposed multilane roundabout shall follow nationwide design
432 guidelines (FDOT FDM Chapter 213). Queueing from the multilane

- 433 roundabout's eastern approach must not encroach onto SR 7, as
434 determined by a traffic study conducted by the Developer at permit.
435
- 436 g. Close the existing right-in/right-out/left-in driveway on the west side of SR
437 7, located approximately 1,153 feet south of Stribling Way and provide
438 cross-access with existing church.
439
- 440 h. Remove the existing directional median opening on SR 7, located
441 approximately 1,029 feet south of Stribling Way.
442
- 443 35. The following improvements shall be constructed at the intersection of SR 7 and
444 Stribling Way, including any signal modifications. The storage lengths are to be
445 determined during final design. The queue length for the northbound dual left
446 turn lanes must be determined by a traffic study conducted by the Developer at
447 permit. Construction shall be complete prior to the first certificate of occupancy.
448 (TRAFFIC)
- 449
- 450 a. An additional northbound left turn lane.
451
- 452 b. An additional eastbound left turn lane
453
- 454 c. An additional eastbound right turn lane
455
- 456 d. Extend the southbound right turn lane to meet minimum length as
457 determined by traffic study conducted by the Developer at permitting.
458
- 459 36. The Developer shall complete the construction to widen Stribling Way from
460 Castellina Way to SR 7 to four lanes and shall be completed prior to the first
461 certificate of occupancy. (TRAFFIC)
462
- 463 37. No building permits shall be issued for the project until the Developer provides
464 acceptable surety to the Village of Wellington or applicable jurisdiction in an
465 amount as prepared by the Developer's EOR and accepted by the Village
466 Engineer for the modifications described in Conditions 32 and 33 above. The
467 surety shall be released upon completion of the modifications. (TRAFFIC)
468
- 469 38. No building permits shall be issued for the project until the Developer provides
470 acceptable surety to the Village of Wellington or applicable jurisdiction in an
471 amount as prepared by the Developer's EOR and accepted by the Village
472 Engineer for the two signals and/or roundabout as described in Conditions 31a
473 and 31f above. The surety shall be released upon completion of the intersection
474 improvements. (TRAFFIC)
475
- 476 39. An annual parking utilization monitoring study shall be conducted for the site
477 and shall be based on a minimum of one week during peak season. This
478 monitoring study shall begin one year after issuance of the certificate of
479 occupancies for more than 150,000 square feet, including residential. The
480 Village shall be provided with the study within 30 days of the monitoring. The
481 annual monitoring study shall be required for a period of 10 years. If a parking
482 deficiency is identified, the Village will notify the property owner within 30 days

483 of the finding and direct the construction of the contingency parking. The
484 property owner shall be required to correct the parking deficiency which may
485 include a garage or other methods including operational changes within 18
486 months of the notice which may require the property owner to design fund and
487 build the contingency parking. Any appeal of this condition shall be made to the
488 Village Council. (TRAFFIC)

489
490 40. The exact location of the potential future cross-access points connecting
491 Farmington Estates and Family Vision to Wellington Village MUPD may be
492 adjusted and approved administratively. (PLANNING AND ZONING)

493
494 41. All roadway and intersection improvements, excluding site driveway turn lanes,
495 shall be creditable towards proportionate fair share payments, road impact fees,
496 and multi-modal impact fees as applicable. (TRAFFIC)

497
498 **Concurrency (Level of Service) Conditions:**

499
500 42. The Developer is advised that no guarantee of available capacity is expressed
501 or implied by the issuance of a Capacity Availability Letter, until such time that
502 the Developer has reserved capacity through payment of Water, Sewer, and
503 Fire Capacity Fees. (UTILITIES)

504
505 43. A Developer's Agreement will be required by the Utility Department to reserve
506 water and sewer capacity for the project. Payment of capacity fees shall be
507 required to reserve capacity. The Developer's agreement must be executed
508 and approved by the Village Manager prior to the execution of the Palm Beach
509 County Health, Water, and Sewer Department permits by the Village Utility
510 Director. The Developer's Agreement conditions should be coordinated during
511 the Site Plan Approval process. (UTILITIES)

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

518
519 45. The Developer shall contribute to the School District of Palm Beach County
520 (SDPBC) an amount proportionate to the number of residential units constructed
521 within each phase, not to exceed \$31,346.00 for Phase 1 and \$62,692.00 for
522 Phase 2 prior to the issuance of the first residential building permit for each
523 phase. (SDPBC)

524
525 **SECTION 3:** Should any section paragraph, sentence, clause, or phrase of
526 this Resolution be declared by a court of competent jurisdiction to be invalid, such
527 decision shall not affect the validity of this Resolution as a whole or any portion or
528 part thereof, other than the part to be declared invalid.

529
530 **SECTION 4:** Should any section, paragraph, sentence, clause, or phrase of
531 this Resolution conflict with any section, paragraph, clause or phrase of any prior

532 Wellington Ordinance, Resolution, or Municipal Code provision; then in that event the
533 provisions of this Resolution shall prevail to the extent of such conflict.
534

535 **SECTION 5.** This Resolution shall become effective immediately upon
536 adoption.

537
538 **PASSED AND ADOPTED** this _____ day of _____ 2026.
539

540
541 **ATTEST:** **WELLINGTON, FLORIDA**
542
543 BY: _____ BY: _____
544 Chevelle D. Addie, Village Clerk Michael J. Napoleone, Mayor
545

546
547 **APPROVED AS TO FORM AND**
548 **LEGAL SUFFICIENCY:**
549
550
551 BY: _____
552 Laurie Cohen, Village Attorney

Exhibit A – Legal Descriptions

553
554
555 PARCEL 1 (FEE SIMPLE)
556 PORTIONS OF TRACTS 1 THROUGH 8, IN BLOCK 26, OF PALM BEACH FARMS CO. PLAT
557 NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH
558 COUNTY, FLORIDA, AND THAT PART OF THE PALM BEACH FARMS CO. PLAT NO. 3.
559 ROADWAY NORTH OF TRACTS 1 TO 4 AND WEST OF TRACTS 4 AND 5, SAID BLOCK 26,
560 AS MORE FULLY DESCRIBED BELOW:
561 TRACTS 1 THROUGH 8. BLOCK 26, OF PALM BEACH FARMS CO. PLAT NO 3, RECORDED
562 IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
563 LESS AND EXCEPT,
564 1. THE SOUTH 86 FEET OF SAID TRACTS 5 THROUGH 8 AND
565 2. THE RIGHT OF WAY FOR US 441. (STATE ROAD 7)
566 3. TEN ACRES, MORE OR LESS, DEEDED TO THE NEW COMMUNITY CHURCH OF THE
567 PALM BEACHES, AS RECORDED IN OFFICIAL RECORDS BOOK 10931, PAGE 489 AND
568 492.
569 ADD 4 ACRES OF PBF CO. ROADWAY NORTH OF TRACTS 1 TO 4 AND WEST OF TRACTS
570 4 AND 5 ALL IN BLOCK 26, ORB 13325/1198, LESS THE SOUTH 86 FEET. ALSO BEING
571 DESCRIBED AS FOLLOWS: (THIS DESCRIPTION AUTHORIZED IN THE OFFICE OF
572 DENNIS J. LEAVY & ASSOCIATES, INC.)
573 A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
574 BEING A PORTION OF TRACTS 1 THROUGH 8 INCLUSIVE, BLOCK 26, PALM BEACH
575 FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC
576 RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY
577 DESCRIBED AS FOLLOWS:
578 COMMENCING AT THE NORTH ONE-QUARTER (1/4) CORNER OF SAID SECTION 24;
579 THENCE SOUTH 01°24'43" WEST, AS A BASIS OF BEARINGS, ALONG THE WEST LINE OF
580 THE NORTHEAST ONE-QUARTER OF SAID SECTION 24, SAID LINE ALSO BEING THE
581 WEST LINE OF BLOCK 26, PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 19.57
582 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°10'28" EAST, A DISTANCE OF
583 1716.01 FEET; THENCE SOUTH 86°54'06" EAST, A DISTANCE OF 315.08 FEET; THENCE
584 SOUTH 88°10'28" EAST A DISTANCE OF 330.50 FEET; THENCE SOUTH 43°08'16" EAST A
585 DISTANCE OF 57.12 FEET TO A POINT ON THE WESTERLY RIGHT OF-WAY LINE OF
586 STATE ROAD #7 AND U.S. HIGHWAY #441, AS SHOWN ON THE FLORIDA DEPARTMENT
587 OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93210-2519, SHEET 9 OF 27,
588 REVISION DATE 02-01-96, THE PRECEDING FOUR (4) COURSES ALSO BEING
589 COINCIDENT WITH THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL
590 RECORD BOOK 13325, PAGE 1198 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,
591 FLORIDA; THENCE SOUTH 01°53'57" WEST, ALONG SAID RIGHT-OF-WAY LINE A
592 DISTANCE OF 949.58 FEET; THENCE NORTH 88°05'50" WEST, DEPARTING SAID WEST

593 RIGHT-OF-WAY LINE, A DISTANCE OF 1142.41 FEET; THENCE SOUTH 01°07'58" EAST, A
594 DISTANCE OF 415.00 FEET TO A POINT ON A LINE 86.00 FEET NORTH OF AND PARALLEL
595 WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF SAID TRACTS 5 AND 6,
596 THE PRECEDING TWO (2) COURSES ALSO BEING COINCIDENT WITH THE NORTH AND
597 WEST LINES OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 10931, PAGE
598 489 AND 492 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE
599 SOUTH 88°52'02" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1270.71 FEET TO
600 A POINT ON THE AFOREMENTIONED WEST LINE OF THE NORTHEAST ONE-QUARTER
601 (1/4) OF SECTION 24 AND THE WEST LINE OF SAID BLOCK 26, PALM BEACH FARMS CO.
602 PLAT NO. 3; SAID LINE ALSO BEING COINCIDENT WITH THE WEST LINE OF THOSE
603 LANDS DESCRIBED IN OFFICIAL RECORD BOOK 13325, PAGE 1198 OF THE PUBLIC
604 RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°24'43" EAST, ALONG
605 SAID WEST LINE, A DISTANCE OF 1475.51 FEET TO THE POINT OF BEGINNING. SAID
606 LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

607 PARCEL 2 (FEE SIMPLE):

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

611 PARCEL 3 (EASEMENT):

612 TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) FOR THE BENEFIT OF PARCEL 1
613 ABOVE AS SET FORTH AND CREATED BY THAT CERTAIN ROADWAY AND
614 MAINTENANCE EASEMENT BY AND BETWEEN NEW COMMUNITY CHURCH OF THE
615 PALM BEACHES, INC. AND HERBERT F. KAHLERT, PERSONAL REPRESENTATIVE OF
616 THE ESTATE OF HEINZ KAHLERT, AND KARL A. KAHLERT AND HERBERT F. KAHLERT,
617 AS CO-TRUSTEES UNDER TRUST A OF THE WILL OF FRITZ M. KAHLERT RECORDED
618 FEBRUARY 16, 1999 IN OFFICIAL RECORDS BOOK 10933, PAGE 1503, WHICH EASEMENT
619 WAS ASSIGNED TO ACME IMPROVEMENT DISTRICT, A DEPENDENT SPECIAL DISTRICT
620 EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA BY ASSIGNMENT OF
621 EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 16026, PAGE 462, PUBLIC
622 RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE
623 LANDS DESCRIBED THEREIN.

