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RESOLUTION NO. R2025 – 4

A RESOLUTION OF WELLINGTON, FLORIDA’S COUNCIL, APPROVING A MASTER PLAN (PETITION NUMBER 2024-0001-MP) FOR CERTAIN PROPERTY KNOWN AS AXIS 2 (ALSO KNOWN AS WELLINGTON GREEN 10-ACRE PARK TRACT), TOTALING 10 ACRES, MORE OR LESS; LOCATED APPROXIMATELY A QUARTER MILE SOUTH OF FOREST HILL BOULEVARD AND WELLINGTON GREEN DRIVE, ON THE WEST SIDE OF WELLINGTON GREEN DRIVE AT 2175 WELLINGTON GREEN DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO ALLOW DEVELOPMENT OF THE AXIS 2 PROJECT, A RESIDENTIAL DEVELOPMENT WITH 220 MULTI-FAMILY RESIDENTIAL UNITS, AND TO ADOPT THE AXIS 2 PROJECT STANDARDS MANUAL; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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 (LDR) are authorized and empowered to consider petitions related to zoning and development orders; and

WHEREAS, the notice and hearing requirements, as provided in Article 5 of the LDR, as adopted by Wellington, have been satisfied; and

WHEREAS, the Wellington Future Land Use Map (FLUM) designation for the subject property (Axis 2/Wellington Green 10-acre Park Tract) was recently changed from Community Facility to Residential H (Ordinance No. 2025-2); and

WHEREAS, the Wellington Zoning Map designation for the subject property (Axis 2/Wellington Green 10-acre Park Tract) was recently changed from Community Facility to Planned Unit Development (PUD) (Ordinance No. 2025-3); and

WHEREAS, the Wellington Green 10-acre Park Tract will be designated as a residential PUD with 220 multi-family residential units; and

WHEREAS, the Axis 2 Master Plan (Petition 2024-0001-MP) was reviewed and certified by the Development Review Manager of Public Hearings; and

WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on January 15, 2025, recommended _____ of the Axis 2 Master Plan with a ___ to ___ vote; and

43 **WHEREAS**, the Council has taken the recommendations from the Local Planning
44 Agency, Wellington staff, the evidence and testimony presented by the Petitioner (WG
45 10Park LLC), and comments from the public into consideration for the proposed Master
46 Plan; and

47
48 **WHEREAS**, Wellington’s Council has made the following findings of fact:

- 49
- 50 1. The Master Plan request is consistent with the purposes, goals, objectives, and
51 policies of the Comprehensive Plan;
 - 52
 - 53 2. The subject request is consistent with the stated purposes and intent of the
54 Land Development Regulations;
 - 55
 - 56 3. The requested Master Plan is consistent with the surrounding land uses and
57 zoning districts;
 - 58
 - 59 4. Approval of subject request would result in a logical and orderly development
60 pattern; and
 - 61
 - 62 5. The subject request is consistent with the applicable Planned Unit Development
63 (PUD) regulations.
 - 64

65 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF WELLINGTON,**
66 **FLORIDA, THAT:**

67
68 **SECTION 1.** The Axis 2 Master Plan is hereby approved for the subject property as
69 legally described in Exhibit A, to allow development of a residential PUD project with 220
70 multi-family residential units, subject to the following Conditions of Approval:

- 71
- 72 1. Development of the subject property shall be limited to the use, access, acreage, site
73 design and number of units, site amenities, and landscape buffers as approved on
74 the Master Plan (Exhibit B), Project Standards Manual (Exhibit C), Regulating Plan,
75 Circulation Plan and Landscape Plan (Exhibits D), and conditions of approval that
76 may amend the plans (Exhibits B, C and D). The final plans consistent with any
77 Council-approved changes and conditions of approval imposed by the Council shall
78 be submitted for final processing, if applicable. Amendments to the approved plans
79 shall require a master plan amendment approved by Wellington’s Council (Council)
80 and as required by the LDR. Minor modifications to the landscape plan to adjust for
81 location, material changes due to industry shortage, etc., may be approved with an
82 administrative minor master plan amendment. (PLANNING)
 - 83
 - 84 2. Exhibit C is the Axis 2 Project Standards Manual (PSM) with the project development

85 standards including details, specifications, architectural details/elements, landscape
 86 features/elements, setbacks, building/lot coverage, building height, parking, etc.,
 87 which shall be the governing document along with any other plans/documents
 88 approved for this project. Any project development standards not specifically
 89 outlined and/or requested/approved within the PSM shall be per the LDR as
 90 determined by Wellington for the specific standard and/or use/structure.
 91 Architectural Review Board (ARB) and site plan approvals for this project shall be
 92 supplemented within the PSM by the Village of Wellington (Wellington).
 93 Amendments to the approved PSM shall require Council approval as a master plan
 94 amendment. (PLANNING)

95
 96 3. The Axis 2 project shall be developed consistent with the approved master plan and
 97 based on the use and density limitations below:

USE	LIMITATIONS
Multi-family Residential	220 Dwelling Units (DUs) Total Density of 3.06 DU/AC
Private Recreation	2 AC Minimum
Open Space	4 AC Minimum

98 (PLANNING)

99
 100 4. No building permits shall be issued after December 31, 2029, unless a time extension
 101 has been approved, extended by Palm Beach County Traffic Division through an
 102 equivalency letter, or an updated Traffic Study approval consistent with this master
 103 plan approval. (TRAFFIC)

104
 105 5. The County traffic concurrency approval is subject to the Project Aggregation Rules
 106 as set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)

107 6. Pod I is required to provide 3.37 acres for public recreation and 0.673 acres for civic
 108 dedication (4.043 AC Total Dedication Required). The developer will not be
 109 providing the land/facilities as required and will make an in-lieu payment based on
 110 a value that is \$50,000.00 per acre or the certified appraised fair market value per
 111 acre, whichever is greater, as approved administratively by Wellington when the in-
 112 lieu payment is required. The in-lieu payment shall be paid to Wellington when
 113 impact fees are required for the residential uses at the time of issuance of building
 114 permits. The in-lieu payment shall be in addition to the required Parks and
 115 Recreation Facilities Impact Fees as determined at the time of building permit
 116 issuance. (PLANNING)

117

118 7. All traffic control/regulatory/street signs and posts shall be a decorative design, and
119 driveways and aprons shall be decorative type pavers, within the subject project.
120 (PLANNING)

121
122 The developer shall construct all pedestrian improvements as shown on the site
123 and circulation plans. (TRAFFIC/PLANNING)

124
125 A direct sidewalk connection from the site to Forest Hill Boulevard shall be provided
126 along Wellington Green Drive. Posting of surety for this sidewalk shall be provided
127 to Wellington prior to the first building permit. The surety shall only be released
128 upon construction of the sidewalk or completion of a civil engineering feasibility
129 study that is accepted by the Village Engineer that demonstrates that the sidewalk
130 cannot be built.

131
132 8. The petitioner/developer (WG 10Park LLC/Axis 2) shall coordinate with the property
133 owners with frontage on Wellington Green Drive and the Wellington Green Master
134 Property Association to provide land area as needed for the developer to construct
135 a direct sidewalk within and/or along Wellington Green Drive, in compliance with
136 the level of service standards of the Mobility Element of Wellington's Comprehensive
137 Plan. The developer shall provide Wellington documentation and an engineering
138 report on the feasibility of constructing the sidewalk within six (6) months of this
139 approval.

140
141 a. Developer shall post surety for the sidewalk construction to Wellington prior to
142 the issuance of the first building permit. The surety shall only be released upon
143 the construction of the sidewalk or completion of a civil engineering feasibility
144 study that is accepted by Wellington's Engineer that demonstrates that the
145 sidewalk cannot be built per engineering standards and this condition.

146 b. The direct sidewalk shall be constructed from the subject property to the existing
147 crosswalk and sidewalk at Forest Hill Boulevard and Wellington Green Drive, on
148 the south side of Forest Hill Boulevard.

149 c. The sidewalk within/along Wellington Green Drive shall be constructed with a
150 minimum five (5)-foot width, except locations with limited space may have a
151 varied width as approved by Wellington.

152 d. If Wellington (Engineering and Planning) determines the sidewalk is not feasible
153 within/along Wellington Green Drive roadway, an alternative location may be
154 approved to provide the shortest and best connection to the existing sidewalk on
155 Forest Hill Boulevard.

156 e. The sidewalk and connection shall be provided prior to the issuance of the first
157 Certificates of Occupancy (CO) for any residential building within the subject
158 project. (PLANNING)

- 159
- 160 9. The subject property shall be re-platted per the approved master plan and site plan
- 161 within 90 days of this approval and shall remove the dedication of the 10-acre park
- 162 site to Wellington. The plat shall be approved, and recorded, before the issuance of
- 163 any building permits. (ENGINEERING/PLANNING/LEGAL)
- 164
- 165 10. No encroachments shall be permitted in any utility or drainage easements. No
- 166 landscaping shall be installed in water or sewer easements or areas obstructing the
- 167 line of sight for pedestrians or vehicles. (ENGINEERING)
- 168
- 169 11. A Land Development Permit (LDP), issued by Wellington’s Engineering Department,
- 170 is required before any earthwork or construction takes place, and shall meet all
- 171 applicable requirements of the LDR, as well as State and Federal regulations and
- 172 guidelines must be applied for, approved and issued before any construction
- 173 activities. The permit plans shall include construction details for all infrastructure
- 174 components including paving, grading, drainage, water, sewer, landscape, lighting,
- 175 and off-site improvements. The LDP must be closed out before any Temporary
- 176 Certificates of Occupancy (TCO)/Certificates of Occupancy (CO) are issued for any
- 177 buildings or structures. If the project is phased, a separate LDP will be required for
- 178 each phase of the project. Each phased LDP must be closed out before any
- 179 Temporary Certificates of Occupancy (TCO)/Certificates of Occupancy (CO) are
- 180 issued for any buildings or structures within that phase. (ENGINEERING)
- 181
- 182 12. No guarantee of available capacity is expressed or implied by the issuance of a
- 183 Capacity Availability Letter, until such time that the Developer has reserved capacity
- 184 through payment of Water, Sewer, and Fire Capacity Fees. (UTILITIES)
- 185
- 186 13. A Developer Agreement will be required by the Utility Department to reserve water
- 187 and sewer capacity for the project. Payment of capacity fees per Village Resolution
- 188 No. R2018-35 shall be required to reserve capacity. The Developer’s agreement must
- 189 be executed and approved by the Village/Wellington Council before the execution
- 190 of the Palm Beach County Health Water and Sewer Department permits by the
- 191 Village Utility Director. The Developers Agreement conditions should be
- 192 coordinated during the Site Plan Approval process. (UTILITIES)
- 193
- 194 14. Water, Sewer, and Fire Line Capacity fees are based on the “Wellington Water and
- 195 Wastewater Rates and Charges for the current Fiscal Year”. Applicant is encouraged
- 196 to review capacity fees. These fees are due before the approval of the Developer’s
- 197 agreement by the Village Council. (UTILITIES)
- 198
- 199 15. The Developer is responsible for the funding and construction of all
- 200 improvements/upgrades that the Utility determines are necessary to the existing lift

201 stations, water distribution systems, sanitary systems, and force main systems
202 because of impacts to existing systems by the proposed project development plan.
203 (UTILITIES)

204
205 16. The Developer must apply for and obtain a Utility Major permit before the
206 development of the proposed improvements. (UTILITIES)

207
208 17. All water mains and sewer mains are required to be public. Water and sewer
209 infrastructure must be located in the right-of-way or a dedicated exclusive water
210 main or sewer easement. Easement widths shall comply with the Village of
211 Wellington Water and Wastewater Systems Construction and Standards Manual (15-
212 foot minimum). All Utility Easements shall provide for unhindered access to all
213 facilities and mains. (UTILITIES)

214
215 18. A covered school bus shelter (minimum 10' X 15') shall be provided for within the
216 subject project, with bicycle racks for a minimum capacity of four (4),
217 benches/seating for a minimum capacity of four (4), trash receptacles, and
218 continuous paved access shall be provided. Before the issuance of the first
219 Certificate of Occupancy for any residential building, the covered school bus shelter
220 shall be constructed with consistent colors, materials, and roof treatment as the
221 overall project. (PLANNING)

222
223 19. To address the school capacity deficiency generated by the proposed development
224 at the District high school level, the owner/developer shall contribute a total of
225 \$69,725.00 to the School District of Palm Beach County before the issuance of the
226 first residential building permit. (PBC SCHOOL DISTRICT)

227
228 20. Benches/seating, trash receptacles/bins, and bicycle rack shall be provided within
229 the subject project, with the final number and locations as required with the site
230 plan approval. Trash bins should be provided at seating location(s) on the plans.
231 Shade structures and/or landscaping (trees/palms, shrubs, etc.) shall be provided for
232 the seating areas throughout the site. (PLANNING)

233
234 21. Foundation planting areas (including trees/palms) shall be provided along the
235 street/corner side of all buildings/structures, which is in addition to the planting
236 areas required along the front of the building. (PLANNING)

237
238 22. No continuous hedge row in the front plane of the buildings shall exceed a
239 maximum height of 36 inches. (PLANNING)

240
241 23. Shade/canopy street trees (min. 16 ft. overall height and 5 ft. clear trunk), and
242 pedestrian street lights shall be provided along both sides of the roads, streets,

243 access way, etc., within the subject project. The pedestrian street light poles,
244 regulatory traffic/street signs and poles, and site amenities shall be decorative in
245 design, and the design shall be submitted for ARB approval before permitting.
246 (PLANNING)

247
248 24. The Developer shall pay into the Wellington Tree Fund for any landscaping
249 (including street trees) not provided per the landscape standards and/or per
250 deviations as specifically requested/approved as shown on the plans/PSM. The
251 payment shall be \$600 per tree or the material cost for other landscaping if a
252 maximum of 25% will not be provided, or the cost the Developer would pay to
253 provide the landscaping on-site if more than 25% will not be provided. The
254 payment amount, if more than 25%, shall be per a landscape architect-certified cost
255 estimate for the landscaping as approved by the DM. Payment in lieu of providing
256 the landscaping shall be made to Wellington before issuance of the first building
257 permit for a residential building within the subject project. (PLANNING)

258
259 25. The perimeter landscape buffers within the subject project shall be shown as an
260 easement or separate tract on the plans and plat. The landscape buffer along the
261 east property line shall be installed prior to the issuance of the first Certificate of
262 Occupancy for any building within the project. Landscape buffer shade canopy trees
263 shall be 25 feet on center and hedge height shall be a minimum of three (3) feet in
264 height at installation. (PLANNING)

265
266 26. The east perimeter landscape buffer shall include multi-tiered landscaping with a
267 continuous hedge, installed, and maintained at three (3) feet, shrubs/groundcover
268 on both sides of the hedge at intermittent intervals along with the required shade
269 trees and other landscaping per requirements of the LDR. (PLANNING)

270
271 27. The developer/owner shall provide a certified cost estimate (by FL. Registered
272 Landscape Architect or Engineer) for the project's perimeter landscape buffer and
273 interior landscaping materials, installation, irrigation, labor, etc. Surety/bond(s) in
274 the form acceptable to Wellington in the amount of 110% of the estimate shall be
275 posted for the project's perimeter landscape buffer and interior landscaping, in
276 addition to the other bonds required for site improvements per the LDP, with the
277 Engineering Department. Landscape permit(s) shall also be required before
278 installation. (PLANNING)

279
280 28. The landscaping within this Planned Development District shall exceed the
281 minimum landscape requirements by 30%, or as approved in the PSM. (PLANNING)

282
283 29. The common areas, landscaping, site amenities, etc., shall be completed in
284 conjunction with the adjacent building(s) and before the issuance of any Certificate

285 of Occupancy/Certificate of Completion of the adjacent building(s) or
286 improvement(s). (PLANNING)

287

288 30. Electric vehicle (EV) charging stations (Level 2 or Direct-current fast charging) shall
289 be provided throughout the project within the common parking areas, clubhouse,
290 recreation areas, etc., as these improvements benefit the subject project density. A
291 minimum of 12 EV charging connectors/ports be provided within this project
292 (behind gates). Additionally, the residential units with attached garages and/or
293 separate parking garages (attached/freestanding) shall be EV-ready (properly
294 wired) for future Electric Vehicle Supply Equipment (EVSE) installation when
295 required by the end users with an EV vehicle. (PLANNING)

296

297 31. The developer shall ensure the project is developed to be consistent with green
298 certification standards found within the Florida Green Building Coalition, the US
299 Green Building Council Leadership in Energy and Environmental Design (LEED)
300 manual, or other acceptable environmental, and building standards as determined
301 by Wellington's Development Review Manager for the project during the building
302 permit development approval/inspection process. Documentation indicating which
303 green building standards were met shall be provided six (6) months after the
304 issuance of CO for the buildings. (PLANNING)

305

306 32. All above-ground and wall-mounted utility/transformer/meter boxes/panels,
307 mechanical equipment, valves, etc., shall be located on-site with required screening
308 on a minimum of three (3) sides that provide required screening while maintaining
309 the required three (3) feet clearance and height to meet or exceed equipment being
310 screened. The screen opening shall be away from public view (including adjacent
311 property) and/or additional shrubs will be required at inspection. The screening
312 shall occur in a manner consistent with the color, character, and architectural style
313 of the principal structure and may incorporate landscaping as an element of
314 screening. (PLANNING)

315

316 33. The Developer shall take measures to ensure that during site development
317 dust/debris particles from the development do not become a nuisance to the
318 neighboring properties. (PLANNING)

319

320 34. All gates shall be designed and approved for emergency vehicle access with
321 universal remote approved by all emergency agencies, including but not limited to
322 Palm Beach County Fire and the Palm Beach County Sheriff. Additionally, all gate
323 codes and access shall be granted to Wellington for Code Compliance and other
324 emergency purposes. (PLANNING/ENGINEERING)

325

326 35. Analysis (on a per building basis) demonstrating the provided ADA handicap
327 parking spaces and van parking spaces complying with FBC 8th - Accessibility Table
328 208.2 & Section 208.2.4 shall be submitted for review separately for each facility at
329 the time of building permit. (BUILDING)
330

331 **SECTION 2.** This Resolution shall become effective upon the effective date of the
332 companion Comprehensive Plan Future Land Use Map Amendment (Ordinance No. 2025-
333 2).
334

335 **PASSED AND ADOPTED** this ____ day of _____, 2024.
336

337 **WELLINGTON**
338

339
340 BY: _____
341 Michael Napoleone, Mayor
342

343
344 **ATTEST:**
345

346
347 BY: _____
348 Chevelle D. Hall, MMC, Village Clerk
349

350
351
352 **APPROVED AS TO FORM AND**
353 **LEGAL SUFFICIENCY**
354

355
356 BY: _____
357 Laurie Cohen, Village Attorney