

Staff Report Exhibit K

Draft Axis 2 Master Plan Conditions of Approval

- 1 1. Development of the subject property shall be limited to the use, access, acreage, site
2 design and number of units, site amenities, and landscape buffers as approved on
3 the Master Plan (Exhibit B), Project Standards Manual (Exhibit C), Regulating Plan,
4 Circulation Plan and Landscape Plan (Exhibits D), and conditions of approval that
5 may amend the plans (Exhibits B, C and D). The final plans consistent with any
6 Council-approved changes and conditions of approval imposed by the Council shall
7 be submitted for final processing, if applicable. Amendments to the approved plans
8 shall require a master plan amendment approved by Wellington's Council (Council)
9 and as required by the LDR. Minor modifications to the landscape plan to adjust for
10 location, material changes due to industry shortage, etc., may be approved with an
11 administrative minor master plan amendment. (PLANNING)
12
- 13 2. Exhibit C is the Axis 2 Project Standards Manual (PSM) with the project development
14 standards including details, specifications, architectural details/elements, landscape
15 features/elements, setbacks, building/lot coverage, building height, parking, etc.,
16 which shall be the governing document along with any other plans/documents
17 approved for this project. Any project development standards not specifically
18 outlined and/or requested/approved within the PSM shall be per the LDR as
19 determined by Wellington for the specific standard and/or use/structure.
20 Architectural Review Board (ARB) and site plan approvals for this project shall be
21 supplemented within the PSM by the Village of Wellington (Wellington).
22 Amendments to the approved PSM shall require Council approval as a master plan
23 amendment. (PLANNING)
24
- 25 3. The Axis 2 project shall be developed consistent with the approved master plan and
26 based on the use and density limitations below:

USE	LIMITATIONS
Multi-family Residential	220 Dwelling Units (DUs) Total Density of 22 DU/AC
Private Recreation	2 AC Minimum
Open Space	4 AC Minimum

27 (PLANNING)
28

- 29 4. No building permits shall be issued after December 31, 2029, unless a time extension
30 has been approved, extended by Palm Beach County Traffic Division through an
31 equivalency letter, or an updated Traffic Study approval consistent with this master
32 plan approval. (TRAFFIC)
33
- 34 5. The County traffic concurrency approval is subject to the Project Aggregation Rules
35 as set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)

- 36 6. The developer is required to provide 3.37 acres for public recreation and 0.673 acres
37 for civic dedication (4.043 AC Total Dedication Required). The conveyance of 7.28
38 acres of Wetlands Parcels within the Wellington Green project to Wellington will
39 satisfy the 4.043-acre dedication requirement, per the Brefrank Settlement
40 Agreement. (PLANNING)
41
- 42 7. All traffic control/regulatory/street signs and posts shall be a decorative design, and
43 driveways and aprons shall be decorative type pavers, within the subject project.
44 (PLANNING)
45
- 46 8. The developer shall construct all improvements as shown on the site and circulation
47 plans. (TRAFFIC/PLANNING)
48
- 49 9. The petitioner/developer (WG 10Park LLC/Axis 2) shall coordinate with the property
50 owners with frontage on Wellington Green Drive and the Wellington Green Master
51 Property Association to provide land area as needed for the developer to construct
52 a direct sidewalk within and/or along Wellington Green Drive, in compliance with
53 the level of service standards of the Mobility Element of Wellington's Comprehensive
54 Plan. The developer shall provide Wellington documentation and an engineering
55 report on the feasibility of constructing the sidewalk within six (6) months of this
56 approval.
57
- 58 a. Developer shall post surety for the sidewalk construction to Wellington prior to
59 the issuance of the first building permit. The surety shall only be released upon
60 the construction of the sidewalk or completion of a civil engineering feasibility
61 study that is accepted by Wellington's Engineer that demonstrates that the
62 sidewalk cannot be built per engineering standards and this condition.
- 63 b. The direct sidewalk shall be constructed from the subject property to the existing
64 crosswalk and sidewalk at Forest Hill Boulevard and Wellington Green Drive, on
65 the south side of Forest Hill Boulevard.
- 66 c. The sidewalk within/along Wellington Green Drive shall be constructed with a
67 minimum five (5)-foot width, except locations with limited space may have a
68 varied width as approved by Wellington.
- 69 d. If Wellington (Engineering and Planning) determines the sidewalk is not feasible
70 within/along Wellington Green Drive roadway, an alternative location may be
71 approved to provide the shortest and best connection to the existing sidewalk on
72 Forest Hill Boulevard.
- 73 e. The sidewalk and connection shall be provided prior to the issuance of the first
74 Certificates of Occupancy (CO) for any residential building within the subject
75 project. (PLANNING)
76

- 77 10. The subject property shall be re-platted per the approved master plan and site plan,
78 and to remove the dedication of the 10-acre park site to Wellington. The plat shall
79 be approved, and recorded, before the issuance of any building permits.
80 (ENGINEERING/PLANNING/LEGAL)
81
- 82 11. No encroachments shall be permitted in any utility or drainage easements. No
83 landscaping shall be installed in water or sewer easements or areas obstructing the
84 line of sight for pedestrians or vehicles. (ENGINEERING)
85
- 86 12. A Land Development Permit (LDP), issued by Wellington’s Engineering Department,
87 is required before any earthwork or construction takes place, and shall meet all
88 applicable requirements of the LDR, as well as State and Federal regulations and
89 guidelines must be applied for, approved and issued before any construction
90 activities. The permit plans shall include construction details for all infrastructure
91 components including paving, grading, drainage, water, sewer, landscape, lighting,
92 and off-site improvements. The LDP must be closed out before any Temporary
93 Certificates of Occupancy (TCO)/Certificates of Occupancy (CO) are issued for any
94 buildings or structures. If the project is phased, a separate LDP will be required for
95 each phase of the project. Each phased LDP must be closed out before any
96 Temporary Certificates of Occupancy (TCO)/Certificates of Occupancy (CO) are
97 issued for any buildings or structures within that phase. (ENGINEERING)
98
- 99 13. No guarantee of available capacity is expressed or implied by the issuance of a
100 Capacity Availability Letter, until such time that the Developer has reserved capacity
101 through payment of Water, Sewer, and Fire Capacity Fees. (UTILITIES)
102
- 103 14. A Developer Agreement will be required by the Utility Department to reserve water
104 and sewer capacity for the project. Payment of capacity fees per Village Resolution
105 No. R2018-35 shall be required to reserve capacity. The Developer’s agreement must
106 be executed and approved by the Village/Wellington Council before the execution
107 of the Palm Beach County Health Water and Sewer Department permits by the
108 Village Utility Director. The Developers Agreement conditions should be
109 coordinated during the Site Plan Approval process. (UTILITIES)
110
- 111 15. Water, Sewer, and Fire Line Capacity fees are based on the “Wellington Water and
112 Wastewater Rates and Charges for the current Fiscal Year”. Applicant is encouraged
113 to review capacity fees. These fees are due before the approval of the Developer’s
114 agreement by the Village Council. (UTILITIES)
115
- 116 16. The Developer is responsible for the funding and construction of all
117 improvements/upgrades that the Utility determines are necessary to the existing lift
118 stations, water distribution systems, sanitary systems, and force main systems

- 119 because of impacts to existing systems by the proposed project development plan.
120 (UTILITIES)
121
- 122 17. The Developer must apply for and obtain a Utility Major permit before the
123 development of the proposed improvements. (UTILITIES)
124
- 125 18. All water mains and sewer mains are required to be public. Water and sewer
126 infrastructure must be located in the right-of-way or a dedicated exclusive water
127 main or sewer easement. Easement widths shall comply with the Village of
128 Wellington Water and Wastewater Systems Construction and Standards Manual (15-
129 foot minimum). All Utility Easements shall provide for unhindered access to all
130 facilities and mains. (UTILITIES)
131
- 132 19. A covered school bus shelter (minimum 10' X 15') shall be provided for within the
133 subject project, with bicycle racks for a minimum capacity of four (4),
134 benches/seating for a minimum capacity of four (4), trash receptacles, and
135 continuous paved access shall be provided. Before the issuance of the first
136 Certificate of Occupancy for any residential building, the covered school bus shelter
137 shall be constructed with consistent colors, materials, and roof treatment as the
138 overall project. (PLANNING)
139
- 140 20. To address the school capacity deficiency generated by the proposed development
141 at the District high school level, the owner/developer shall contribute a total of
142 \$69,725.00 to the School District of Palm Beach County before the issuance of the
143 first residential building permit. (PBC SCHOOL DISTRICT)
144
- 145 21. Benches/seating, trash receptacles/bins, and bicycle rack shall be provided within
146 the subject project, with the final number and locations as required with the site
147 plan approval. Trash bins should be provided at seating location(s) on the plans.
148 Shade structures and/or landscaping (trees/palms, shrubs, etc.) shall be provided for
149 the seating areas throughout the site. (PLANNING)
150
- 151 22. Foundation planting areas (including trees/palms) shall be provided along the
152 street/corner side of all buildings/structures, which is in addition to the planting
153 areas required along the front of the building. (PLANNING)
154
- 155 23. No continuous hedge row in the front plane of the buildings shall exceed a
156 maximum height of 36 inches. (PLANNING)
157
- 158 24. Shade/canopy street trees (min. 16 ft. overall height and 5 ft. clear trunk), and
159 pedestrian street lights shall be provided along both sides of the roads, streets,
160 access way, etc., within the subject project. The pedestrian street light poles,
161 regulatory traffic/street signs and poles, and site amenities shall be decorative in

162 design, and the design shall be submitted for ARB approval before permitting.
163 (PLANNING)

164
165 25. The Developer shall pay into the Wellington Tree Fund for any landscaping
166 (including street trees) not provided per the landscape standards and/or per
167 deviations as specifically requested/approved as shown on the plans/PSM. The
168 payment shall be \$600 per tree or the material cost for other landscaping if a
169 maximum of 25% will not be provided, or the cost the Developer would pay to
170 provide the landscaping on-site if more than 25% will not be provided. The
171 payment amount, if more than 25%, shall be per a landscape architect-certified cost
172 estimate for the landscaping as approved by the DM. Payment in lieu of providing
173 the landscaping shall be made to Wellington before issuance of the first building
174 permit for a residential building within the subject project. (PLANNING)

175
176 26. The perimeter landscape buffers within the subject project shall be shown as an
177 easement or separate tract on the plans and plat. The landscape buffer along the
178 east property line shall be installed prior to the issuance of the first Certificate of
179 Occupancy for any building within the project. Landscape buffer shade canopy trees
180 shall be 25 feet on center and hedge height shall be a minimum of three (3) feet in
181 height at installation. (PLANNING)

182
183 27. The east perimeter landscape buffer shall include multi-tiered landscaping with a
184 continuous hedge, installed, and maintained at three (3) feet, shrubs/groundcover
185 on both sides of the hedge at intermittent intervals along with the required shade
186 trees and other landscaping per requirements of the LDR. (PLANNING)

187
188 28. The developer/owner shall provide a certified cost estimate (by FL. Registered
189 Landscape Architect or Engineer) for the project's perimeter landscape buffer and
190 interior landscaping materials, installation, irrigation, labor, etc. Surety/bond(s) in
191 the form acceptable to Wellington in the amount of 110% of the estimate shall be
192 posted for the project's perimeter landscape buffer and interior landscaping, in
193 addition to the other bonds required for site improvements per the LDP, with the
194 Engineering Department. Landscape permit(s) shall also be required before
195 installation. (PLANNING)

196
197 29. The landscaping within this Planned Development District shall exceed the
198 minimum landscape requirements by 30%, or as approved in the PSM. (PLANNING)

199
200 30. The common areas, landscaping, site amenities, etc., shall be completed in
201 conjunction with the adjacent building(s) and before the issuance of any Certificate
202 of Occupancy/Certificate of Completion of the adjacent building(s) or
203 improvement(s). (PLANNING)

204

- 205 31. Electric vehicle (EV) charging stations (Level 2 or Direct-current fast charging) shall
206 be provided throughout the project within the common parking areas, clubhouse,
207 recreation areas, etc., as these improvements benefit the subject project density. A
208 minimum of 12 EV charging connectors/ports be provided within this project
209 (behind gates). Additionally, the residential units with attached garages and/or
210 separate parking garages (attached/freestanding) shall be EV-ready (properly
211 wired) for future Electric Vehicle Supply Equipment (EVSE) installation when
212 required by the end users with an EV vehicle. (PLANNING)
213
- 214 32. The developer shall ensure the project is developed to be consistent with green
215 certification standards found within the Florida Green Building Coalition, the US
216 Green Building Council Leadership in Energy and Environmental Design (LEED)
217 manual, or other acceptable environmental, and building standards as determined
218 by Wellington's Development Review Manager for the project during the building
219 permit development approval/inspection process. Documentation indicating which
220 green building standards were met shall be provided six (6) months after the
221 issuance of CO for the buildings. (PLANNING)
222
- 223 33. All above-ground and wall-mounted utility/transformer/meter boxes/panels,
224 mechanical equipment, valves, etc., shall be located on-site with required screening
225 on a minimum of three (3) sides that provide required screening while maintaining
226 the required three (3) feet clearance and height to meet or exceed equipment being
227 screened. The screen opening shall be away from public view (including adjacent
228 property) and/or additional shrubs will be required at inspection. The screening
229 shall occur in a manner consistent with the color, character, and architectural style
230 of the principal structure and may incorporate landscaping as an element of
231 screening. (PLANNING)
232
- 233 34. The Developer shall take measures to ensure that during site development
234 dust/debris particles from the development do not become a nuisance to the
235 neighboring properties. (PLANNING)
236
- 237 35. All gates shall be designed and approved for emergency vehicle access with
238 universal remote approved by all emergency agencies, including but not limited to
239 Palm Beach County Fire and the Palm Beach County Sheriff. Additionally, all gate
240 codes and access shall be granted to Wellington for Code Compliance and other
241 emergency purposes. (PLANNING/ENGINEERING)
242
- 243 36. Analysis (on a per building basis) demonstrating the provided ADA handicap
244 parking spaces and van parking spaces complying with FBC 8th - Accessibility Table
245 208.2 & Section 208.2.4 shall be submitted for review separately for each facility at
246 the time of building permit. (BUILDING)
247