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RESOLUTION NO. R2026-25

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT [PETITION NUMBER 2025-0002-MPA] AMENDING THE LANDINGS AT WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN FOR CERTAIN PROPERTY KNOWN AS LITTLE PLACE OF THE LANDING AT WELLINGTON PUD, TOTALING 4.00 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF THE GREENBRIAR BOULEVARD AND OUSLEY FARMS ROAD INTERSECTION, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO CHANGE THE MASTER PLAN DESIGNATION FOR THE PROPERTY FROM DAY CARE TO ASSEMBLY; TO ADD TWO (2) ACCESS POINTS ALONG GREENBRIAR BOULEVARD TO ILLUSTRATE THE EXISTING ACCESS TO THE ASSEMBLY SITE; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Council, as the governing body of Wellington, Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the Land Development Regulations, is 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 Land Development Regulations, as adopted by Wellington, have been satisfied; and

WHEREAS, the Master Plan Amendment was reviewed and certified by the Development Review Manager; and

WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on June 17, 2026, recommended approval of the Master Plan Amendment with a 5 - 1 vote; and

WHEREAS, the Council has taken the recommendations from the Equestrian Preserve Committee, Local Planning Agency, Findings of Facts from Wellington staff, competent substantial evidence presented at the hearing, and the comments from the public into consideration when considering the proposed Master Plan Amendment; and

WHEREAS, the Council has made the following Findings of Fact:

1. The Master Plan Amendment is consistent with the Comprehensive Plan;
2. The subject request is consistent with the stated purposes and intent of the Land Development Regulations;
3. The requested Master Plan Amendment is consistent with the surrounding Land Uses and Zoning Districts;

4. No adverse impacts to the natural environment are expected to occur as a result of the approval of the request;
5. The requested Master Plan Amendment will result in a logical and orderly development pattern;
6. The requested Master Plan Amendment complies with Article 11, Adequate Public Facilities.

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

SECTION 1: The Landings of Wellington PUD Master Plan Amendment is hereby APPROVED for the property described in Exhibit A, providing for the following:

1. To change the master plan designation for the 4.0-acre property from Day Care to Assembly; and
2. To add two (2) access points along Greenbriar Boulevard to illustrate the existing access to the Assembly site.

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

1. Unless otherwise specified in this resolution, all previous conditions of The Landings at Wellington PUD are still in full effect.
2. This approval is based on the Master Plan dated May 15, 2026.
3. A certified Site Plan shall be required prior to Land Development Permits. (PLANNING AND ZONING)
4. Architectural Review Board approval is required for all elevations, colors, materials, and signage prior to the issuance of building permits. (PLANNING AND ZONING)
5. The Developer shall take measures to ensure that during site development dust/debris particles from the development do not become a nuisance to the neighboring properties. A Dust Control Plan, with dust control guidelines, shall be provided with the engineering permit application, which shall meet the requirements as conditioned, and in accordance with any additional requirements of Wellington, Palm Beach County, Florida Department of Health, Florida Department of Environmental Protection, U.S. Environmental Protection Agency, etc., as it relates to mitigating dust/pollution from construction site activities. The developer and its contractors shall implement and maintain dust control measures throughout all phases of construction to minimize airborne particles and mitigate off-site impacts. The following requirements shall apply: (PLANNING AND ZONING)

- 99 a. Daily watering: A water truck shall be provided, on the days that have
100 activities causing the dust/debris, to control dust on all exposed soil,
101 including, but not limited to, constructing roadways, stockpiles, non-
102 stabilized (exposed) soils, and canal easements. Watering shall be sufficient
103 to prevent visible dust accumulation due to wind and construction activities.
104 If determined by Wellington that a water truck is needed during any activities,
105 the activity causing the dust/debris shall cease until such time the water truck
106 is on-site to provide the required control.
107
- 108 b. Weather Considerations: Additional dust control measures, including
109 increased watering frequency or application of soil stabilizers, shall be
110 implemented during dry or windy conditions to prevent airborne dust
111 migration.
112
- 113 c. Stockpile Management: Soil stockpiles shall be stabilized using water,
114 vegetation, or approved dust suppression agents to prevent erosion and dust
115 dispersion.
116
- 117 d. Construction Entrance and Roadways: The primary construction access and
118 internal roadways shall be maintained to minimize dust. If necessary, a
119 stabilized entrance with aggregate or dust suppression treatment shall be
120 installed.
121
- 122 e. Monitoring and Compliance: The contractor shall monitor dust conditions
123 daily and take corrective action as needed. Non-compliance may result in
124 enforcement action, including stop-work orders, at the discretion of the
125 Village.
126
- 127 f. This condition shall remain in effect for the duration of construction activities
128 and shall be enforced by the Village of Wellington Code Enforcement
129 Department.
130
- 131 6. Landscape plans shall be required as part of the Site Plan application. A
132 Landscape Buffer shall be required along all property lines and all major
133 thoroughfares as required in Wellington's Land Development Regulations. The
134 landscape buffers shall be installed by the Developer and inspected by Planning
135 and Zoning prior to closing the LDP. (PLANNING AND ZONING)
136
- 137 7. A certified cost estimate for all landscaping that includes the plant materials,
138 installation, irrigation, and 1-year of maintenance shall be provided to Planning and
139 Zoning at the time of LDP application, along with a bond in the amount of 110% of
140 the cost estimate. (PLANNING AND ZONING)
141
- 142 8. Roadway improvements along Greenbriar Boulevard, including curb cuts and
143 asphalt and crosswalk markings, must be completed prior to the issuance of the
144 first certificate of occupancy. (TRAFFIC)
145
- 146 9. Land Development Permit (LDP) and Utility Permit meeting all applicable
147 requirements of Wellington's Land Development Regulations, as well as State and

Federal regulations and guidelines, must be applied for, approved and issued prior to any construction activities. The permit plans shall include construction details for all infrastructure components, including paving, grading, drainage, water, sewer, landscape, lighting, and offsite improvements. Additional comments on the site layout may be forthcoming upon submittal and subsequent review of the engineering construction plans and Drainage Calculations for the site development. Prior to the issuance of any certificates of occupancy/completion, final approval is required from the Engineering Department. (ENGINEERING).

10. The applicant must make improvements or dedicate a canal maintenance easement along the C-2 Canal as approved by the Village Engineer. (ENGINEERING)

11. No vertical encroachments shall be permitted in any utility, drainage, water, or sewer easements. No landscaping except ground cover and shrubs shall be installed in water or sewer easements or areas obstructing the line of sight for pedestrians or vehicles. (ENGINEERING/UTILITIES)

12. Water, Sewer, and Fire Line Capacity fees are based on the "Wellington Water and Wastewater Rates and Charges Fiscal Year 2026". The applicant is encouraged to review capacity fees. These fees are due prior to the approval of the Developer's agreement by the Village Council. (UTILITIES)

13. The Developer is responsible for the funding and construction of all improvements/upgrades that the Utility determines are necessary to existing lift stations, water distribution systems, sanitary systems, and force main systems because of impacts to existing systems by the proposed project development plan. (UTILITIES)

14. The applicant must apply for and obtain a Utility permit prior to the development of the proposed improvements. (UTILITIES)

15. Water and sewer infrastructure must be located in the right-of-way or in a dedicated exclusive water main or sewer easement. Easement widths shall comply with the Village of Wellington Water and Wastewater Systems Construction and Standards Manual (15-foot minimum) (UTILITIES).

(The remainder of this page left blank intentionally)

SECTION 3: This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2026.

WELLINGTON

BY: _____
Michael J. Napoleone, Mayor

ATTEST:

BY: _____
Chevelle D. Hall, MMC, Village Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: _____
Laurie Cohen, Village Attorney

Resolution Exhibit A - Legal Description

ALL OF THE PLAT OF THE LITTLE PLACE OF THE LANDINGS AT WELLINGTON-P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPTING HEREFROM THE EASTERLY 157.66 FEET THEREOF.

AND

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 157.66 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 18, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY FLORIDA, LYING SOUTHERLY OF AND CONTIGUOUS WITH THE SOUTH RIGHT-OF-WAY LINE OF GREENBRIER BOULEVARD AS SHOWN ON THE PLAT OF THE LITTLE PLACE OF THE LANDINGS AT WELLINGTON-P.U.D., AS RECORDED IN PLAT BOOK 56, PAGE 25 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID PARCEL OF LAND BEING WESTERLY OF AND CONTIGUOUS WITH A LINE 80.00 FEET WESTERLY FROM (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SAID SECTION 18, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR BOULEVARD AND THE SAID LINE 80.00 FEET WESTERLY FROM (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE EAST LINE OF SECTION 18; THENCE SOUTH 00°49'46" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 628.65 FEET; THENCE NORTH 89°10'14" WEST, A DISTANCE OF 375.00 FEET TO THE INTERSECTION WITH A LINE 455.00 FEET WESTERLY FROM (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE SAID EAST LINE OF SECTION 18; THENCE NORTH 00°59'46" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 327.36 FEET TO THE NON-RADIAL INTERSECTION WITH THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR BOULEVARD AND THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1860.07 FEET AND A TANGENT BEARING AT SAID INTERSECTION OF NORTH 59°28'44" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°51'33", A DISTANCE OF 482.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.00 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

Exhibit B – The Landings at Wellington PUD Master Plan

