

Exhibit B

RESOLUTION NO. R2025-16

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A MASTER PLAN AMENDMENT (PETITION 2023-0005-MPA) FOR THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD), FOR CERTAIN PROPERTY KNOWN AS THE MARKETPLACE AT THE WELLINGTON (FKA PROFESSIONAL CENTER OF WELLINGTON), TOTALING APPROXIMATELY 17.855 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF GREENVIEW SHORES BOULEVARD AND SOUTH SHORE BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO AMEND POD 12 AS A MIXED-USE POD WITH A MAXIMUM OF 117,000 SQUARE FEET OF COMMERCIAL/OFFICE, 80-ROOM HOTEL, TO ASSIGN 89 MULTI-FAMILY DWELLING UNITS; TO ADOPT THE MARKETPLACE AT THE WELLINGTON PROJECT STANDARDS MANUAL FOR POD 12; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wellington's 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 recently changed to Mixed-Use by Ordinance 2025-08; and

WHEREAS, the current zoning designation of the subject property is PUD and is located within Pod 12 of the Wellington PUD; and

WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on May 21, 2025, recommended _____ of The Marketplace at The Wellington Master Plan Amendment with a ____ - ____ vote; and

WHEREAS, the Wellington Council has taken the recommendations of the Local Planning Agency, the Findings of Facts, and the evidence and testimony presented by the Petitioner, and comments of the public into consideration when considering the proposed Master Plan Amendments and Conditional Use; and

WHEREAS, Wellington's 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. The requested Master Plan Amendment would result in a logical and orderly development pattern.

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

SECTION 1. The Wellington PUD Master Plan Amendment is hereby APPROVED as described in Exhibit "A" and illustrated in Exhibit "B", providing for the following:

1. Rename Pod 12 "Professional Center at Wellington" to "The MarketPlace at The Wellington";
2. To change the Pod Type of Pod 12 (The MarketPlace at The Wellington) to Mixed-Use;
3. Assign 89 multi-family dwelling units to Pod 12 with a density of 5.0 du/ac;
4. Allow a maximum of 117,000 square feet of commercial/office space within Pod 12 "The MarketPlace at The Wellington" as provided for in Condition #2; and
5. Adopt The MarketPlace at The Wellington Project Standards Manual (PSM).

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

General Conditions:

1. The subject site shall be governed by the conditions of approval within this resolution and based on the Master Plan as provided in Exhibit "B" of Resolution No. R2025-16. All previously applied conditions of approval are no longer valid unless specified in this resolution.
2. Pod 12 "The MarketPlace at The Wellington" shall be developed consistent with the approved Wellington PUD Master Plan based on the use limitations below:

Use	Intensity/Density Limitations
Multi-Family	89 units
Hotel	80 rooms ¹
General/Professional Office	49,000 SF

Use	Intensity/Density Limitations
Retail	35,000 SF
Restaurant	33,000 SF

¹ As approved by Resolution No. R2025-15 (Conditional Use)

3. The project shall comply with The MarketPlace at The Wellington Project Standards Manual (PSM) as adopted in Exhibit "C" as part of Resolution No. R2025-16. (PLANNING AND ZONING)
4. A Site Plan shall be required prior to Land Development Permits and shall comply with the PSM as adopted in Exhibit "C" of Resolution No. R2025-16. (PLANNING AND ZONING)
5. All roads, sidewalks, utilities, and infrastructure within the property boundary shall be private and the maintenance responsibility of the owner or managing association and shall not be the maintenance responsibility of Wellington. (PLANNING AND ZONING/ENGINEERING)
6. The Developer shall be required to provide the land dedication for parks and recreation facilities, as well as civic facilities, pursuant to Section 6.5.2.E.1 of Wellington's Land Development Regulations. The land dedication required for parks and recreation is 2.528 acres. The civic dedication is 0.2528 acres. In lieu of land dedication, a fee equal to \$50,000.00 per acre or the fair market value per acre, whichever is greater, may be paid. These fees shall be paid in full prior to the issuance of the first building permit. A 10% credit for privately-owned recreational space within a proposed project may be applied to the park and recreational land dedication requirement. The area and the use of the private recreational space shall be restricted to the square footage and uses approved for the master plan by recorded covenant and run with the land. Any modifications to the covenant, including elimination, shall require the approval of Wellington's Council. The private recreational space shall be operated and maintained by the developer, successors, or assignees. (PLANNING AND ZONING)
7. Architectural Review Board approval is required for all elevations, colors, materials, and signage prior to the issuance of building permits. (PLANNING AND ZONING)
8. Any business operating between the hours of 12:00 AM and 6:00 AM shall be located at least 300 feet from any adjacent dwelling unit not included within the development parcel, measured from the closest building points of each affected structure. PLANNING AND ZONING)
9. No more than two (2) lounges, as defined by the Village's LDR, shall be within 750 feet of each other. This condition shall not apply to the lounge associated within the hotel, which may, without limitation, be closer than 750 feet to another lounge. PLANNING AND ZONING)
10. Prior to the issuance of the Certificate of Occupancy for the Hotel, building permits shall be obtained and vertical construction shall commence on 72,000-square feet of the mixed-use residential buildings including all surface and garage parking.

(PLANNING AND ZONING)

Land Development Conditions:

11. A plat/replat shall be required to be submitted prior to the issuance of the Land Development Permits and shall be recorded prior to the issuance of the first building permit. The project shall be subject to a Declaration of Restrictions and Covenant acceptable to the Wellington Attorney, which shall provide for the formation of a managing association and assessments payable by the members of the association for the cost of maintaining the common areas, including all preservation areas, amenities, waterbodies, etc. (ENGINEERING)
12. No vertical encroachments shall be permitted in any utility or drainage easements. No landscaping shall be installed in water or sewer easements or areas obstructing the line of sight for pedestrians or vehicles. (ENGINEERING)
13. Land Development Permit (LDP) and Utility Permit meeting all applicable 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 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)
14. Water and sewer infrastructure must be located in the right-of-way or 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)
15. All proposed private roadways, lakes, and conservation areas shall be placed in tracts. All tracts shall be identified on the plat and dedicated accordingly. (ENGINEERING)
16. The Property Owner shall convey sufficient road drainage easement(s) through the project's internal drainage system, as required, to provide legal positive outfall for runoff. Said easements shall be no less than 20-feet in width. Portions of such system not included within roadways or waterways dedicated for drainage purposes will be specifically encumbered by said minimum 20-foot drainage easements from the point of origin to the point of legal positive outfall. (ENGINEERING)
17. The Property Owner is responsible for the funding and construction of all improvements/upgrades to existing lift stations, water distribution systems, sanitary systems, and force main systems that are necessary as a result of the impacts of the proposed project development plan on the existing systems. (UTILITIES)

- 188
189 18. The Property Owner must apply for and obtain a Utility Major permit prior to the
190 development of the proposed improvements. (UTILITIES)
191

192 **Landscape Conditions:**
193

- 194 19. Landscape plans shall be required as part of the Site Plan application. A
195 Landscape Buffer shall be required along all property lines and all major
196 thoroughfares as required in Wellington's Land Development Regulations and
197 illustrated in the Project Standards Manual. The landscape buffers and street
198 trees shall be installed by the Developer and inspected by Planning and Zoning
199 prior to closing the LDP. (PLANNING AND ZONING)
200
201 20. The existing 10-foot concrete block wall and continuous hedge material and trees,
202 creating a vegetative barrier that borders the single-family development to the
203 southwest, as required by Resolution No. R2003-78, shall be maintained in
204 perpetuity. Additional vegetation may be required at the time of the site plan and
205 landscape plan review. (PLANNING AND ZONING)
206
207 21. A certified cost estimate for all landscaping that includes the plant materials,
208 installation, irrigation, and 1-year of maintenance shall be provided with the LDP
209 application, along with a bond in the amount of 110% of the cost estimate.
210 (PLANNING AND ZONING)
211

212 **Traffic Conditions:**
213

- 214 22. No building permits are to be issued after December 31, 2027, unless a time
215 extension has been approved by the Village. (TRAFFIC)
216
217 23. The County traffic concurrency approval is subject to the Project Aggregation
218 Rules as set forth in the Traffic Performance Standards Ordinance. (TRAFFIC)
219
220 24. The Property Owner is required to make a proportionate share payment of 3.2%
221 of the total cost to construct a traffic signal and/or roundabout at Lake Worth Road
222 and 120th Avenue intersection prior to the first plat. (TRAFFIC)
223
224 25. The Property Owner is required to make a proportionate share payment of 0.13%
225 of the total cost to widen South Shore Boulevard from Pierson Road to Lake Worth
226 Road from 2 to 4 lanes prior to the first plat. (TRAFFIC)
227
228 26. The property owner shall complete the following intersection improvements at
229 Greenview Shores Boulevard and South Shore Boulevard. Construction shall
230 begin prior to the first building permit and shall be complete prior to the first
231 certificate of occupancy. (TRAFFIC)
232
233 a. A second eastbound right turn lane on Greenview Shores Boulevard at
234 South Shore Boulevard.
235
236 b. A northbound right turn lane on South Shore Boulevard.

c. Provide additional pavement and reconstruction of curb and sidewalk for northbound U-turn movements on South Shore Boulevard as determined by the Village Engineer.

d. Any signal modifications as necessary.

27. Provide additional pavement and reconstruction of curb and sidewalk for southbound U-turn movements on South Shore Boulevard at Sheffield Street as determined by the Village Engineer. (TRAFFIC)

28. No parking spaces shall be reserved by commercial establishments. Reserved parking shall be limited to the residential uses on this site. (TRAFFIC)

29. Valet parking and drop off/pick up locations shall be identified on the site plan and shall not exceed 40% of the required off-street parking and shall not include handicapped or reserved residential spaces if applicable. (PLANNING)

30. An annual parking utilization monitoring study shall be conducted for the site and shall be based on a minimum of one week during peak season. This monitoring study shall begin one year after issuance of the certificate of occupancies for more than 150,000 square feet, including residential. The Village shall be provided with the study within 30 days of the monitoring. The annual monitoring study shall be required for a period of 10 years. If a parking deficiency is identified, the Village will notify the property owner within 30 days of the finding and direct the construction of the contingency parking. The property owner shall be required to design, fund, and build the contingency parking within 18 months of the notice. Any appeal of this condition shall be made to the Village Council. (TRAFFIC)

Concurrency (Level Of Service) Conditions:

31. The applicant is advised that no guarantee of available capacity is expressed or implied by the issuance of a Capacity Availability Letter until such time that the developer has reserved capacity through payment of Water, Sewer, and Fire Capacity Fees. (UTILITIES)

32. A Developer's Agreement will be required by the Utility Department in order to reserve water and sewer capacity for the project. Payment of capacity fees per Village Resolution No. R2018-35, or as amended, shall be required to reserve capacity. The Developer's Agreement must be executed and approved by the Village Council prior to the execution of the Palm Beach County Health Water and Sewer Department permits by the Village Utility Director. The conditions included in the Developer's Agreement should be coordinated during the Site Plan Approval process. (UTILITIES)

33. Water, Sewer, and Fire Line Capacity fees are based on the "Wellington Water and Wastewater Rates and Charges Fiscal Year 2023. These fees are due prior to the approval of the Developer's Agreement by Wellington's Council. (UTILITIES)

287 34. The Applicant shall contribute \$127,338.00 to the School District of Palm Beach
288 County (SDPBC) prior to the issuance of the first residential building permit.
289 (SDPBC)
290

291
292 (The remainder of this page left blank intentionally)
293

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

PASSED AND ADOPTED this _____ day of _____ 2025.

ATTEST:

WELLINGTON, FLORIDA

BY: _____
Chevelle D. Addie, Village Clerk

BY: _____
Michael J. Napoleone, Mayor

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:**

BY: _____
Laurie Cohen, Village Attorney

312

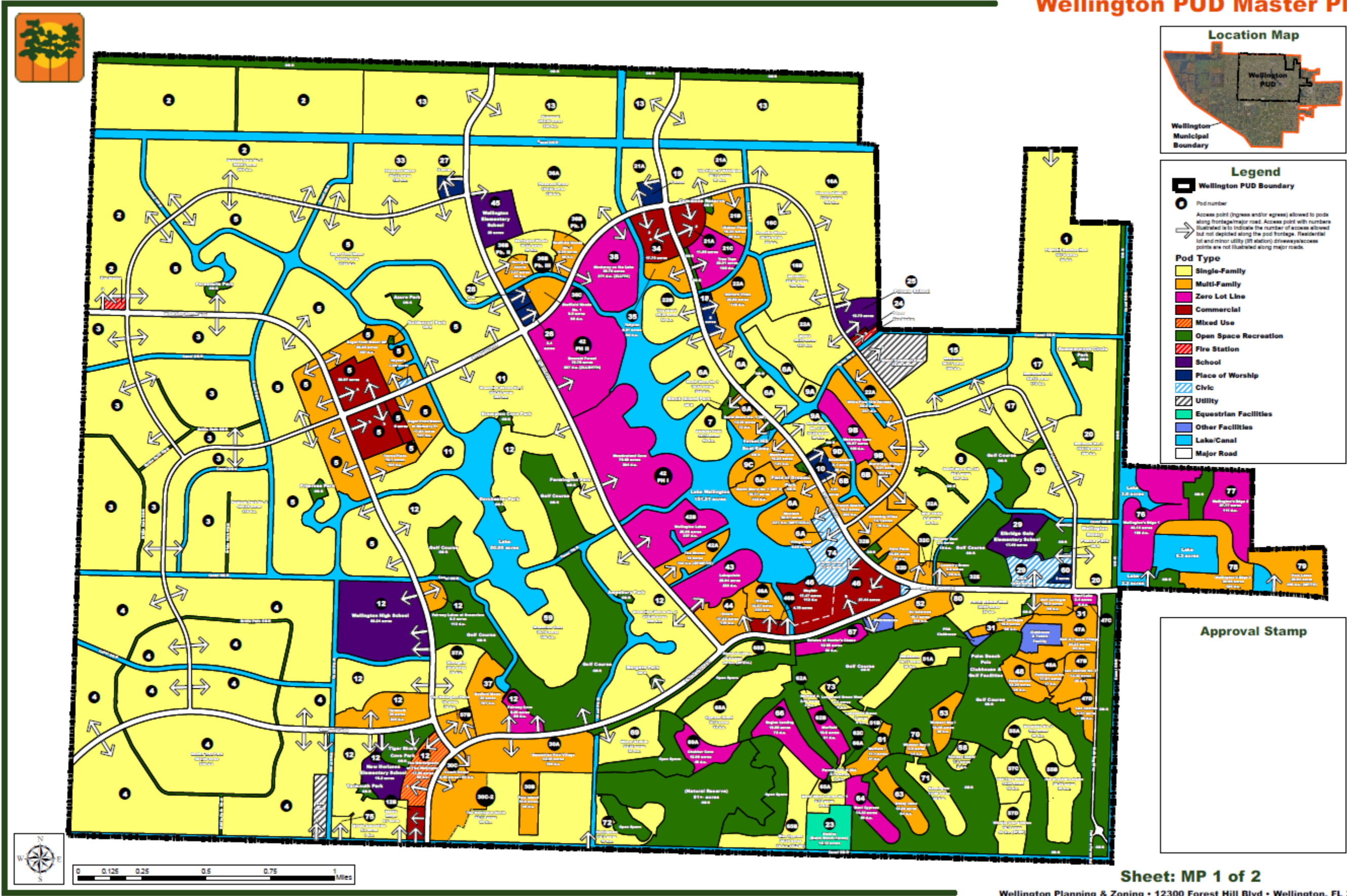
Exhibit A – Legal Descriptions

313

314 TRACT A AND TRACT C, PROFESSIONAL CENTER OF WELLINGTON,
315 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE
316 58, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

317 CONTAINING 17.85 ACRES OF 777,785 S.F.

Wellington PUD Master Plan



Sheet: MP 1 of 2

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Pod Number	Pod Name	Number of Units	Pod Type	Acreeage	Density
32C	Hanover East	15	Townhome	3.40	4.41
32D	Park Place	78	Townhome/Zero Lot Line	15.85	4.92
32E	Coventry Green	28	Townhome	5.80	4.83
33	Pinewood Manor	120	Single Family	64.23	1.87
34	Wellington Country Plaza	-	Commercial	17.73	-
35	Tallpine	60	Townhome	9.91	6.05
36A	Pinewood Grove	138	Single Family	104.84	1.32
36B Ph. I	Sheffield Woods No. 2	96	Multifamily	9.35	10.26
36B Ph. II	Georgian Courts	86	Townhome	7.47	11.51
36B Ph. III	Barrington Woods	45	Single Family	19.04	2.36
36C	Sheffield Woods No. 1	96	Multifamily	9.50	10.11
37	Bedford Mews	107	Townhome	22.00	4.86
38	Monterey on the Lake	271	Zero Lot Line/Townhome/Duplex	38.70	7.00
42 Ph. I	Meadowland Cove	304	Zero Lot Line	79.80	3.81
42 Ph. II	Emerald Forest	357	Zero Lot Line/Single Family/Townhome	72.78	4.91
42A	The Shores	140	Multifamily/Townhome/Single Family	15.00	9.33
42B	Wellington Lakes	237	Zero Lot Line	35.59	6.66
43	Lakepointe	320	Zero Lot Line	28.64	11.18
44	Solara	135	Multifamily	17.33	7.79
45	Wellington Elementary School	-	School	20.00	-
46	Town Square at Wellington/Mayfair	112	Commercial/Townhome	44.91	2.49
46A	Vinings	222	Multifamily	12.67	17.52
46B	Village Place	-	Commercial	4.75	-
47A	Golf & Tennis Village	60	Townhome	24.23	2.48
47B	Las Casitas No. 2	35	Townhome	14.42	2.43
47C	East Lake	6	Zero Lot Line	2.40	2.50
47D	Las Casitas	38	Townhome	9.41	4.04
48	Pebblewood	45	Multifamily	12.35	3.64
48A	Pebblewood No. 2	17	Townhome	7.61	2.23
51A	Maidstone	28	Single Family	19.17	1.46
51B	Longwood Green	9	Single Family	5.00	1.80
52	St. Andrews	200	Multifamily	16.70	11.98
53	Windsor Bay I	38	Townhome	10.46	3.63
55A	Brookside No. 2	35	Single Family	14.60	2.40
55B	Isle Brook/Brookside	38	Single Family	28.09	1.35
57A	Stonegate	76	Single Family	24.60	3.09
57B	The Wellington Place	78	Townhome	10.00	7.80
57C	Oak Tree Estates	12	Single Family	14.23	0.84
57D	Winding Oak Estates	40	Single Family/Multifamily	16.70	2.40
58	Fairway Island	9	Single Family	7.30	1.23
59	Greenview Cove	159	Single Family	76.19	2.09
60	St. Michael Lutheran Place of Worship	-	Place of Worship	3.00	-
61	Murfield I	31	Townhome	11.10	2.79
62A	Murfield A	3	Single Family	2.54	1.18
62B	Murfield	31	Zero Lot Line	10.90	2.84
62C/66A	Parcels 62C & 66A	2	Single Family	2.79	0.72
63	Shady Oaks	64	Duplex	12.89	4.97
64	Bent Cypress	38	Zero Lot Line	14.24	2.67
65A	Black Watch Farms No. 1	2	Single Family	9.73	0.21
65B	Blue Cypress	76	Single Family/Zero Lot Line	28.25	2.69
66	Eagles Landing	73	Zero Lot Line	19.56	3.73
67	Estates at Hunter's Chase	30	Zero Lot Line	10.55	2.84
68A	Cypress Island	31	Single Family	37.30	0.83
68B	Hunter's Chase	36	Single Family/Zero Lot Line	16.90	2.13
69	Mizner Estates	33	Single Family	23.22	1.42
69A	Chukker Cove	48	Zero Lot Line	12.09	3.97
70	Windsor Bay II	14	Townhome	4.50	3.11
71	Kensington	22	Single Family	14.88	1.48
72	Hurlingham	19	Single Family	15.70	1.21
73	Longwood Green West	9	Single Family	3.40	2.65
74	Town Center	-	Civic	17.65	-
75	Mystic Equestrian	1	Single Family	4.20	0.24
76	Wellington's Edge 1	199	Zero Lot Line	44.14	4.51
77	Wellington's Edge 2	111	Zero Lot Line	27.77	4.00
78	Wellington's Edge 3	195	Townhome	30.96	6.30
79	Polo Lakes	366	Multifamily	28.54	12.83
80	Farrell Estates West	27	Single Family	22.98	1.17
	Total Units	14528			

Approval Stamp

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