

MUPD DATA Exhibit C Wellington Village MUPD Master Plan

PETITION NO.: 2025-0001.MP
GROSS SITE AREA: 3,104,656 S.F. ± / 71.27 ACRES ±
FUTURE LAND USE: MIXED USE (MU)
EXISTING ZONING DISTRICT: C & CF
PROPOSED ZONING DISTRICT: MUPD
PCN(S): 73-42-43-27-05-026-0011
 73-41-44-24-06-003-0000
EXISTING USE: AGRICULTURE & VACANT
PROPOSED USES: HOTEL (CONDITIONAL USE)
 SCHOOL (CONDITIONAL USE)
 MULTI-FAMILY RESIDENTIAL (PERMITTED)
 OFFICE, PROFESSIONAL (PERMITTED)
 COMMERCIAL MIXED-USE (PERMITTED)
GROSS LAKE AREA : 6.33 AC. (WATER SURFACE)

DEVELOPMENT SUMMARY			
RESIDENTIAL			
MULTI-FAMILY	PHASE 1 - 15 UNITS	30,000 SF	
	PHASE 2 - 200 UNITS	300,000 SF	
TOTAL		215 UNITS	330,000 SF
NON-RESIDENTIAL			
HOTEL		180 ROOMS / 175,000 SF	
OFFICE		75,000 SF	
RETAIL		210,000 SF	
RESTAURANT		105,000 SF	
SCHOOL		1,750 STUDENTS / 405,000 SF	
TOTAL			970,000 SF
GROSS FLOOR AREA:	UP TO 1,300,000 SF		
PROPOSED FAR:	0.42 FAR		
RESIDENTIAL DENSITY:	3.02 DU / AC. (215 UNITS / 71.27 AC)		
NUMBER OF RESIDENTS:	604 RESIDENTS (2.81 RESIDENTS / UNIT)		
RECREATION REQUIREMENT			
PRIVATE AREA:	110 SF / PERSON @ 604 = 1.53 AC.		
PUBLIC AREA:	5 AC / 1,000 PERSONS @ 604 = 3.02 AC.		
CIVIC REQUIREMENT			
AREA REQUIRED:	1 AC / 1,000 PERSONS @ 604 = 0.60 AC.		
RECREATION & CIVIL PROPOSED			
REFER TO PROJECT STANDARDS MANUAL			

LAND USE ALLOCATION TABLE			
LAND USE	LAND USE ACREAGE (%)	PROPOSED USE	MAX. INTENSITY ** / DENSITY
POD A	INSTITUTIONAL 41.49 AC. * (58%)	SCHOOL: 1,750 STUDENTS / 405,000 SF	
POD B	COMMERCIAL 22.22 AC. * (31%)	RETAIL: 210,000 SF	
		RESTAURANT: 105,000 SF (PLUS OUTDOOR DINING: 20,000 SF)	
		HOTEL: 180 ROOMS / 175,000 SF	
		OFFICE: 75,000 SF	
		MULTI-FAMILY: 215 UNITS / 330,000 SF	
POD O	OPEN SPACE 3.23 AC. (5%)	POD B LAKE, PUBLIC USE LAKE TRAIL	
MUNICIPAL POD	UTILITY 0.19 AC. *	VILLAGE OF WELLINGTON LIFT STATION	
BUFFER POD A 1.96 AC. (3%)			
BUFFER POD B 1.58 AC. (2%)			
BUFFER MUNICIPAL POD 0.03 AC.			
R/W DEDICATION POD A 0.31 AC.			
R/W DEDICATION POD B 0.25 AC.			
R/W DEDICATION MUNICIPAL POD 0.01 AC.			
TOTAL ACREAGE		71.27 AC. (100%)	

MUPD LEGAL DESCRIPTION

PARCEL 1 (SEE SIMPLE): PORTIONS OF TRACTS 1 THROUGH 8, IN BLOCK 26, OF PALM BEACH FARMS CO. PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THAT PART OF THE PALM BEACH FARMS CO. PLAT NO. 3, ROADWAY NORTH OF TRACTS 1 TO 4 AND WEST OF TRACTS 4 AND 5, SAID BLOCK 26, AS MORE FULLY DESCRIBED BELOW, TRACTS 1 THROUGH 8, BLOCK 26, OF PALM BEACH FARMS PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT:
 1. THE SOUTH 86 FEET OF SAID TRACTS 5 THROUGH 8 AND
 2. THE RIGHT OF WAY FOR US 441 (STATE ROAD 7)
 3. TEN ACRES, MORE OR LESS, DEEDED TO THE NEW COMMUNITY CHURCH OF THE PALM BEACHES, AS RECORDED IN OFFICIAL RECORDS BOOK 10931, PAGE 489 AND 492.
 ADD 4 ACRES OF PBF CO. ROADWAY NORTH OF TRACTS 1 TO 4 AND WEST OF TRACTS 4 AND 5 ALL IN BLOCK 26, ORB 13325/1188, LESS THE SOUTH 86 FEET. ALSO BEING DESCRIBED AS FOLLOWS: (THIS DESCRIPTION AUTHORIZED IN THE OFFICE OF DENNIS J. LEAVY & ASSOCIATES, INC.)
 A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEING A PORTION OF TRACTS 1 THROUGH 8 INCLUSIVE, BLOCK 26, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTH ONE-QUARTER (1/4) CORNER OF SAID SECTION 24; THENCE SOUTH 01°24'43" WEST, AS A BASIS OF BEARINGS, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 24, SAID LINE ALSO BEING THE WEST LINE OF BLOCK 26, PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 19.57 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°10'28" EAST, A DISTANCE OF 178.01 FEET; THENCE SOUTH 86°54'00" EAST, A DISTANCE OF 315.08 FEET; THENCE SOUTH 88°10'28" EAST A DISTANCE OF 330.50 FEET; THENCE SOUTH 43°08'16" EAST A DISTANCE OF 57.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD #7 AND U.S. HIGHWAY #441, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 03210-2519, SHEET 9 OF 27.
 REVISION DATE 02/01/96, THE PRECEDING FOUR (4) COURSES ALSO BEING CONCURRENT WITH THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 10931, PAGE 489 AND 492 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°52'02" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1270.71 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 24 AND THE WEST LINE OF SAID BLOCK 26, PALM BEACH FARMS CO. PLAT NO. 3, SAID LINE ALSO BEING CONCURRENT WITH THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 13325, PAGE 1198 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°24'43" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1475.51 FEET TO THE POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.
 PARCEL 2 (SEE SIMPLE): TRACT C, OAKMONT ESTATES P.U.D., ACCORDING TO THE MAP OR PLAN THEREOF, AS RECORDED IN PLAT BOOK 106, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 PARCEL 3 (EASEMENT): TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 ABOVE AS SET FORTH AND CREATED BY THAT CERTAIN ROADWAY AND MAINTENANCE EASEMENT BY AND BETWEEN NEW COMMUNITY CHURCH OF THE PALM BEACHES, INC. AND HERBERT F. KAHLERT, PERSONAL REPRESENTATIVE OF THE ESTATE OF HEINZ KAHLERT, AND KARL A. KAHLERT AND HERBERT F. KAHLERT, AS CO-TRUSTEES UNDER TRUST A OF THE WILL OF FRITZ M. KAHLERT RECORDED FEBRUARY 16, 1999 IN OFFICIAL RECORDS BOOK 10933, PAGE 1503, WHICH EASEMENT WAS ASSIGNED TO ADME IMPROVEMENT DISTRICT, A DEPENDENT SPECIAL DISTRICT EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA BY ASSIGNMENT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 16008, PAGE 462, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

* LAND USE ACREAGE EXCLUDES BUFFERS & R/W DEDICATION AREA
 ** INTENSITY IS PROVIDED AS GROSS SQUARE FEET (GSF)

LOCATION MAP



Urban design studio

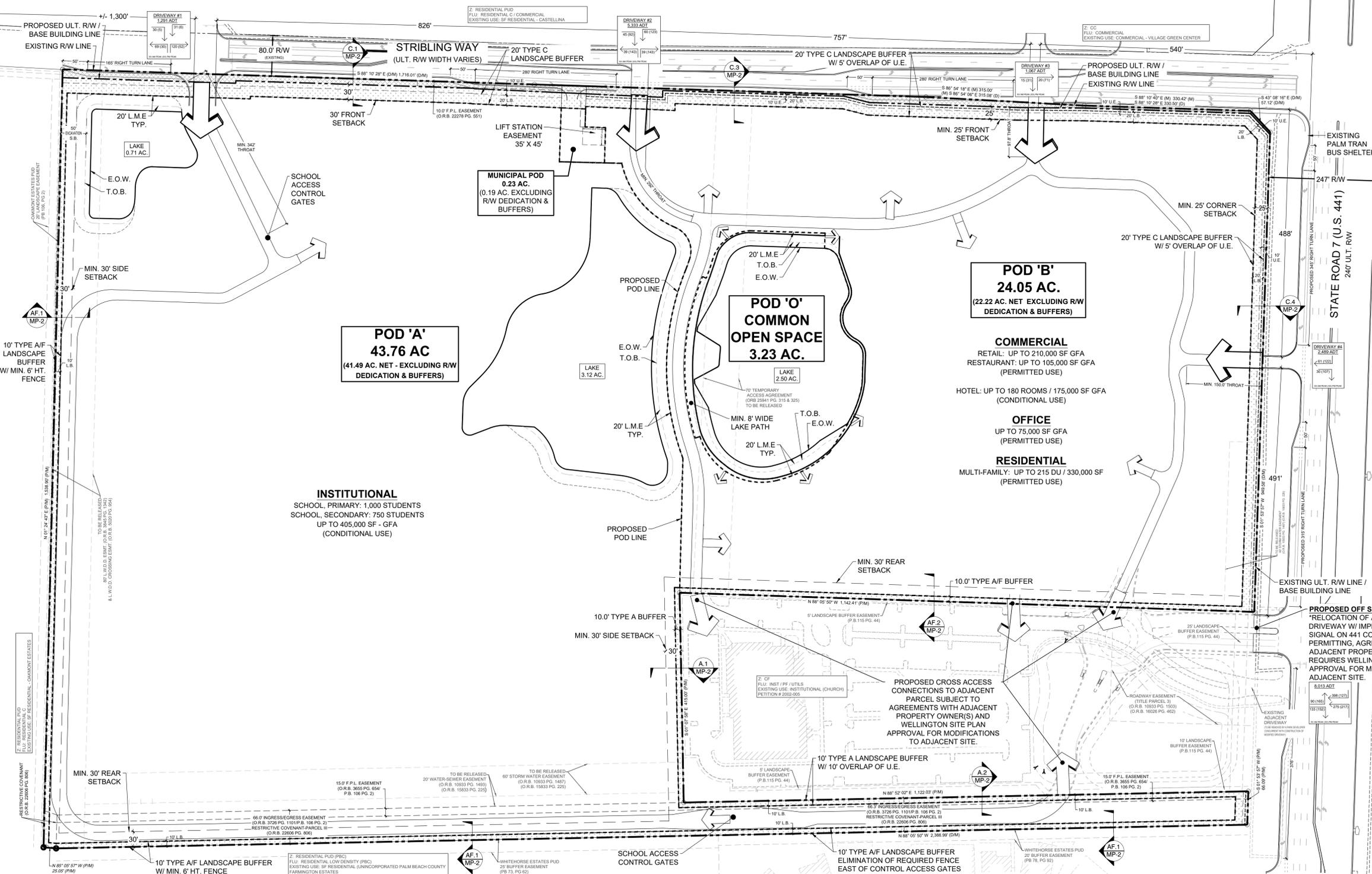
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PROPERTY DEVELOPMENT REGULATIONS										
	FLU	MIN. LOT DIMENSIONS	OVERALL	MAX. BLDG. HEIGHT	MIN. BUILDING SETBACKS					
		SIZE	WIDTH & FRONTAGE	DEPTH	FAR	BUILDING COVERAGE	FRONT	SIDE	CORNER	REAR
REQUIRED	5 AC.	300'	300'	300'	MAX .50	MAX. 45%	POD A 35'	POD A 30'	POD A 30'	POD A 30'
PROVIDED	71.27 AC.	2,399'	949.58'				POD B 35'	POD B 25'	POD B 25'	POD B 30'

** ALL BUILDINGS OVER 35' IN HEIGHT SUBJECT TO CONDITIONAL USE HEIGHT APPROVAL



DEVELOPMENT TEAM

APPLICANT: RELATED ROSS EDUCATION IN MOTION
SURVEYOR & CIVIL ENGINEER: LANGAN
 525 Okeechobee Blvd., Ste. 910
 West Palm Beach, FL 33401
 561.473.8350
PLANNER: URBAN DESIGN STUDIO
 610 Clematis St., Ste. CU02
 West Palm Beach, FL 33401
 561.366.1100
TRAFFIC ENGINEER: SIMMONS & WHITE
 2581 Metrocentre Blvd. West, Ste. 3
 West Palm Beach, FL 33407
 561.478.7848
ARCHITECT: ELKUS MANFREDI ARCHITECTS
 25 Drydock Ave.
 Boston, Massachusetts
 617.368.3395

MASTER PLAN LEGEND

- AC. = ACRES
- BLDG. = BUILDING
- E.O.W. = EDGE OF WATER
- GFA = GROSS FLOOR AREA
- PG. = PAGE
- O.R.B. = OFFICIAL RECORD BOOK
- L.B. = LANDSCAPE BUFFER
- L.M.E. = LAKE MAINTENANCE EASEMENT
- MIN. = MINIMUM
- S.B. = SETBACK
- S.F. = SQUARE FEET
- R. = RADIUS
- R/W = RIGHT OF WAY
- T.O.B. = TOP OF BANK
- T.B.A. = TO BE ABANDONED
- T.R. = TO REMAIN
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT

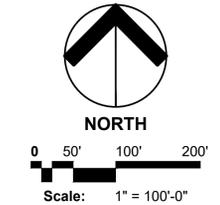
NOTES:

- POD LINES ARE NOT LOT LINES AND DO NOT REPRESENT SUBDIVISION LINES.
- BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A BOUNDARY SURVEY PREPARED BY LANGAN DATED 2025.04.22

ZONING STAMPS:

K Park MUPD

Wellington, Florida
Master Plan



Date: May 16, 2025
 Project No.: 24-080.001
 Designed By:
 Drawn By: MLC
 Checked By:

Revision Dates:

2025.05.16:	REZONING SUBMITTAL
2025.08.18:	RESUBMITTAL #1
2025.09.29:	RESUBMITTAL #2
2025.11.17:	RESUBMITTAL #3
2025.12.16:	RESUBMITTAL #4

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