

ORDINANCE NO. 2026-06

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL,
APPROVING A REZONING [PETITION NUMBER 2025-0003-REZ] BY
AMENDING THE ZONING DESIGNATION FOR A PORTION OF
CERTAIN PROPERTY FORMERLY KNOWN AS K PARK FROM
COMMUNITY FACILITIES (CF) TO MULTIPLE USE PLANNED
DEVELOPMENT (MUPD), TOTALING APPROXIMATELY 65.98 ACRES,
MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTY
FORMERLY KNOWN AS K PARK FROM COMMUNITY COMMERCIAL
(CC) TO MUPD, TOTALING APPROXIMATELY 5.3 ACRES, MORE OR
LESS; FOR A GRAND TOTAL 71.27-ACRES; PROVIDING A
CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND
PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wellington Council, as the governing body, pursuant to the authority vested in Chapter 163, Chapter 166, and Chapter 177, Florida Statutes, is authorized and empowered to consider changes to its Land Development Regulations (LDR), as adopted by Wellington, is authorized and empowered to consider petitions related to zoning and land development orders; and

WHEREAS, the Future Land Use Map designation for the subject property was recently changed to Mixed-Use by Ordinance No. 2025-04; and

WHEREAS, pursuant to Section 6.5.6.B of Wellington's LDR, the purpose and intent of a MUPD is to promote the use of a Planned Development District that has a unified design of mixed-uses within a single development; and

WHEREAS, the Zoning designation for the 65.98-acre property of CF is being changed to MUPD and the Zoning designation for the 5.3-acre property of CC is being changed to MUPD; and

WHEREAS, the proposed MUPD meets the purpose and intent of the Planned Development District Regulations, and is consistent with the property's Mixed Use Future Land Use Map (FLUM) designation; and

WHEREAS, the Planning, Zoning and Adjustment Board (PZAB) , with a __ to __ vote, recommended Council _____ of the Rezoning petition; and

WHEREAS, Wellington's Council has taken the recommendations from the Local Planning Agency and the comments from the public, along with the findings in the Staff Report, into consideration for the Zoning Map amendment that is the subject of this Ordinance; and

WHEREAS, the Council has determined that the proposed rezoning is consistent with Wellington's Comprehensive Plan Future Land Use Map and the Land Development Regulations.

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

SECTION 1: Wellington's Official Zoning Map is hereby amended to change the zoning designation for the 71.27-acre properties, known as Wellington Village (fka K Park), as legally described in Exhibit A, from CF to MUPD.

SECTION 2: The Manager is hereby directed to update the Official Zoning Map of Wellington, Florida, (Exhibit B) to designate the real property as described in Exhibit A as MUPD and to effectuate the purpose of this Ordinance.

SECTION 4: Should any section paragraph, sentence, clause, or phrase of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this ordinance as a whole or any portion or part thereof, other than the part to be declared invalid.

SECTION 5: Should any section, paragraph, sentence, clause, or phrase of this Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington Ordinance, Resolution, or Municipal Code provision; then in that event the provisions of this Ordinance shall prevail to the extent of such conflict.

SECTION 6: This ordinance shall become effective immediately upon adoption by the Wellington Council following second reading.

(The remainder of this page was intentionally left blank)

74 **PASSED** this __ day of _____, 2026, upon first reading.
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76 **PASSED AND ADOPTED** this __ day of _____ 2026, on second and final reading.
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78 **WELLINGTON**

79 **FOR** **AGAINST**
80

81 BY:

82 Michael J. Napoleone, Mayor

85 Tanya Siskind, Vice Mayor

88 John T. McGovern, Councilman

91 Maria Antuña, Councilwoman

94 Amanda Silvestri, Councilwoman

97 **ATTEST:**

100 BY:

101 Chevelle D. Hall, MMC, Village Clerk

103 **APPROVED AS TO FORM AND**
104 **LEGAL SUFFICIENCY**

108 BY:

109 Laurie Cohen, Village Attorney

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LEGAL DESCRIPTION
K PARK

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PARCEL 1 (FEE SIMPLE)

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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 CO. 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 13325/1198, 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 1716.01 FEET; THENCE SOUTH 86°54'06" 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 93210-

2519, SHEET 9 OF 27, REVISION DATE 02-01-96, THE PRECEDING FOUR (4) COURSES

ALSO BEING COINCIDENT WITH THE NORTH LINE OF THOSE LANDS DESCRIBED IN

OFFICIAL RECORD BOOK 13325, PAGE 1198 OF THE PUBLIC RECORDS OF PALM

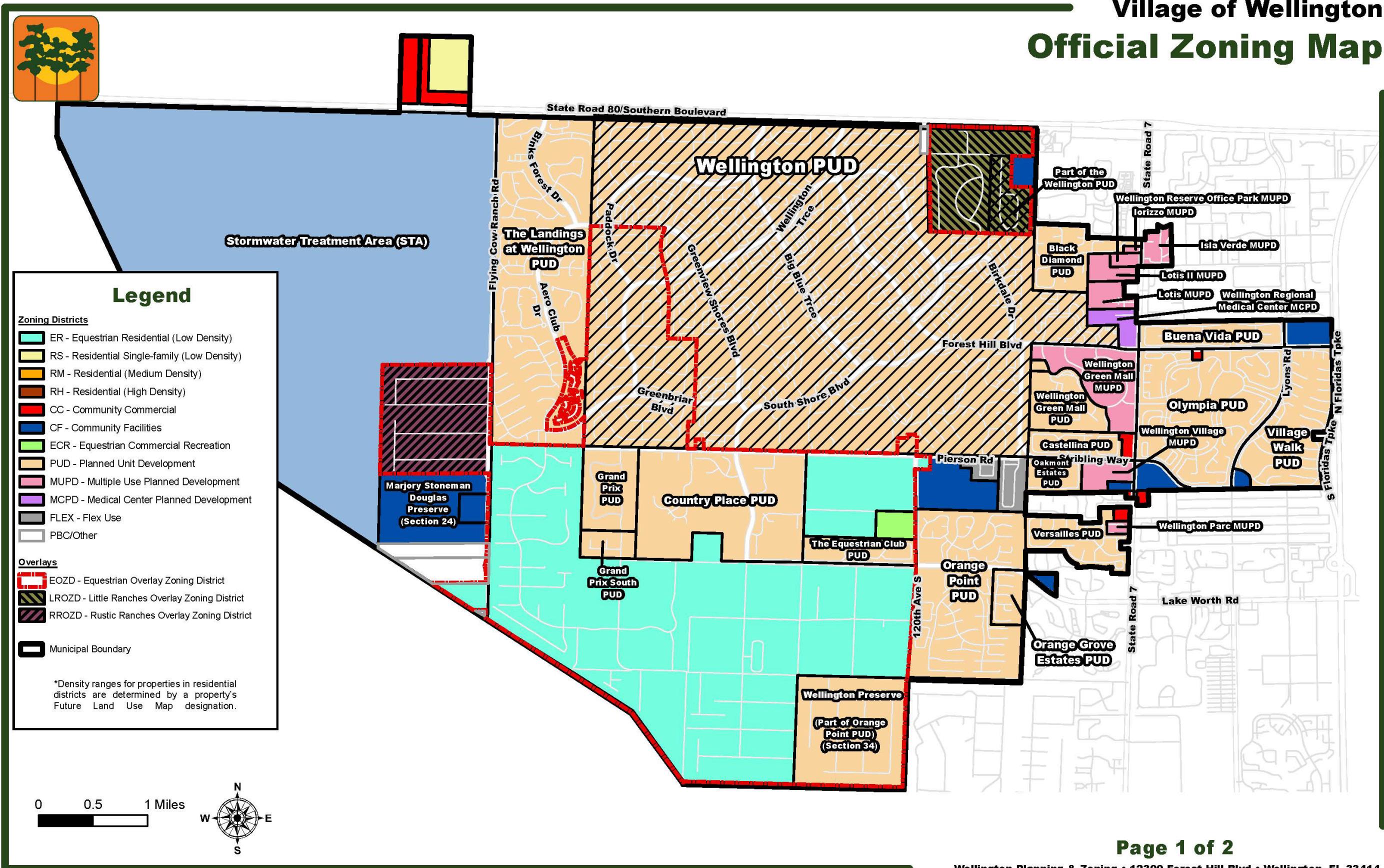
BEACH COUNTY, FLORIDA; THENCE SOUTH 01°53'57" WEST, ALONG SAID RIGHT-OF-

158 WAY LINE A DISTANCE OF 949.58 FEET; THENCE NORTH 88°05'50" WEST, DEPARTING
159 SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1142.41 FEET; THENCE SOUTH
160 01°07'58" EAST, A DISTANCE OF 415.00 FEET TO A POINT ON A LINE 86.00 FEET
161 NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH
162 LINE OF SAID TRACTS 5 AND 6, THE PRECEDING TWO (2) COURSES ALSO BEING
163 COINCIDENT WITH THE NORTH AND WEST LINES OF THOSE LANDS DESCRIBED IN
164 OFFICIAL RECORD BOOK 10931, PAGE 489 AND 492 OF THE PUBLIC RECORDS OF
165 PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°52'02" WEST, ALONG SAID
166 PARALLEL LINE, A DISTANCE OF 1270.71 FEET TO A POINT ON THE
167 AFOREMENTIONED WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF
168 SECTION 24 AND THE WEST LINE OF SAID BLOCK 26, PALM BEACH FARMS CO. PLAT
169 NO. 3; SAID LINE ALSO BEING COINCIDENT WITH THE WEST LINE OF THOSE LANDS
170 DESCRIBED IN OFFICIAL RECORD BOOK 13325, PAGE 1198 OF THE PUBLIC
171 RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°24'43" EAST,
172 ALONG SAID WEST LINE, A DISTANCE OF 1475.51 FEET TO THE POINT OF
173 BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY,
174 FLORIDA.

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176 PARCEL 2 (FEE SIMPLE):
177 TRACT C, OAKMONT ESTATES P.U.D., ACCORDING TO THE MAP OR PLAT THEREOF,
178 AS RECORDED IN PLAT BOOK 106, PAGE 2, OF THE PUBLIC RECORDS OF PALM
179 BEACH COUNTY, FLORIDA.

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181 PARCEL 3 (EASEMENT):
182 TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) FOR THE BENEFIT OF PARCEL 1
183 ABOVE AS SET FORTH AND CREATED BY THAT CERTAIN ROADWAY AND
184 MAINTENANCE EASEMENT BY AND BETWEEN NEW COMMUNITY CHURCH OF THE
185 PALM BEACHES, INC. AND HERBERT F. KAHLERT, PERSONAL REPRESENTATIVE OF
186 THE ESTATE OF HEINZ KAHLERT, AND KARL A. KAHLERT AND HERBERT F. KAHLERT,
187 AS CO-TRUSTEES UNDER TRUST A OF THE WILL OF FRITZ M. KAHLERT RECORDED
188 FEBRUARY 16, 1999 IN OFFICIAL RECORDS BOOK 10933, PAGE 1503, WHICH
189 EASEMENT WAS ASSIGNED TO ACME IMPROVEMENT DISTRICT, A DEPENDENT
190 SPECIAL DISTRICT EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA BY
191 ASSIGNMENT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 16026,
192 PAGE 462, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER, UNDER
193 AND ACROSS THE LANDS DESCRIBED THEREIN.

Village of Wellington Official Zoning Map



Village of Wellington

Official Zoning Map

