

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:

50
51 **SECTION 1:** Wellington's Official Zoning Map is hereby amended to change the zoning
52 designation for the 71.27-acre properties, known as Wellington Village (fka K Park), as legally
53 described in Exhibit A, from CF to MUPD.
54

55 **SECTION 2:** The Manager is hereby directed to update the Official Zoning Map of
56 Wellington, Florida, (Exhibit B) to designate the real property as described in Exhibit A as
57 MUPD and to effectuate the purpose of this Ordinance.
58

59 **SECTION 4:** Should any section paragraph, sentence, clause, or phrase of this
60 Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall
61 not affect the validity of this ordinance as a whole or any portion or part thereof, other than
62 the part to be declared invalid.
63

64 **SECTION 5:** Should any section, paragraph, sentence, clause, or phrase of this
65 Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington
66 Ordinance, Resolution, or Municipal Code provision; then in that event the provisions of this
67 Ordinance shall prevail to the extent of such conflict.
68

69 **SECTION 6:** This ordinance shall become effective immediately upon adoption by the
70 Wellington Council following second reading.
71
72

73 (The remainder of this page was intentionally left blank)

PASSED this ___ day of _____, 2026, upon first reading.

PASSED AND ADOPTED this _____ day of _____ 2026, on second and final reading.

WELLINGTON

FOR AGAINST

BY: _____	_____	_____
Michael J. Napoleone, Mayor		
_____	_____	_____
Tanya Siskind, Vice Mayor		
_____	_____	_____
John T. McGovern, Councilman		
_____	_____	_____
Maria Antuña, Councilwoman		
_____	_____	_____
Amanda Silvestri, Councilwoman		

ATTEST:

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

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: _____
Laurie Cohen, Village Attorney

110 **Exhibit A**

111 **LEGAL DESCRIPTION**
112 **K PARK**
113

114 PARCEL 1 (FEE SIMPLE)

115 PORTIONS OF TRACTS 1 THROUGH 8, IN BLOCK 26, OF PALM BEACH FARMS CO.
116 PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM
117 BEACH COUNTY, FLORIDA, AND THAT PART OF THE PALM BEACH FARMS CO. PLAT
118 NO. 3. ROADWAY NORTH OF TRACTS 1 TO 4 AND WEST OF TRACTS 4 AND 5, SAID
119 BLOCK 26, AS MORE FULLY DESCRIBED BELOW:

120
121 TRACTS 1 THROUGH 8. BLOCK 26, OF PALM BEACH FARMS CO. PLAT NO 3,
122 RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY,
123 FLORIDA,

124
125 LESS AND EXCEPT,

- 126
127 1. THE SOUTH 86 FEET OF SAID TRACTS 5 THROUGH 8 AND
128 2. THE RIGHT OF WAY FOR US 441. (STATE ROAD 7)
129 3. TEN ACRES, MORE OR LESS, DEEDED TO THE NEW COMMUNITY CHURCH OF THE
130 PALM BEACHES, AS RECORDED IN OFFICIAL RECORDS BOOK 10931, PAGE 489 AND
131 492.

132
133 ADD 4 ACRES OF PBF CO. ROADWAY NORTH OF TRACTS 1 TO 4 AND WEST OF
134 TRACTS 4 AND 5 ALL IN BLOCK 26, ORB 13325/1198, LESS THE SOUTH 86 FEET. ALSO
135 BEING DESCRIBED AS FOLLOWS: (THIS DESCRIPTION AUTHORIZED IN THE OFFICE
136 OF DENNIS J. LEAVY & ASSOCIATES, INC.)

137
138 A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
139 BEING A PORTION OF TRACTS 1 THROUGH 8 INCLUSIVE, BLOCK 26, PALM BEACH
140 FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC
141 RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY
142 DESCRIBED AS FOLLOWS:

143
144 COMMENCING AT THE NORTH ONE-QUARTER (1/4) CORNER OF SAID SECTION 24;
145 THENCE SOUTH 01°24'43" WEST, AS A BASIS OF BEARINGS, ALONG THE WEST LINE
146 OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 24, SAID LINE ALSO BEING
147 THE WEST LINE OF BLOCK 26, PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF
148 19.57 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°10'28" EAST, A
149 DISTANCE OF 1716.01 FEET; THENCE SOUTH 86°54'06" EAST, A DISTANCE OF 315.08
150 FEET; THENCE SOUTH 88°10'28" EAST A DISTANCE OF 330.50 FEET; THENCE SOUTH
151 43°08'16" EAST A DISTANCE OF 57.12 FEET TO A POINT ON THE WESTERLY RIGHT
152 OF-WAY LINE OF STATE ROAD #7 AND U.S. HIGHWAY #441, AS SHOWN ON THE
153 FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93210-
154 2519, SHEET 9 OF 27, REVISION DATE 02-01-96, THE PRECEDING FOUR (4) COURSES
155 ALSO BEING COINCIDENT WITH THE NORTH LINE OF THOSE LANDS DESCRIBED IN
156 OFFICIAL RECORD BOOK 13325, PAGE 1198 OF THE PUBLIC RECORDS OF PALM
157 BEACH COUNTY, FLORIDA; THENCE SOUTH 01°53'57" WEST, ALONG SAID RIGHT-OF-

WAY LINE A DISTANCE OF 949.58 FEET; THENCE NORTH 88°05'50" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1142.41 FEET; THENCE SOUTH 01°07'58" EAST, A DISTANCE OF 415.00 FEET TO A POINT ON A LINE 86.00 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF SAID TRACTS 5 AND 6, THE PRECEDING TWO (2) COURSES ALSO BEING COINCIDENT WITH THE NORTH AND WEST LINES 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 AFOREMENTIONED 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 COINCIDENT 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.

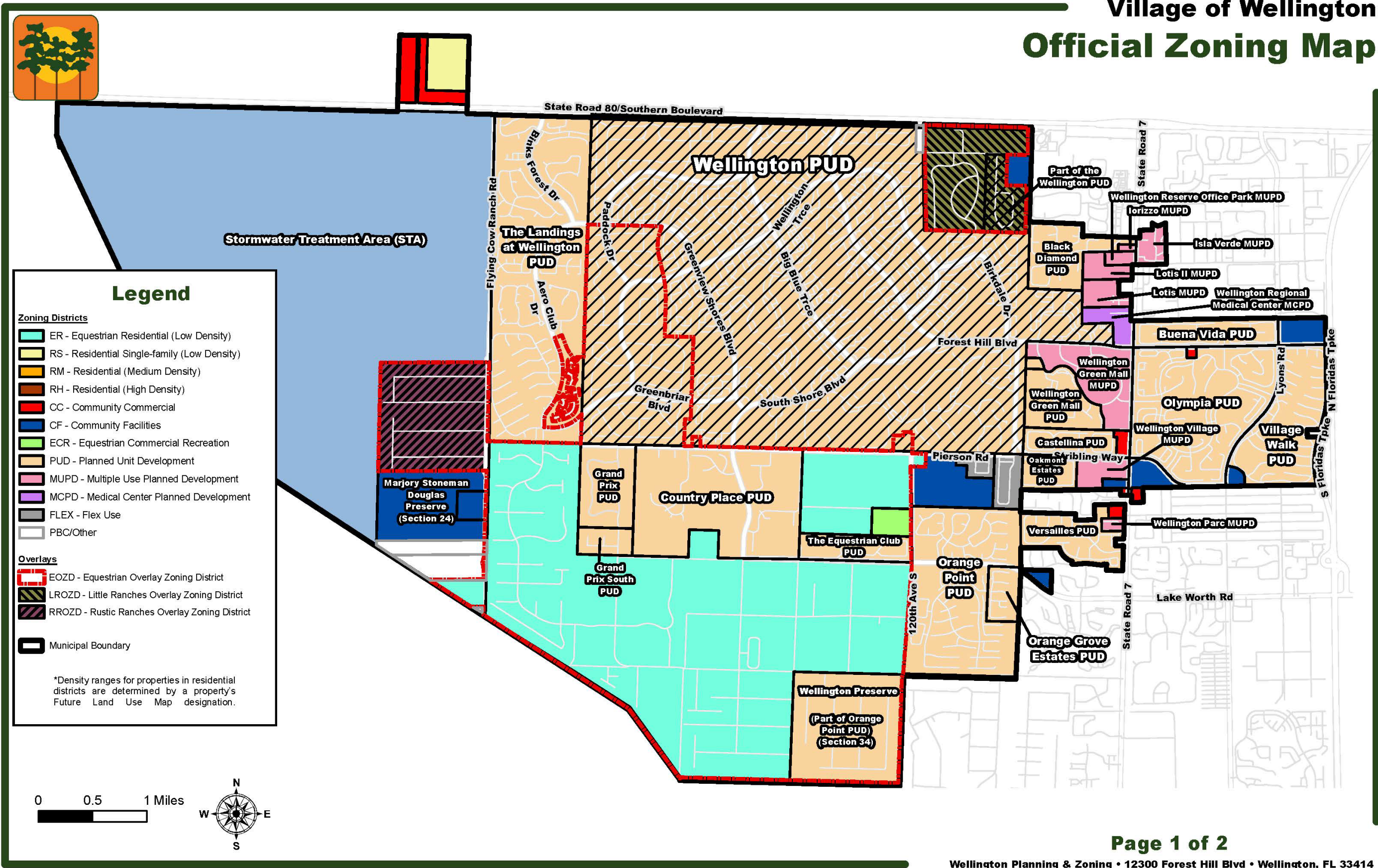
PARCEL 2 (FEE SIMPLE):

TRACT C, OAKMONT ESTATES P.U.D., ACCORDING TO THE MAP OR PLAT 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 EASEMENT(S) 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 ACME IMPROVEMENT DISTRICT, A DEPENDENT SPECIAL DISTRICT EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA BY ASSIGNMENT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 16026, PAGE 462, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

Village of Wellington
Official Zoning Map



Village of Wellington
Official Zoning Map

