

ORDINANCE NO. 2026-06

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2  
3 AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL,  
4 APPROVING A REZONING [PETITION NUMBER 2025-0003-REZ] BY  
5 AMENDING THE ZONING DESIGNATION FOR A PORTION OF  
6 CERTAIN PROPERTY, FORMERLY KNOWN AS K PARK, FROM  
7 COMMUNITY FACILITIES (CF) TO MULTIPLE USE PLANNED  
8 DEVELOPMENT (MUPD), TOTALING APPROXIMATELY 65.98 ACRES,  
9 MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTY,  
10 FORMERLY KNOWN AS K PARK, FROM COMMUNITY COMMERCIAL  
11 (CC) TO MUPD, TOTALING APPROXIMATELY 5.3 ACRES, MORE OR  
12 LESS, FOR A GRAND TOTAL 71.27-ACRES; PROVIDING A  
13 CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND  
14 PROVIDING AN EFFECTIVE DATE.  
15

16 WHEREAS, the Wellington Council, as the governing body, pursuant to the authority  
17 vested in Chapter 163, Chapter 166, and Chapter 177, Florida Statutes, is authorized and  
18 empowered to consider changes to its Land Development Regulations (LDR), as adopted by  
19 Wellington, is authorized and empowered to consider petitions related to zoning and land  
20 development orders; and  
21

22 WHEREAS, the Future Land Use Map designation for the subject property was  
23 recently changed to Mixed-Use by Ordinance No. 2025-04; and  
24

25 WHEREAS, pursuant to Section 6.5.6.B of Wellington's LDR, the purpose and intent  
26 of a MUPD is to promote the use of a Planned Development District that has a unified design  
27 of mixed-uses within a single development; and  
28

29 WHEREAS, the Zoning designation for the 65.98-acre property of CF is being  
30 changed to MUPD and the Zoning designation for the 5.3-acre property of CC is being  
31 changed to MUPD; and  
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33 WHEREAS, the proposed MUPD meets the purpose and intent of the Planned  
34 Development District Regulations, and is consistent with the property's Mixed Use Future  
35 Land Use Map (FLUM) designation; and  
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37 WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning  
38 Agency, after notice and public hearing on January 21, 2026, recommended approval of the  
39 Conditional Use application with a 7 - 0 vote; and  
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41 WHEREAS, Wellington's Council has taken the recommendations from the Local  
42 Planning Agency and the comments from the public, along with the findings in the Staff Report,  
43 into consideration for the Zoning Map amendment that is the subject of this Ordinance; and  
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45 WHEREAS, the Council has determined that the proposed rezoning is consistent with  
46 Wellington's Comprehensive Plan Future Land Use Map and the Land Development  
47 Regulations.  
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49 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON,  
50 FLORIDA, THAT:



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**PASSED** this 27<sup>th</sup> day of January, 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

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**Exhibit A**

**LEGAL DESCRIPTION**  
**K PARK**

PARCEL 1 (FEE 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 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:

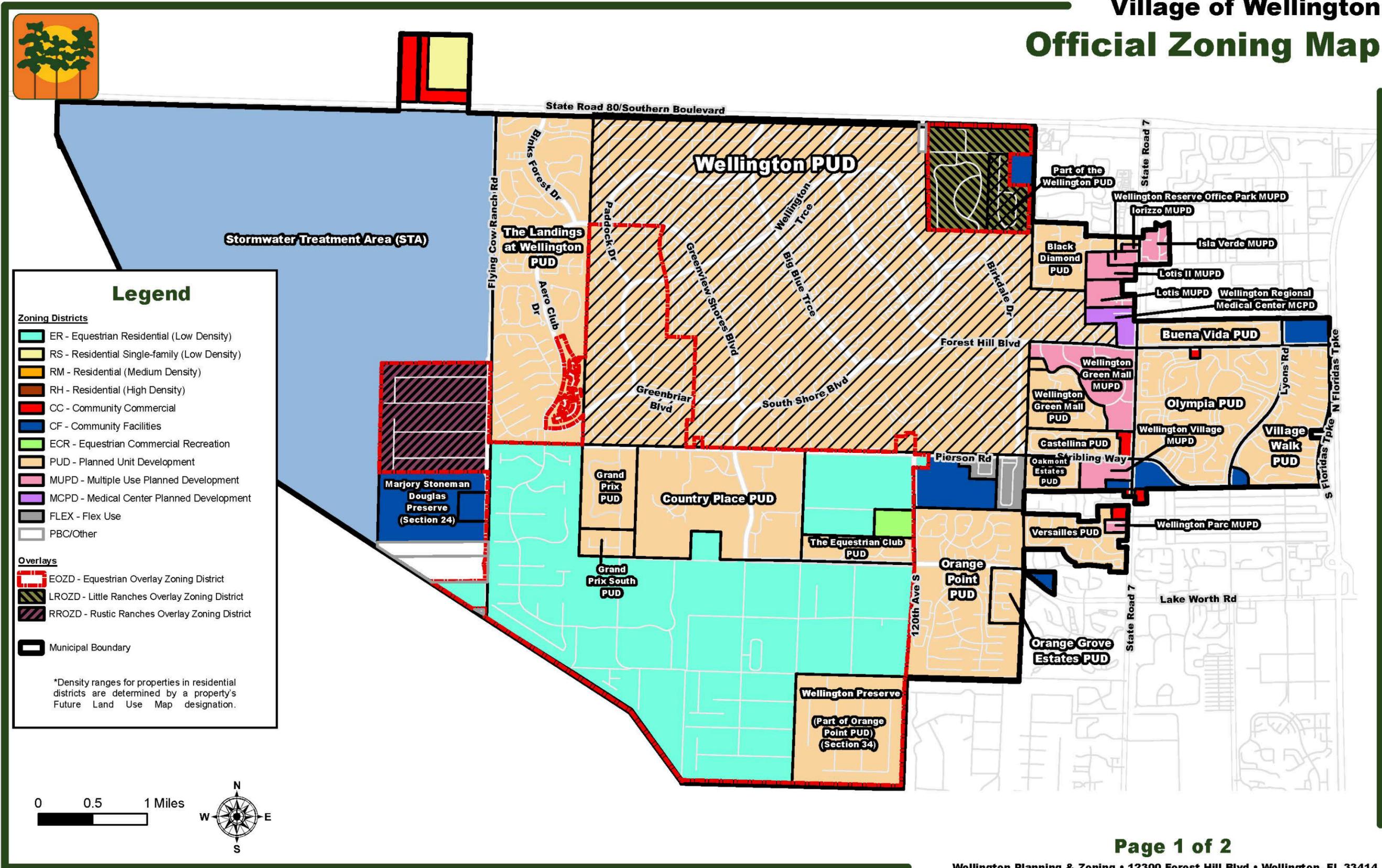
COMMENCING AT THE NORTH ONE-QUARTER (1/4) CORNER OF SAID SECTION 24; THENCE SOUTH 01°24'43" WEST, AS A BASIS OF BEARINGS, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 24, SAID LINE ALSO BEING THE WEST LINE OF BLOCK 26, PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 19.57 FEET TO THE 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-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

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

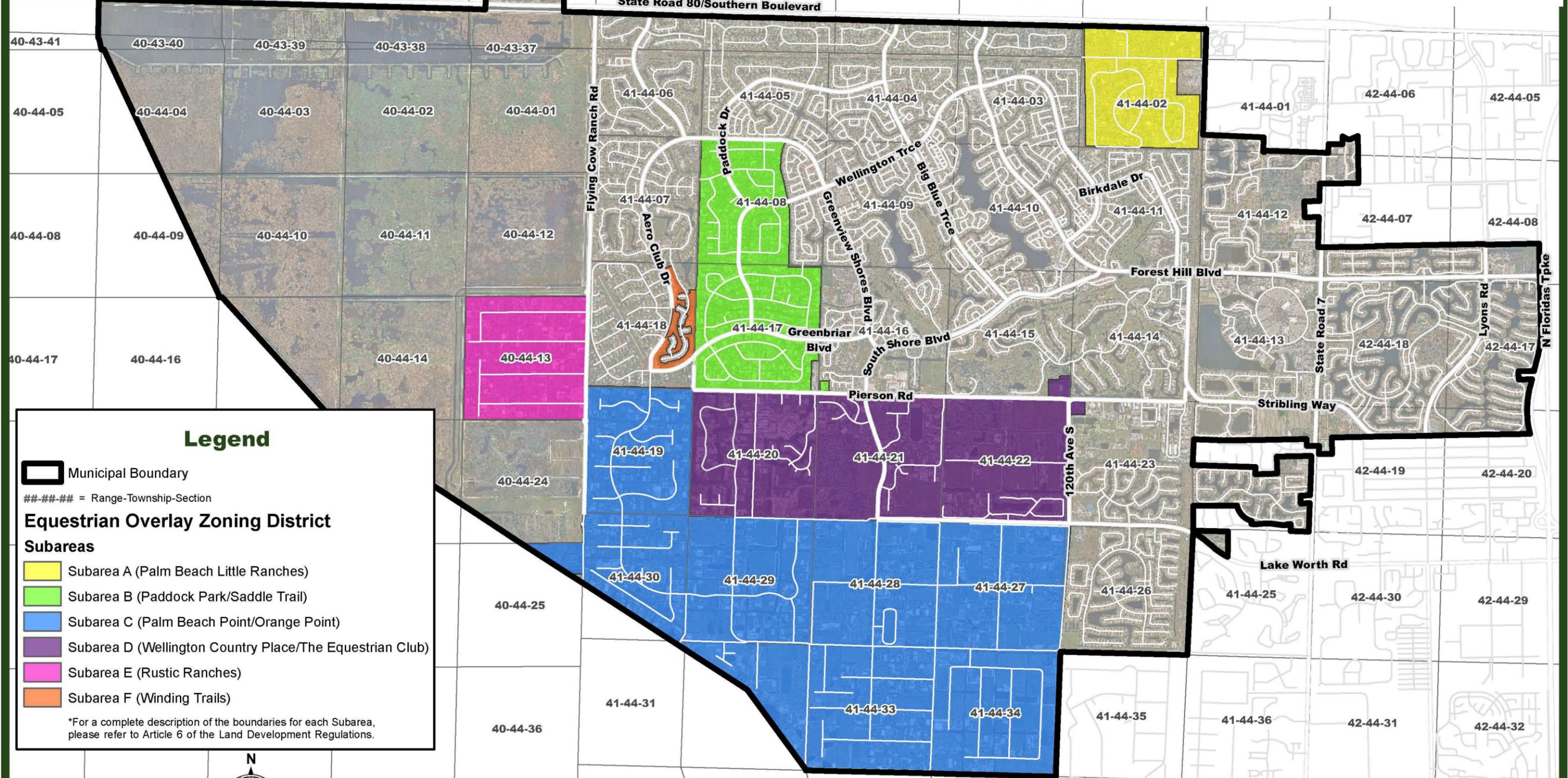
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177 PARCEL 2 (FEE SIMPLE):  
178 TRACT C, OAKMONT ESTATES P.U.D., ACCORDING TO THE MAP OR PLAT THEREOF,  
179 AS RECORDED IN PLAT BOOK 106, PAGE 2, OF THE PUBLIC RECORDS OF PALM  
180 BEACH COUNTY, FLORIDA.

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

# Village of Wellington Official Zoning Map



# Village of Wellington Official Zoning Map



**Legend**

- Municipal Boundary
- ###-###-### = Range-Township-Section

**Equestrian Overlay Zoning District**

**Subareas**

- Subarea A (Palm Beach Little Ranches)
- Subarea B (Paddock Park/Saddle Trail)
- Subarea C (Palm Beach Point/Orange Point)
- Subarea D (Wellington Country Place/The Equestrian Club)
- Subarea E (Rustic Ranches)
- Subarea F (Winding Trails)

\*For a complete description of the boundaries for each Subarea, please refer to Article 6 of the Land Development Regulations.

