

RESOLUTION NO. R2026-05

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL,
APPROVING A CONDITIONAL USE (PETITION 2025-0002-CU)
FOR CERTAIN PROPERTY FORMERLY KNOWN AS K
PARK, TOTALING APPROXIMATELY 71.27 ACRES, MORE
OR LESS, LOCATED ON THE SOUTHWEST CORNER OF
STIRLING WAY AND US441/SR7, AS MORE SPECIFICALLY
DESCRIBED HEREIN, TO ALLOW AN 180-ROOM HOTEL
WITHIN POD B OF WELLINGTON VILLAGE MUPD;
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 No. 2025-04; and

WHEREAS, the property owner has applied for a companion Rezoning (Ordinance No. 2026-06) and Master Plan Amendment applications (Resolution No. R2026-03) to change the Zoning designation to Multiple Use Planned Development (MUPD) and to adopt the Wellington Village MUPD Master Plan and Project Standards Manual; and

WHEREAS, the development program for Wellington Village MUPD includes an 180-room hotel within Pod B, which also requires a Conditional Use approval; and

WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on January 21, 2026, recommended _____ of the Conditional Use application with a _____ - _____ vote; and

WHEREAS, the Wellington Council has taken the recommendations of the Local Planning Agency, the Findings of Facts provided in the staff report, and the evidence and testimony presented by the Petitioner and other interested parties, and comments from the public into consideration when considering the proposed Conditional Use; and

WHEREAS, Wellington's Council has made the following Findings of Fact:

1. Environmental Considerations: There are no environmental issues or concerns.
2. Surrounding Use Considerations: The proposed hotel is centrally located on the 71.27-acre subject site and is compatible with the surrounding uses on-site and adjacent properties.

50

51 3. Public Facilities: The water, sanitary, sewer, and drainage systems meet the
52 code requirements. Adequate public facilities are available to serve the subject
53 site.

54

55 4. Concurrency: The project meets Wellington's Traffic Performance Standards
56 (TPS).

57

58 5. Comprehensive Plan: The use requested is consistent with Wellington's
59 Comprehensive Plan.

60

61 6. Land Development Regulations: The subject request is consistent with the
62 stated purposes and intent of the Land Development Regulations.

63

64 7. Development Pattern: The request will result in a logical development pattern
65 as it is located within a Mixed-Use development with other commercial and
66 residential uses.

67

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

70

71 **SECTION 1.** The Conditional Use to allow an 180-room hotel within Pod B of
72 Wellington Village MUPD (FKA K Park), as described in Exhibit A, is hereby
73 APPROVED subject to the following conditions of approval:

74

75 1. The hotel development regulations shall comply with the Wellington Village
76 Project Standards Manual adopted as part of Resolution No. R2026-03.
77 (PLANNING AND ZONING)

78

79 2. A Site Plan shall be required prior to the issuance of Land Development Permits.
80 (PLANNING AND ZONING)

81

82 3. Architectural Review Board approval is required prior to the issuance of building
83 permits for the elevations, colors, materials, signage, etc. (PLANNING AND
84 ZONING AND ENGINEERING)

85

86 4. The building shall not exceed 35 feet in height unless approved by Council.
87 (PLANNING AND ZONING)

88

89 5. Any accessory lounge within the hotel shall not exceed 25% of the gross floor
90 area of the hotel, exclusive of parking. (PLANNING AND ZONING)

91 **SECTION 2.** This Resolution shall become effective immediately upon
92 adoption.

93
94 **PASSED AND ADOPTED** this _____ day of _____ 2026.
95
96

97 **ATTEST:**

98 **WELLINGTON, FLORIDA**

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

101 BY: _____
102 Michael J. Napoleone, Mayor

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

105
106 BY: _____
107 Laurie Cohen, Village Attorney
108

Exhibit A – Legal Description of Pod B

109
110
111 ALL THAT PIECE AND PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-
112 QUARTER (1/4) OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM
113 BEACH COUNTY, FLORIDA, BEING PORTIONS OF TRACTS 1 THROUGH 3 AND 6
114 THROUGH 8, IN BLOCK 26, OF PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING
115 TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC
116 RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THAT PART OF SAID PALM
117 BEACH FARMS CO. PLAT NO. 3. ROADWAY NORTH OF TRACTS 1 THROUGH 3,
118 SAID BLOCK 26, AS MORE FULLY DESCRIBED IN OFFICIAL RECORD BOOK 13325
119 PAGE 1198, LESS THE SOUTH 86 FEET OF SAID ROADWAY AND TRACTS 4 & 5.
120 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
121
122 COMMENCING AT THE NORTH ONE-QUARTER (1/4) CORNER OF SAID SECTION
123 24; THENCE SOUTH 01°24'43" WEST, AS A BASIS OF BEARINGS, ALONG THE
124 WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 24, SAID
125 LINE ALSO BEING THE WEST LINE OF BLOCK 26, PALM BEACH FARMS CO. PLAT
126 NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK
127 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE
128 EAST LINE OF TRACT B, OAKMONT ESTATES P.U.D. ACCORDING TO THE MAP OR
129 PLAT THEREOF, RECORDED IN PLAT BOOK 106, PAGE 2, PUBLIC RECORDS OF
130 PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 19.57 FEET TO A POINT ON THE
131 NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 13325,
132 PAGE 1198, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
133
134 THENCE SOUTH 88°10'28" EAST, ALONG THE NORTH LINE OF THOSE LANDS
135 DESCRIBED IN OFFICIAL RECORD BOOK 13325, PAGE 1198, OF THE PUBLIC
136 RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1,041.05 FEET
137 TO THE POINT OF BEGINNING;
138
139 THENCE CONTINUING ALONG SAID NORTH LINE FOR THE FOLLOWING FOUR (4)
140 COURSES:
141
142 (1) SOUTH 88°10'28" EAST, A DISTANCE OF 674.96 FEET TO A POINT;
143 (2) THENCE SOUTH 86°54'18" EAST, A DISTANCE OF 315.00 FEET TO A POINT;
144 (3) THENCE SOUTH 88°10'40" EAST, A DISTANCE OF 330.42 FEET TO A POINT;
145 (4) THENCE SOUTH 43°08'16" EAST, A DISTANCE OF 57.12 FEET TO A POINT ON
146 THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 (STATE ROAD No. 7),
147 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-
148 WAY MAP, SECTION 93210-2519, SHEET 9 OF 27, REVISION DATE 02-01-96;
149
150 THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 01°53'57" WEST, A
151 DISTANCE OF 949.58 FEET TO THE NORTHEAST CORNER OF TRACT A, LIFE
152 COVENANT CHURCH WELLINGTON CAMPUS, ACCORDING TO THE MAP OR PLAT
153 THEREOF, RECORDED IN PLAT BOOK 115, PAGE 44, PUBLIC RECORDS OF PALM
154 BEACH COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID TRACT A,
155 NORTH 88°05'50" WEST, A DISTANCE OF 1,142.41 FEET TO THE NORTHWEST
156 CORNER OF SAID TRACT A;

157 THENCE DEPARTING THE NORTH LINE OF SAID TRACT A, NORTH 01°24'49" EAST,
158 A DISTANCE OF 265.78 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE
159 ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 511.00
160 FEET, THROUGH A CENTRAL ANGLE OF 42°48'55", FOR AN ARC LENGTH OF
161 381.85 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 00°51'34" EAST,
162 A DISTANCE OF 373.03 FEET TO A POINT OF REVERSE CURVATURE;
163
164 THENCE ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 289.00
165 FEET, THROUGH A CENTRAL ANGLE OF 04°41'19", FOR AN ARC LENGTH OF 23.65
166 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 19°55'21" EAST, A
167 DISTANCE OF 23.64 FEET TO A POINT OF COMPOUND CURVATURE;
168
169 THENCE ALONG A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 50.00
170 FEET, THROUGH A CENTRAL ANGLE OF 84°54'46", FOR AN ARC LENGTH OF 74.10
171 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 24°52'41" WEST, A
172 DISTANCE OF 67.50 FEET TO A POINT OF REVERSE CURVATURE;
173
174 THENCE ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 181.00
175 FEET, THROUGH A CENTRAL ANGLE OF 54°33'27", FOR AN ARC LENGTH OF
176 172.35 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 40°03'21" WEST,
177 A DISTANCE OF 165.91 FEET TO A POINT OF NON-TANGENCY;
178
179 THENCE NORTH 88°34'08" WEST, A DISTANCE OF 34.35 FEET TO A POINT;
180
181 THENCE NORTH 01°49'32" EAST, A DISTANCE OF 69.79 FEET TO A POINT;
182
183 THENCE NORTH 88°10'28" WEST, A DISTANCE OF 40.74 FEET TO A POINT;
184
185 THENCE NORTH 01°49'32" EAST, A DISTANCE OF 80.81 FEET TO THE POINT OF
186 BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY,
187 FLORIDA, CONTAINING 1,188,368 SQUARE FEET OR 27.281 ACRES, MORE OR
188 LESS.