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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 STRIBLING WAY AND US441/SR7, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO ALLOW AN 180-ROOM HOTEL WITHIN POD B OF WELLINGTON VILLAGE MUPD; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR SEVERABILITY; AND 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 approval of the Conditional Use application with a 7 - 0 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.

- 48 2. Surrounding Use Considerations: The proposed hotel is centrally located on the
49 71.27-acre subject site and is compatible with the surrounding uses on-site and
50 adjacent properties.
51
52 3. Public Facilities: The water, sanitary, sewer, and drainage systems meet the
53 code requirements. Adequate public facilities are available to serve the subject
54 site.
55
56 4. Concurrency: The project meets Wellington's Traffic Performance Standards
57 (TPS).
58
59 5. Comprehensive Plan: The use requested is consistent with Wellington's
60 Comprehensive Plan.
61
62 6. Land Development Regulations: The subject request is consistent with the
63 stated purposes and intent of the Land Development Regulations.
64
65 7. Development Pattern: The request will result in a logical development pattern
66 as it is located within a Mixed-Use development with other commercial and
67 residential uses.
68

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

71
72 **SECTION 1.** The Conditional Use to allow an 180-room hotel within Pod B of
73 Wellington Village MUPD (FKA K Park), as described in Exhibit A, is hereby
74 APPROVED subject to the following conditions of approval:
75

- 76 1. The hotel development regulations shall comply with the Wellington Village
77 Project Standards Manual adopted as part of Resolution No. R2026-03.
78 (PLANNING AND ZONING)
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80 2. A Site Plan shall be required prior to the issuance of Land Development Permits.
81 (PLANNING AND ZONING)
82
83 3. Architectural Review Board approval is required prior to the issuance of building
84 permits for the elevations, colors, materials, signage, etc. (PLANNING AND
85 ZONING AND ENGINEERING)
86
87 4. The building shall not exceed 35 feet in height unless approved by Council.
88 (PLANNING AND ZONING)
89
90 5. Any accessory lounge within the hotel shall not exceed 25% of the gross floor
91 area of the hotel, exclusive of parking. (PLANNING AND ZONING)

Exhibit A – Legal Description of Pod B

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ALL THAT PIECE AND PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING PORTIONS OF TRACTS 1 THROUGH 3 AND 6 THROUGH 8, IN BLOCK 26, OF PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THAT PART OF SAID PALM BEACH FARMSCO. PLAT NO. 3. ROADWAY NORTH OF TRACTS 1 THROUGH 3, SAID BLOCK 26, AS MORE FULLY DESCRIBED IN OFFICIAL RECORD BOOK 13325 PAGE 1198, LESS THE SOUTH 86 FEET OF SAID ROADWAY AND TRACTS 4 & 5. SAID PARCEL 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 (1/4) OF SAID SECTION 24, SAID LINE ALSO BEING THE WEST LINE OF BLOCK 26, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE EAST LINE OF TRACT B, OAKMONT ESTATES P.U.D. ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 106, PAGE 2, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 19.57 FEET TO A POINT ON 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 88°10'28" EAST, ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 13325, PAGE 1198, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1,041.05 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE FOR THE FOLLOWING FOUR (4) COURSES:

- (1) SOUTH 88°10'28" EAST, A DISTANCE OF 674.96 FEET TO A POINT;
- (2) THENCE SOUTH 86°54'18" EAST, A DISTANCE OF 315.00 FEET TO A POINT;
- (3) THENCE SOUTH 88°10'40" EAST, A DISTANCE OF 330.42 FEET TO A POINT;
- (4) THENCE SOUTH 43°08'16" EAST, A DISTANCE OF 57.12 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 (STATE ROAD No. 7), AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93210-2519, SHEET 9 OF 27, REVISION DATE 02-01-96;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 01°53'57" WEST, A DISTANCE OF 949.58 FEET TO THE NORTHEAST CORNER OF TRACT A, LIFE COVENANT CHURCH WELLINGTON CAMPUS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 115, PAGE 44, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID TRACT A, NORTH 88°05'50" WEST, A DISTANCE OF 1,142.41 FEET TO THE NORTHWEST CORNER OF SAID TRACT A;

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