ORDINANCE NO. 2025-04

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN (PETITION NUMBER 2025-0002-CPA) BY AMENDING THE FLUM DESIGNATION FOR A PORTION OF CERTAIN PROPERTY KNOWN AS K PARK FROM COMMUNITY FACILITIES TO MIXED USE, TOTALING APPROXIMATELY 65.98 ACRES, MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTY KNOWN AS K PARK FROM COMMERCIAL TO MIXED USE, TOTALING APPROXIMATELY 5.3 ACRES, MORE OR LESS; FOR A GRAND TOTAL OF 71.28 ACRES LOCATED ON THE SOUTHWEST CORNER OF STRIBLING WAY AND US441/SR7, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Wellington's Council, pursuant to the authority granted in Chapter 163 of the Florida Statutes, is authorized and empowered to consider and make changes to its Comprehensive Plan; and

WHEREAS, on January 14, 2025, Wellington executed a Purchase and Sale Agreement with Wellington Property Owner, LLC (Related Ross) and Founders Acreage Wellington, LLC (Education in Motion) to purchase K Park upon receiving entitlements for a mixed-use development; and

WHEREAS, a Comprehensive Plan Amendment is required to amend the Future Land Use Map designation of the entire property to Mixed Use to allow for the development of the property as proposed by Related Ross; and

WHEREAS, the Planning, Zoning & Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on February 19, 2025, recommended _____with a ___ - ____ vote; and

WHEREAS, the Council has taken the recommendations from the Local Planning Agency, the Findings of Fact from Wellington staff, and the comments from the public into consideration when considering the amendments to the Comprehensive Plan Future Land Use Map that are the subject of this Ordinance; and

WHEREAS, Wellington's Council, after notice and public hearing, voted (_ to__) to transmit this proposed amendment to the Florida Department of Commerce in compliance with applicable provisions of the Florida Statutes governing amendments of Local Comprehensive Plans.

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

SECTION 1: The Wellington Comprehensive Plan Future Land Use Map designation for the properties legally described in Exhibit "A", is hereby designated as Mixed Use.

SECTION 2: The Manager is hereby authorized and directed to transmit this Comprehensive Plan amendment to the Florida Department of Commerce pursuant to Chapter 163, Florida Statutes.

SECTION 3: The Manager is hereby directed to amend the Wellington Comprehensive Plan Future Land Use Map (Exhibit "B") to include the site-specific designation for the property described in Exhibit "A," including an adopted date and ordinance number pursuant to the requirements of Chapter 163, Florida Statutes.

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: The effective date of this Comprehensive Plan Amendment shall be 31 days after adoption by Wellington's Council if there has not been a compliance challenge with the Division of Administrative Hearings. If the ordinance is challenged within 30 days after adoption, the ordinance shall not become effective until the State Land Planning Agency or the Administrative Commission, respectively, issues a final order determining the amendment to be compliant.

(The remainder of this page is left blank intentionally)

PASSED this _____ day of _____, 2025 on first reading.

PASSED AND ADOPTED this ____ day of _____, 2025, on second and final reading.

WELLINGTON

	FOR	**AGAINST**
BY:_____ Michael J. Napoleone, Mayor	_____	_____
_____ John T. McGovern, Vice Mayor	_____	_____
_____ Tanya Siskind, Councilwoman	_____	_____
_____ 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

Exhibit A – Legal Description

PARCEL 1:

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 ROOD 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.)

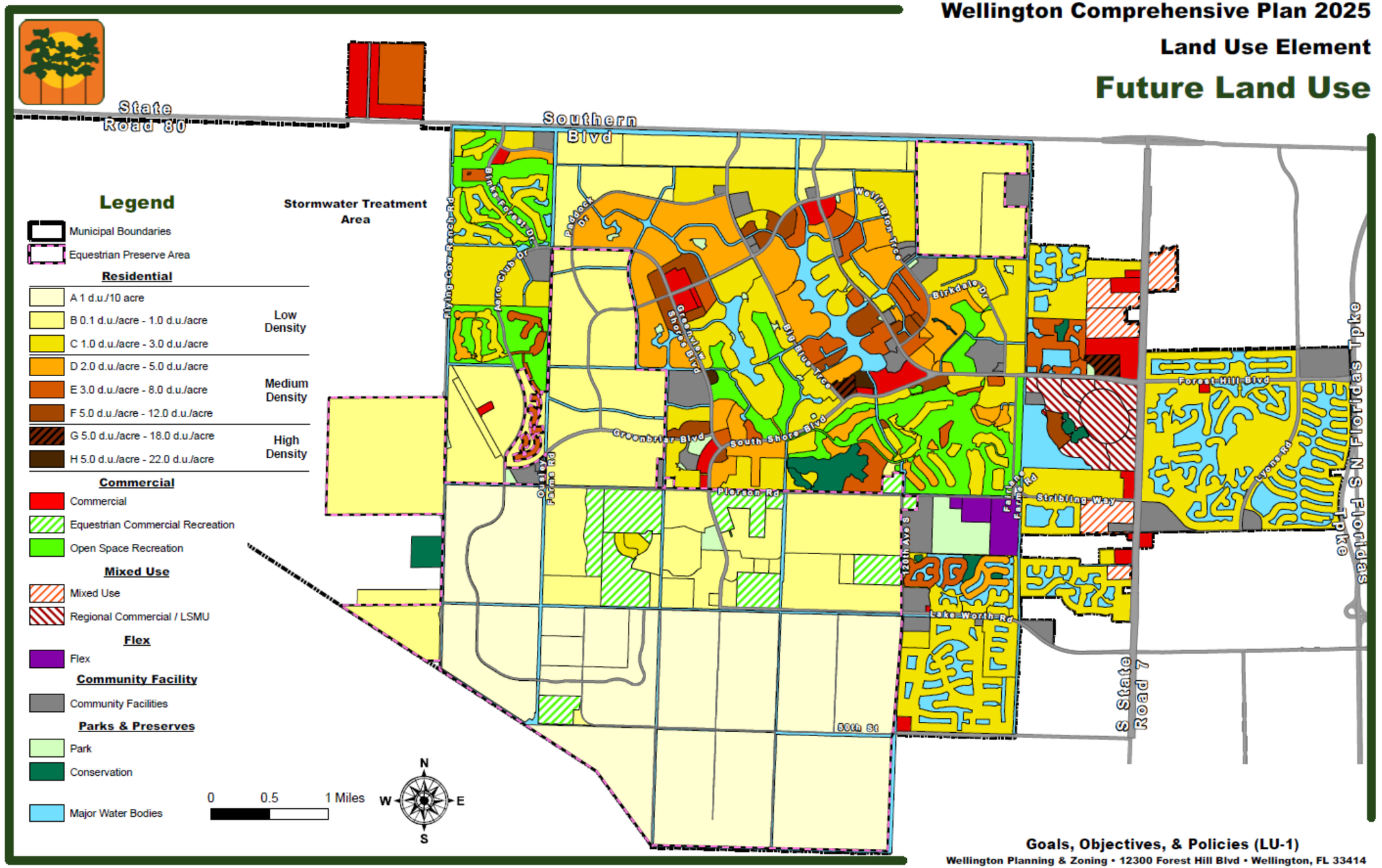
A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEING A PORTION OF TRACTS 1 THROUGH 8 INCLUSIVE, BLOCK 26, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER (1/4) CORNER OF SAID SECTION 24; THENCE S.01°24'43"W., 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 S.88°10'28"E., A DISTANCE OF 1716.01 FEET; THENCE S.86°54'06"E., A DISTANCE OF 315.08 FEET; THENCE S.88°10'28"E. A DISTANCE OF 330.50 FEET; THENCE S.43°08'16"E. 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 S.01°53'57"W., ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 949.58 FEET; THENCE N.88°05'50"W., DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1142.41 FEET; THENCE S.01°07'58"E., 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 S.88°52'02"W, 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 N .01°24'43"E., 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:

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


Wellington Comprehensive Plan 2025
Land Use Element
Future Land Use
State Road 80
Southern Blvd
Legend
Municipal Boundaries
Equestrian Preserve Area
Residential
A 1 d.u./10 acre
B 0.1 d.u./acre - 1.0 d.u./acre
C 1.0 d.u./acre - 3.0 d.u./acre
D 2.0 d.u./acre - 5.0 d.u./acre
E 3.0 d.u./acre - 8.0 d.u./acre
F 5.0 d.u./acre - 12.0 d.u./acre
G 5.0 d.u./acre - 18.0 d.u./acre
H 5.0 d.u./acre - 22.0 d.u./acre
Low Density
Medium Density
High Density
Commercial
Commercial
Equestrian Commercial Recreation
Open Space Recreation
Mixed Use
Mixed Use
Regional Commercial / LSMU
Flex
Flex
Community Facility
Community Facilities
Parks & Preserves
Park
Conservation
Major Water Bodies
Stormwater Treatment Area
0 0.5 1 Miles
N
S
E
W
Flying Cow Ranch Rd
Bull Feather Dr
Paddock Dr
Wellington Trce
Aero Club Dr
Birkdale Dr
Greenview Shores Blvd
Big Blue Trce
Forest Hill Blvd
Greenbriar Blvd
South Shore Blvd
Pierson Rd
Okeechobee Blvd
Fairlane Farms Rd
Stribling Way
Lyons Rd
S Florida's Turnpike
120th Ave S
Lake Worth Rd
50th St
S State Road 7
Goals, Objectives, & Policies (LU-1)
Wellington Planning & Zoning • 12300 Forest Hill Blvd • Wellington, FL 33414
• 561.791.4000 • www.wellingtonfl.gov