

MUPD DATA

Exhibit F Wellington Village MUPD Master Plan

PETITION NO.: 2025-0001.MP

GROSS SITE AREA: 3,104,656 S.F. ± / 71.27 ACRES ±

FUTURE LAND USE: MIXED USE (MU)

EXISTING ZONING DISTRICT: C & CF

PROPOSED ZONING DISTRICT: MUPD

PCN(S): 73-42-43-27-05-026-0011
73-41-44-24-06-003-0000

EXISTING USE: AGRICULTURE & VACANT

PROPOSED USES: HOTEL (CONDITIONAL USE)
SCHOOL (CONDITIONAL USE)
MULTI-FAMILY RESIDENTIAL (PERMITTED)
OFFICE, PROFESSIONAL (PERMITTED)
COMMERCIAL MIXED-USE (PERMITTED)

GROSS LAKE AREA : 6.33 AC. (WATER SURFACE)

DEVELOPMENT SUMMARY			
RESIDENTIAL		UNITS	GFA
MULTI-FAMILY	PHASE 1 - 15 UNITS		30,000 SF
	PHASE 2 - 200 UNITS		300,000 SF
TOTAL		215 UNITS	330,000 SF
NON-RESIDENTIAL		INTENSITY / GFA	
HOTEL		180 ROOMS / 175,000 SF	
OFFICE		75,000 SF	
RETAIL		210,000 SF	
RESTAURANT		105,000 SF	
SCHOOL		1,750 STUDENTS / 405,000 SF	
TOTAL		970,000 SF	
GROSS FLOOR AREA:		UP TO 1,300,000 SF	
PROPOSED FAR:		0.42 FAR	
RESIDENTIAL DENSITY:		3.02 DU / AC. (215 UNITS / 71.27 AC)	
NUMBER OF RESIDENTS:		604 RESIDENTS (2.81 RESIDENTS / UNIT)	

LAND USE ALLOCATION TABLE			
LAND USE		LAND USE ACREAGE (%)	PROPOSED USE MAX. INTENSITY ** / DENSITY
POD A	INSTITUTIONAL	41.49 AC. * (58%)	SCHOOL: 1,750 STUDENTS / 405,000 SF
			RETAIL: 210,000 SF RESTAURANT: 105,000 SF (PLUS OUTDOOR DINING: 20,000 SF)
POD B	COMMERCIAL	22.22 AC. * (31%)	HOTEL: 180 ROOMS / 175,000 SF
			OFFICE: 75,000 SF
	RESIDENTIAL		MULTI-FAMILY: 215 UNITS / 330,000 SF
POD O	OPEN SPACE	3.23 AC. (5%)	POD B LAKE, PUBLIC USE LAKE TRAIL
MUNICIPAL POD	UTILITY	0.19 AC. *	VILLAGE OF WELLINGTON LIFT STATION
BUFFER POD A		1.96 AC. (3%)	
BUFFER POD B		1.58 AC. (2%)	
BUFFER MUNICIPAL POD		0.03 AC.	
R/W DEDICATION POD A		0.31 AC.	
R/W DEDICATION POD B		0.25 AC.	
R/W DEDICATION MUNICIPAL POD		0.01 AC.	
TOTAL ACREAGE		71.27 AC. (100%)	

MUPD LEGAL DESCRIPTION

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 3, 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 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, DECEDED 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 13325/1186, 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 178.01 FEET; THENCE SOUTH 88°54'00" 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 02/01/86, THE PRECEDING TWO (2) COURSES ALSO BEING CONSIDERED WITH THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 13325, PAGE 1196 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 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 CONSIDERED 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 CONSIDERED WITH THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 13325, PAGE 1196 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 EASEMENTS) 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, 1969 IN OFFICIAL RECORDS BOOK 10933, PAGE 1033, 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.

LOCATION MAP



urban design studio

Urban Design
Land Planning
Landscape Architecture

610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsfllorida.com
#LA0001739

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DEVELOPMENT TEAM

APPLICANT: RELATED ROSS
EDUCATION IN MOTION

SURVEYOR & CIVIL ENGINEER: LANGAN
525 Okeechobee Blvd., Ste. 910
West Palm Beach, FL 33401
561.473.8350

PLANNER: URBAN DESIGN STUDIO
610 Clematis St., Ste. CU02
West Palm Beach, FL 33401
561.366.1100

TRAFFIC ENGINEER: SIMMONS & WHITE
2581 Metrocentre Blvd. West, Ste. 3
West Palm Beach, FL 33407
561.478.7848

ARCHITECT: ELKUS MANFREDI ARCHITECTS
25 Drydock Ave.
Boston, Massachusetts
617.368.3395

MASTER PLAN LEGEND

AC. = ACRES
BLDG. = BUILDING
E.O.W. = EDGE OF WATER
GFA = GROSS FLOOR AREA
PG. = PAGE
O.R.B. = OFFICIAL RECORD BOOK
L.B. = LANDSCAPE BUFFER
L.M.E. = LAKE MAINTENANCE EASEMENT
MIN. = MINIMUM
S.B. = SETBACK
S.F. = SQUARE FEET
R. = RADIUS
RW. = RIGHT OF WAY
T.O.B. = TOP OF BANK
T.B.A. = TO BE ABANDONED
T.R. = TO REMAIN
TYP. = TYPICAL
U.T.P. = UTILITY EASEMENT

NOTES:

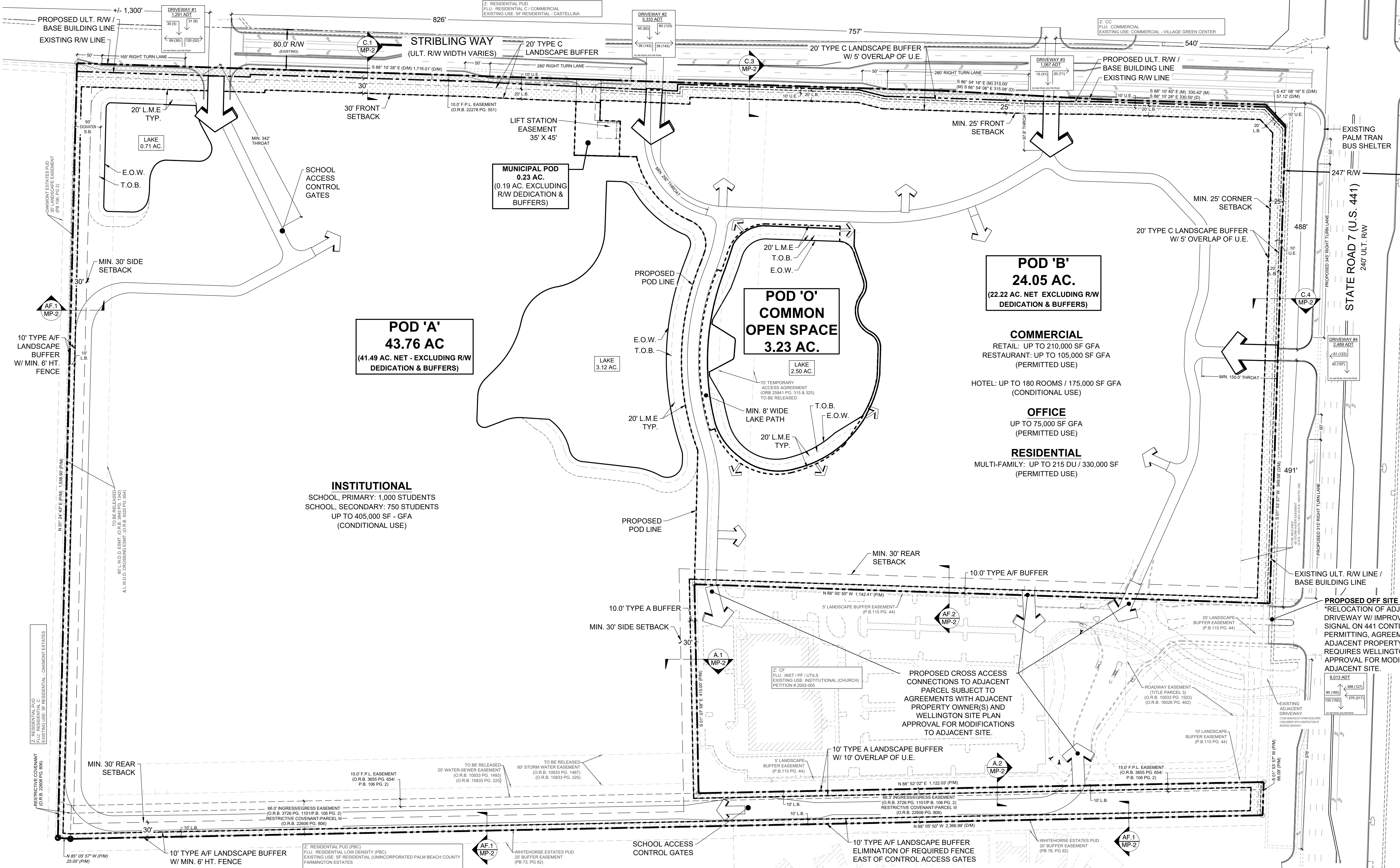
- POD LINES ARE NOT LOT LINES AND DO NOT REPRESENT SUBDIVISION LINES.
- BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A BOUNDARY SURVEY PREPARED BY LANGAN DATED 2025.04.22

ZONING STAMPS:

Date: May 16, 2025
Project No.: 24-080.001
Designed By:
Drawn By: MLC
Checked By:

Revision Dates:
2025.05.16: REZONING SUBMITTAL
2025.08.18: RESUBMITTAL #1
2025.09.29: RESUBMITTAL #2
2025.11.17: RESUBMITTAL #3
2025.12.16: RESUBMITTAL #4

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of 2



K Park MUPD
Wellington, Florida
Master Plan

