

ORDINANCE NO. 2026-04

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN (PETITION NUMBER 2025-0004-CPA) BY AMENDING THE FLUM DESIGNATION FOR CERTAIN REAL PROPERTY TOTALING 446.14+/- ACRES, FROM PALM BEACH COUNTY LOW RESIDENTIAL – 2 (PBC LR-2) TO WELLINGTON RESIDENTIAL C (1.01 – 3.0 DU/AC) LOCATED APPROXIMATELY 1.75 MILES WEST OF THE SEMINOLE PRATT WHITNEY ROAD AND STATE ROAD 80 INTERSECTION, IN PALM BEACH COUNTY, 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 to it in Chapter 163 of the Florida Statutes, is authorized and empowered to consider and make changes to its Comprehensive Plan; and

WHEREAS, Wellington adopted Ordinance No. 2026-03 on _____, which approved the uniform method ("involuntary") annexation of the subject properties into Wellington municipal boundaries; and

WHEREAS, under the provisions of Chapter 171 of Florida Statutes, the future land use map designations for an annexed property remain under the sending jurisdiction (Palm Beach County) until the annexing jurisdiction (Wellington) adds the annexed area onto its Future Land Use maps; and

WHEREAS, the Planning, Zoning & Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on January 12, 2026, recommended approval with a ____ - ____ vote; and

WHEREAS, the Council has taken the recommendations from the Local Planning Agency, Wellington staff, and the comments from the public into consideration when considering the amendments to the Comprehensive Plan Map that are subject to 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:

48 **SECTION 1:** The Wellington Comprehensive Plan Future Land Use Map designation
49 for the properties legally described herein in Exhibit "A" is hereby designated as Residential C
50 (1.01 – 3.0 du/ac).
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52 **SECTION 2:** The Manager is hereby authorized and directed to transmit this
53 Comprehensive Plan amendment to the Florida Department of Commerce pursuant to Chapter
54 163, Florida Statutes.
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56 **SECTION 3:** The Manager is hereby directed to amend the Wellington Comprehensive
57 Plan Future Land Use Map (Exhibit "B") to include the site-specific designation for the property
58 as described in Exhibit "A," including an adopted date and ordinance number in accordance
59 with this ordinance and pursuant to the requirements of Chapter 163, Florida Statutes.
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61 **SECTION 4:** Should any section, paragraph, sentence, clause, or phrase of this
62 Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall
63 not affect the validity of this ordinance as a whole or any portion or part thereof, other than the
64 part to be declared invalid.
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66 **SECTION 5:** Should any section, paragraph, sentence, clause, or phrase of this
67 Ordinance conflict with any section, paragraph, clause, or phrase of any prior Wellington
68 Ordinance, Resolution, or Municipal Code provision; then in that event the provisions of this
69 Ordinance shall prevail to the extent of such conflict.
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71 **SECTION 6:** The effective date of this Comprehensive Plan Amendment shall be 31
72 days after adoption by Wellington's Council if there has not been a compliance challenge with
73 the Division of Administrative Hearings. If the ordinance is challenged within 30 days after
74 adoption, the ordinance shall not become effective until the state land planning agency or the
75 Administrative Commission, respectively, issues a final order determining the amendment to
76 be in compliance.
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PASSED this _____ day of _____, 2026 on 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

Exhibit A
Legal Descriptions

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 27 AND 34, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH 89°08'03" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 2,295.07 FEET; THENCE SOUTH 01°02'36" WEST, A DISTANCE OF 1,660.72 FEET TO A LINE PARALLEL WITH AND 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, THENCE NORTH 89°08'03" WEST, A DISTANCE OF 1063.98 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 01°02'39" WEST, A DISTANCE OF 6,997.63 FEET TO POINT ON THE NORTH RIGHT-OF-WAY LINE FOR STATE ROAD 80 (SOUTHERN BOULEVARD) AS SHOWN ON THE STATE OF FLORIDA RIGHT-OF-WAY MAP SECTION 93120-2515, DATED MAY, 1984; THENCE NORTH 88°24'56" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,091.00 FEET TO THE SOUTHEAST CORNER OF ARDEN P.U.D. PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGE 32, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°02'36" EAST, ALONG THE EAST LINE OF SAID ARDEN P.U.D. PLAT 1, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 34 AND 780.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 3,362.44 FEET; THENCE NORTH 01°02'42" EAST, ALONG THE EAST LINE OF SAID ARDEN P.U.D. PLAT 1, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 27 AND 780.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 3,621.53 FEET; THENCE SOUTH 89°08'03" EAST, ALONG A LINE 1660.71 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1090.94 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LYING IN SECTIONS 22 AND 27, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27, THENCE SOUTH 44°04'57" EAST, ALONG THE SOUTHWESTERLY LINE OF DEER RUN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 39, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 311.14 FEET TO THE WEST LINE OF THE PLAT OF FOX TRAIL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162, INCLUSIVE, OF THE SAID PUBLIC RECORDS; THENCE SOUTH 00°58'44" WEST, ALONG SAID LINE, A DISTANCE OF 383.46 FEET TO A POINT ON A LINE

177 PARALLEL WITH AND 603.47 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES
178 TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST, ALONG
179 SAID LINE, A DISTANCE OF 2,516.83 FEET TO A POINT ON A LINE PARALLEL WITH AND
180 2934.91 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE
181 OF SAID SECTION 27; THENCE, SOUTH 01°05'36" WEST, ALONG SAID LINE, A
182 DISTANCE OF 1,057.25 FEET TO A POINT ON A LINE PARALLEL WITH AND 1660.71
183 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF
184 SAID SECTION 27; THENCE, NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE
185 OF 1,077.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°04'57"
186 WEST, ALONG SAID LINE, A DISTANCE OF 1,077.08 FEET; THENCE NORTH 01°05'36"
187 EAST, ALONG A LINE PARALLEL WITH AND 780.00 FEET EASTERLY OF AS MEASURED
188 AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 1,667.99
189 FEET; THENCE, NORTH 00°19'35" WEST, ALONG A LINE PARALLEL WITH AND 780.00
190 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID
191 SECTION 22, A DISTANCE OF 352.81 FEET TO THE SOUTH LINE OF SAID PLAT OF
192 DEER RUN; THENCE SOUTH 89°04'57" EAST, ALONG SAID LINE, A DISTANCE OF
193 1,085.82 FEET; THENCE SOUTH 01°05'36" WEST, A DISTANCE OF 2,020.72 FEET TO
194 THE POINT OF BEGINNING.

195 PARCEL 3:

196 A PARCEL OF LAND LYING IN SECTION 27 AND 34, TOWNSHIP 43 SOUTH, RANGE 40
197 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS
198 FOLLOWS:

199 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH
200 89°08'03 WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF
201 2,295.07 FEET; THENCE SOUTH 01°02'36" WEST, A DISTANCE OF 1,660.72 FEET TO A
202 LINE PARALLEL WITH AND 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT
203 ANGLES TO, THE NORTH LINE OF SAID SECTION 27, SAID POINT ALSO BEING THE
204 POINT OF BEGINNING; THENCE CONTINUE

205 SOUTH 01°02'36" WEST, A DISTANCE OF 7,010.97 FEET TO A POINT ON THE NORTH
206 RIGHT OF WAY LINE FOR STATE ROAD 80 (SOUTHERN BLVD.) AS SHOWN ON STATE
207 OF FLORIDA RIGHT OF WAY MAP SECTION 93120- 2515, DATED MAY, 1984; THENCE
208 NORTH 88°24'56" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1,064.13
209 FEET; THENCE NORTH 01°02'39" EAST, A DISTANCE OF 6,997.63 FEET; THENCE
210 SOUTH 89°08'03 EAST ALONG A LINE 1,660.71 FEET SOUTH OF, AS MEASURED AT
211 RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1,063.98
212 FEET TO THE POINT OF BEGINNING.

213 PARCEL 4:

214 A PARCEL OF LAND LYING IN SECTIONS 22 AND 27, TOWNSHIP 43 SOUTH, RANGE 40
215 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY

216 DESCRIBED AS FOLLOWS:

217 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH
218 44°04'57" EAST, ALONG THE SOUTHWESTERLY LINE OF DEER RUN, ACCORDING TO
219 THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH
220 39, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE
221 OF 311.14 FEET TO THE WEST LINE OF THE PLAT OF FOX TRAIL, ACCORDING TO THE
222 MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162,
223 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

224 THENCE SOUTH 00°58'44" WEST, ALONG SAID LINE, A DISTANCE OF 383.46 FEET TO A
225 POINT ON A LINE PARALLEL WITH AND 603.47 FEET SOUTHERLY OF, AS MEASURED
226 AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH
227 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 2516.83 FEET TO A POINT ON A
228 LINE PARALLEL WITH AND 2934.91 FEET EASTERLY OF, AS MEASURED AT RIGHT
229 ANGLES TO, THE WEST LINE OF SAID SECTION 27; SAID POINT ALSO BEING THE
230 POINT OF BEGINNING; THENCE, SOUTH 01°05'36" WEST, ALONG SAID LINE, A
231 DISTANCE OF 1057.25 FEET TO A POINT ON A LINE PARALLEL WITH AND 1660.71 FEET
232 SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID
233 SECTION 27; THENCE, NORTH 89°04'57" WEST,

234 ALONG SAID LINE, A DISTANCE OF 1077.84 FEET TO A POINT ON A LINE PARALLEL
235 WITH AND 1857.07 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE
236 WEST LINE OF SAID SECTION 27; THENCE NORTH 01°05'36" EAST, ALONG SAID LINE,
237 A DISTANCE OF 2020.72 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN;
238 THENCE, SOUTH 89°04'57" EAST, ALONG SAID LINE, A DISTANCE OF 1077.84 FEET;
239 THENCE, SOUTH

240 01°05'36" WEST, A DISTANCE OF 963.47 FEET TO THE POINT OF BEGINNING.

241 PARCELS 1, 2, 3 AND 4 DESCRIBED ABOVE IS ALSO KNOWN AS THE FOLLOWING:

242 A PARCEL OF LAND LYING IN SECTION 22, 27 AND 34, TOWNSHIP 43 SOUTH, RANGE
243 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED
244 AS FOLLOWS:

245 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE SOUTH
246 89° 08' 03" EAST ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 780.00
247 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE
248 NORTH 00° 33' 09" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE
249 WEST LINE OF SAID SECTION 22 A DISTANCE OF 360.01 FEET TO A POINT ON THE
250 SOUTH LINE OF DEER RUN, PLAT BOOK 35, PAGE 34, PUBLIC RECORDS, PALM BEACH
251 COUNTY, FLORIDA; THENCE SOUTH 89° 08' 03" EAST, ALONG A LINE 360.00 FEET
252 NORTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 27 AND ALONG
253 THE SOUTH LINE OF SAID DEER RUN, A DISTANCE OF 2158.03 FEET; THENCE SOUTH

254 1° 02' 42" WEST, ALONG A LINE 2934.91 EAST OF AND PARALLEL TO THE WEST LINE
255 OF SAID SECTION 27 A DISTANCE OF 9031.74 FEET; THENCE NORTH 88° 24' 56" WEST,
256 ALONG THE NORTH RIGHT OF WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD
257 80) PER DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 93120-
258 2525 DATED MAY 1984, A DISTANCE OF 2154.92 FEET TO A POINT ON THE EAST LINE
259 OF ARDEN P.U.D. PLAT 1, PLAT BOOK 122, PAGE 32, PUBLIC RECORDS, PALM BEACH
260 COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID
261 ARDEN P.U.D. PLAT 1; THENCE NORTH 1° 02' 36" EAST, ALONG A LINE 780.00 FEET
262 EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 34 AND ALONG THE
263 SAID EAST LINE OF ARDEN P.U.D. PLAT 1, A DISTANCE OF 3362.46 FEET; THENCE
264 NORTH 1° 02' 42" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE
265 WEST LINE OF SAID SECTION 27 AND CONTINUING ALONG THE SAID EAST LINE OF
266 ARDEN P.U.D. PLAT 1, A DISTANCE OF 5282.25 FEET TO THE POINT OF BEGINNING.

267 SAID PARCEL BEING 19,433,993 SQUARE FEET OR 446.143 ACRES MORE OR LESS.

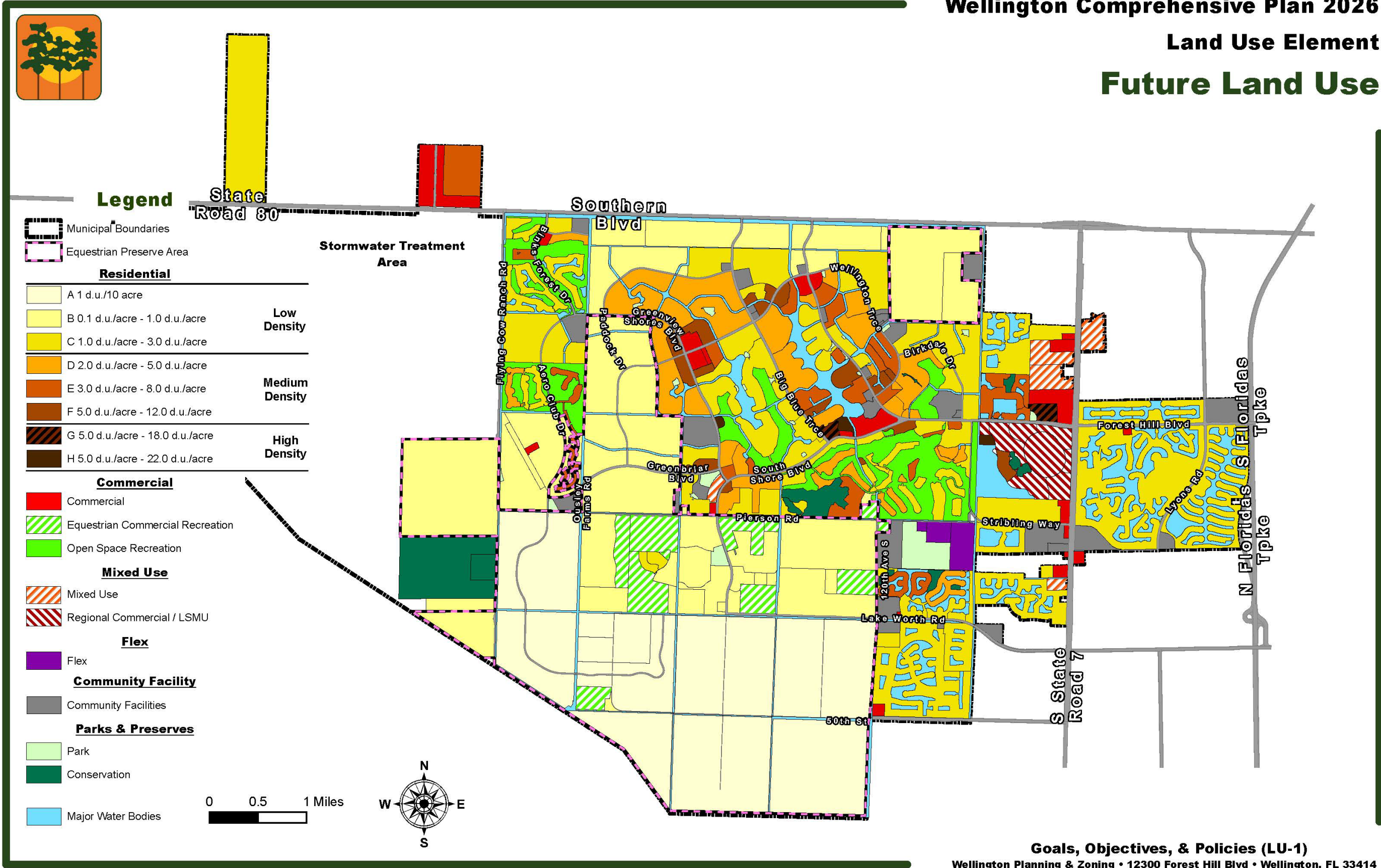
268 LYING IN PALM BEACH COUNTY, FLORIDA.

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Wellington Comprehensive Plan 2026
Land Use Element
Future Land Use



Goals, Objectives, & Policies (LU-1)
Wellington Planning & Zoning • 12300 Forest Hill Blvd • Wellington, FL 33414
• 561.791.4000 • www.wellingtonfl.gov