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ORDINANCE NO. 2026-05

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 2025-0005-REZ] BY AMENDING THE ZONING DESIGNATION FOR CERTAIN REAL PROPERTY TOTALING 446.14+/- ACRES FROM PALM BEACH COUNTY PLANNED UNIT DEVELOPMENT (PBC PUD) TO WELLINGTON PLANNED UNIT DEVELOPMENT (PUD), LOCATED APPROXIMATELY 1.75 MILES WEST OF THE SEMINOLE PRATT WHITNEY ROAD AND STATE ROAD 80 INTERSECTION, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

15 **WHEREAS**, the Wellington Council, as the governing body, pursuant to the authority
16 vested in Chapter 163, Chapter 166, and Chapter 177, Florida Statutes, is authorized and
17 empowered to consider changes to its Land Development Regulations (LDR), as adopted by
18 Wellington, is authorized and empowered to consider petitions related to Zoning and Land
19 Development Orders; and

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21 **WHEREAS**, Wellington adopted Ordinance No. 2026-03 on _____, which
22 annexed the subject properties into Wellington; and

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24 **WHEREAS**, under the provisions of Chapter 171 of Florida Statutes, the Zoning
25 designations for annexed properties remain under the sending jurisdiction (Palm Beach
26 County) until the annexing jurisdiction (Wellington) adds the annexed area onto its Official
27 Zoning Maps; and

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29 **WHEREAS**, the Zoning designation for the 446.14-acre property of PBC PUD is being
30 changed to Wellington PUD; and

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32 **WHEREAS**, the proposed PUD meets the purpose and intent of the Planned
33 Development District Regulations, and is consistent with the property's Residential C Future
34 Land Use Map (FLUM) designation; and

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36 **WHEREAS**, the Planning, Zoning & Adjustment Board, sitting as the Local Planning
37 Agency, after notice and public hearing on January 21, 2026, recommended approval with a
38 7 - 0 vote; and

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40 **WHEREAS**, Wellington's Council has taken the recommendations from the Local
41 Planning Agency and the comments from the public, along with the Findings of Fact in the
42 Staff Report, into consideration for the Official Zoning Map amendment that is the subject of
43 this Ordinance; and

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45 **WHEREAS**, the Council has determined that the proposed Rezoning is consistent with
46 Wellington's Comprehensive Plan Future Land Use Map and the Land Development
47 Regulations.

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49 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON,**

50 **FLORIDA, THAT:**

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SECTION 1: Wellington’s Official Zoning Map is hereby amended to change the zoning designation for the 446.14-acre properties known as Artistry Lakes, as legally described in Exhibit A, from PBC PUD to Wellington PUD.

SECTION 2: The Manager is hereby directed to update the Official Zoning Map of Wellington, Florida, (Exhibit B) to designate the real property as described in Exhibit A as PUD and to effectuate the purpose of this Ordinance.

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: This ordinance shall become effective once the Annexation (Ordinance No. 2026-02) and Comprehensive Plan Map Amendment (Ordinance No. 2026-04) for the subject property becomes effective.

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PASSED this 10th day of February, 2026, upon 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

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PARCEL 1:

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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:

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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.

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PARCEL 2:

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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:

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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

153 LINE PARALLEL WITH AND 603.47 FEET SOUTHERLY OF, AS MEASURED AT RIGHT
154 ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57"
155 WEST, ALONG SAID LINE, A DISTANCE OF 2,516.83 FEET TO A POINT ON A LINE
156 PARALLEL WITH AND 2934.91 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES
157 TO, THE WEST LINE OF SAID SECTION 27; THENCE, SOUTH 01°05'36" WEST, ALONG
158 SAID LINE, A DISTANCE OF 1,057.25 FEET TO A POINT ON A LINE PARALLEL WITH
159 AND 1660.71 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE
160 NORTH LINE OF SAID SECTION 27; THENCE, NORTH 89°04'57" WEST, ALONG SAID
161 LINE, A DISTANCE OF 1,077.84 FEET TO THE POINT OF BEGINNING; THENCE
162 CONTINUE NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 1,077.08 FEET;
163 THENCE NORTH 01°05'36" EAST, ALONG A LINE PARALLEL WITH AND 780.00 FEET
164 EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID
165 SECTION 27, A DISTANCE OF 1,667.99 FEET; THENCE, NORTH 00°19'35" WEST, ALONG
166 A LINE PARALLEL WITH AND 780.00 FEET EASTERLY OF, AS MEASURED AT RIGHT
167 ANGLES TO, THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 352.81 FEET TO
168 THE SOUTH LINE OF SAID PLAT OF DEER RUN; THENCE SOUTH 89°04'57" EAST,
169 ALONG SAID LINE, A DISTANCE OF 1,085.82 FEET; THENCE SOUTH 01°05'36" WEST,
170 A DISTANCE OF 2,020.72 FEET TO THE POINT OF BEGINNING.

171 PARCEL 3:

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

175 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH
176 89°08'03 WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF
177 2,295.07 FEET; THENCE SOUTH 01°02'36" WEST, A DISTANCE OF 1,660.72 FEET TO A
178 LINE PARALLEL WITH AND 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT
179 ANGLES TO, THE NORTH LINE OF SAID SECTION 27, SAID POINT ALSO BEING THE
180 POINT OF BEGINNING; THENCE CONTINUE

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

189 PARCEL 4:

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

192 DESCRIBED AS FOLLOWS:

193 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH
194 44°04'57" EAST, ALONG THE SOUTHWESTERLY LINE OF DEER RUN, ACCORDING TO
195 THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH
196 39, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE
197 OF 311.14 FEET TO THE WEST LINE OF THE PLAT OF FOX TRAIL, ACCORDING TO THE
198 MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162,
199 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

200 THENCE SOUTH 00°58'44" WEST, ALONG SAID LINE, A DISTANCE OF 383.46 FEET TO
201 A POINT ON A LINE PARALLEL WITH AND 603.47 FEET SOUTHERLY OF, AS
202 MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 27; THENCE,
203 NORTH 89°04'57" WEST, ALONG SAID LINE, A DISTANCE OF 2516.83 FEET TO A POINT
204 ON A LINE PARALLEL WITH AND 2934.91 FEET EASTERLY OF, AS MEASURED AT
205 RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 27; SAID POINT ALSO BEING
206 THE POINT OF BEGINNING; THENCE, SOUTH 01°05'36" WEST, ALONG SAID LINE, A
207 DISTANCE OF 1057.25 FEET TO A POINT ON A LINE PARALLEL WITH AND 1660.71
208 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF
209 SAID SECTION 27; THENCE, NORTH 89°04'57" WEST,

210 ALONG SAID LINE, A DISTANCE OF 1077.84 FEET TO A POINT ON A LINE PARALLEL
211 WITH AND 1857.07 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE
212 WEST LINE OF SAID SECTION 27; THENCE NORTH 01°05'36" EAST, ALONG SAID LINE,
213 A DISTANCE OF 2020.72 FEET TO THE SOUTH LINE OF SAID PLAT OF DEER RUN;
214 THENCE, SOUTH 89°04'57" EAST, ALONG SAID LINE, A DISTANCE OF 1077.84 FEET;
215 THENCE, SOUTH

216 01°05'36" WEST, A DISTANCE OF 963.47 FEET TO THE POINT OF BEGINNING.

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

218 A PARCEL OF LAND LYING IN SECTION 22, 27 AND 34, TOWNSHIP 43 SOUTH, RANGE
219 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED
220 AS FOLLOWS:

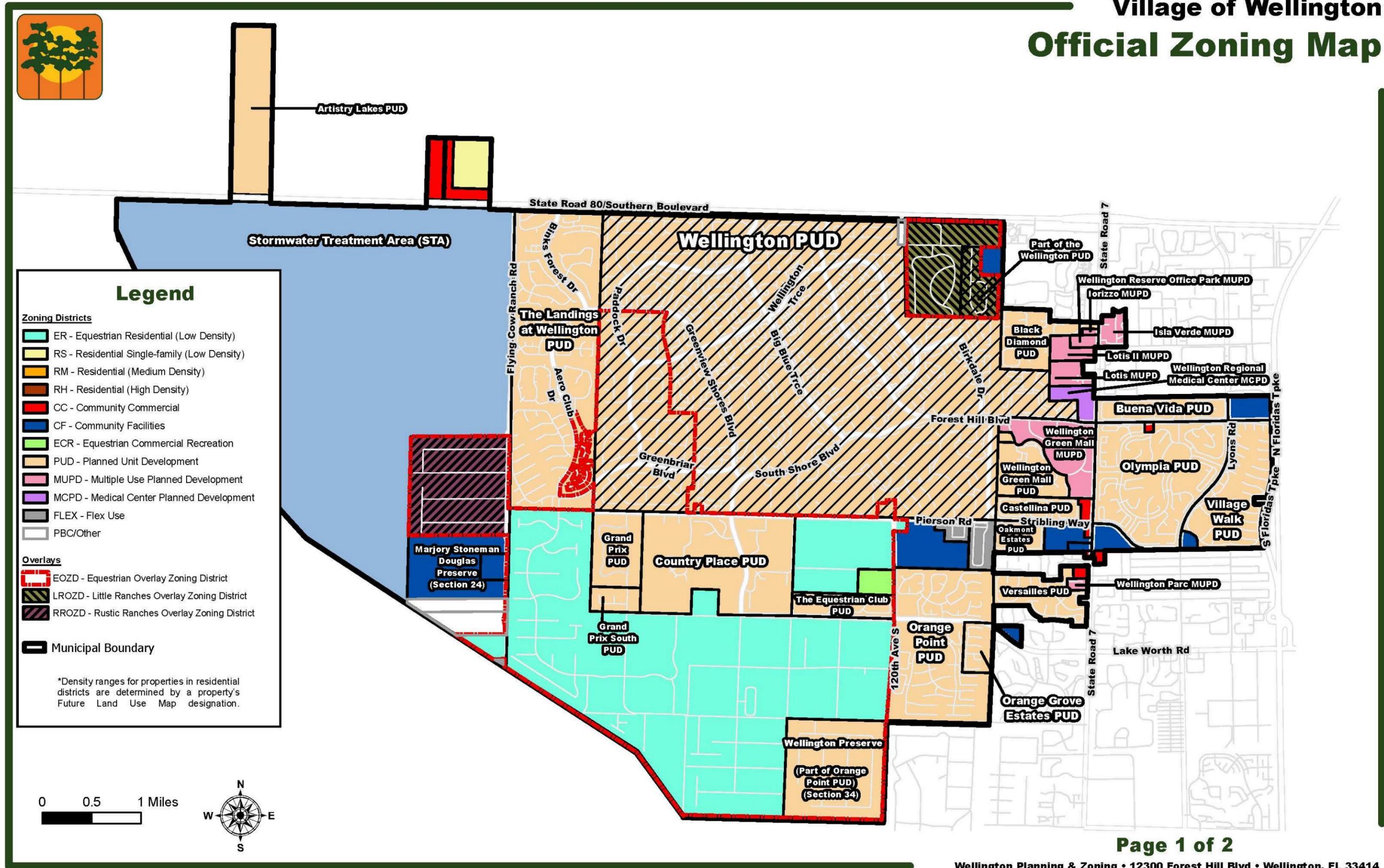
221 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE SOUTH
222 89° 08' 03" EAST ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 780.00
223 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE
224 NORTH 00° 33' 09" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE
225 WEST LINE OF SAID SECTION 22 A DISTANCE OF 360.01 FEET TO A POINT ON THE
226 SOUTH LINE OF DEER RUN, PLAT BOOK 35, PAGE 34, PUBLIC RECORDS, PALM
227 BEACH COUNTY, FLORIDA; THENCE SOUTH 89° 08' 03" EAST, ALONG A LINE 360.00
228 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 27 AND
229 ALONG THE SOUTH LINE OF SAID DEER RUN, A DISTANCE OF 2158.03 FEET; THENCE

230 SOUTH 1° 02' 42" WEST, ALONG A LINE 2934.91 EAST OF AND PARALLEL TO THE
231 WEST LINE OF SAID SECTION 27 A DISTANCE OF 9031.74 FEET; THENCE NORTH 88°
232 24' 56" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SOUTHERN BOULEVARD
233 (STATE ROAD 80) PER DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP,
234 SECTION 93120-2525 DATED MAY 1984, A DISTANCE OF 2154.92 FEET TO A POINT ON
235 THE EAST LINE OF ARDEN P.U.D. PLAT 1, PLAT BOOK 122, PAGE 32, PUBLIC
236 RECORDS, PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE
237 SOUTHEAST CORNER OF SAID ARDEN P.U.D. PLAT 1; THENCE NORTH 1° 02' 36"
238 EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF
239 SAID SECTION 34 AND ALONG THE SAID EAST LINE OF ARDEN P.U.D. PLAT 1, A
240 DISTANCE OF 3362.46 FEET; THENCE NORTH 1° 02' 42" EAST, ALONG A LINE 780.00
241 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27 AND
242 CONTINUING ALONG THE SAID EAST LINE OF ARDEN P.U.D. PLAT 1, A DISTANCE OF
243 5282.25 FEET TO THE POINT OF BEGINNING.

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

245 LYING IN PALM BEACH COUNTY, FLORIDA.

Village of Wellington Official Zoning Map



Village of Wellington Official Zoning Map

