

## **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 PLANNED  
UNIT DEVELOPMENT (PUD), 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**, the Wellington Council, as the governing body, pursuant to the authority vested in Chapter 163, Chapter 166, and Chapter 177, Florida Statutes, is authorized and empowered to consider changes to its Land Development Regulations (LDR), as adopted by Wellington, is authorized and empowered to consider petitions related to zoning and land development orders; and

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

**WHEREAS**, under the provisions of Chapter 171 of Florida Statutes, the zoning designations for annexed properties remain under the sending jurisdiction (Palm Beach County) until the annexing jurisdiction (Wellington) adds the annexed area onto its zoning maps; and

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

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

**WHEREAS**, the Planning, Zoning and Adjustment Board (PZAB), with a \_\_\_ to \_\_\_ vote, recommended Council \_\_\_ of the Rezoning petition; and

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

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

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

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

53  
54                   **SECTION 2:** The Manager is hereby directed to update the Official Zoning Map of  
55 Wellington, Florida, (Exhibit B) to designate the real property as described in Exhibit A as PUD  
56 and to effectuate the purpose of this Ordinance.

57  
58                   **SECTION 4:** Should any section, paragraph, sentence, clause, or phrase of this  
59 Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall  
60 not affect the validity of this ordinance as a whole or any portion or part thereof, other than  
61 the part to be declared invalid.

62  
63                   **SECTION 5:** Should any section, paragraph, sentence, clause, or phrase of this  
64 Ordinance conflict with any section, paragraph, clause, or phrase of any prior Wellington  
65 Ordinance, Resolution, or Municipal Code provision; then in that event the provisions of this  
66 Ordinance shall prevail to the extent of such conflict.

67  
68                   **SECTION 6:** This ordinance shall become effective once the Comprehensive Plan  
69 Map Amendment (Ordinance No. 2026-04) for the subject property becomes effective.

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73                   (The remainder of this page was intentionally left blank)

74                   **PASSED** this \_\_ day of \_\_\_\_\_, 2026, upon first reading.  
75

76                   **PASSED AND ADOPTED** this \_\_ day of \_\_\_\_\_ 2026, on second and final reading.  
77

78                   **WELLINGTON**

79                   **FOR**                   **AGAINST**  
80

81                   BY:                   \_\_\_\_\_  
82                   Michael J. Napoleone, Mayor                   \_\_\_\_\_  
83

84                   \_\_\_\_\_  
85                   Tanya Siskind, Vice Mayor                   \_\_\_\_\_  
86

87                   \_\_\_\_\_  
88                   John T. McGovern, Councilman                   \_\_\_\_\_  
89

90                   \_\_\_\_\_  
91                   Maria Antuña, Councilwoman                   \_\_\_\_\_  
92

93                   \_\_\_\_\_  
94                   Amanda Silvestri, Councilwoman                   \_\_\_\_\_  
95

96                   **ATTEST:**  
97

98                   BY:                   \_\_\_\_\_  
99                   Chevelle D. Hall, MMC, Village Clerk  
100

101                   **APPROVED AS TO FORM AND**  
102                   **LEGAL SUFFICIENCY**  
103

104                   BY:                   \_\_\_\_\_  
105                   Laurie Cohen, Village Attorney  
106

## **Exhibit A**

### **Legal Descriptions**

112 PARCEL 1:

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

116 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH  
117 89°08'03" WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF  
118 2,295.07 FEET; THENCE SOUTH 01°02'36" WEST, A DISTANCE OF 1,660.72 FEET TO A  
119 LINE PARALLEL WITH AND 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT  
120 ANGLES TO, THE NORTH LINE OF SAID SECTION 27, THENCE NORTH 89°08'03" WEST,  
121 A DISTANCE OF 1063.98 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF  
122 BEGINNING; THENCE SOUTH 01°02'39" WEST, A DISTANCE OF 6,997.63 FEET TO  
123 POINT ON THE NORTH RIGHT-OF-WAY LINE FOR STATE ROAD 80 (SOUTHERN  
124 BOULEVARD) AS SHOWN ON THE STATE OF FLORIDA RIGHT-OF-WAY MAP SECTION  
125 93120-2515, DATED MAY, 1984; THENCE NORTH 88°24'56" WEST, ALONG SAID RIGHT-  
126 OF-WAY LINE, A DISTANCE OF 1,091.00 FEET TO THE SOUTHEAST CORNER OF  
127 ARDEN P.U.D. PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGE 32, OF THE PUBLIC  
128 RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°02'36" EAST,  
129 ALONG THE EAST LINE OF SAID ARDEN P.U.D. PLAT 1, AND PARALLEL WITH THE  
130 WEST LINE OF SAID SECTION 34 AND 780.00 FEET EAST OF AS MEASURED AT RIGHT  
131 ANGLES TO THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 3,362.44 FEET;  
132 THENCE NORTH 01°02'42" EAST, ALONG THE EAST LINE OF SAID ARDEN P.U.D. PLAT  
133 1, AND PARALLEL WITH THE WEST LINE OF SAID SECTION 27 AND 780.00 FEET EAST  
134 OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SECTION 27, A  
135 DISTANCE OF 3,621.53 FEET; THENCE SOUTH 89°08'03" EAST, ALONG A LINE 1660.71  
136 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID  
137 SECTION 27, A DISTANCE OF 1090.94 FEET TO THE POINT OF BEGINNING.

138 PARCEL 2:

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

142 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27, THENCE SOUTH  
143 44°04'57" EAST, ALONG THE SOUTHWESTERLY LINE OF DEER RUN, ACCORDING TO  
144 THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 39,  
145 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A  
146 DISTANCE OF 311.14 FEET TO THE WEST LINE OF THE PLAT OF FOX TRAIL,  
147 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 157  
148 THROUGH 162, INCLUSIVE, OF THE SAID PUBLIC RECORDS; THENCE SOUTH  
149 00°58'44" WEST, ALONG SAID LINE, A DISTANCE OF 383.46 FEET TO A POINT ON A

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

168 PARCEL 3:

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

172 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE NORTH  
173 89°08'03 WEST, ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF  
174 2,295.07 FEET; THENCE SOUTH 01°02'36" WEST, A DISTANCE OF 1,660.72 FEET TO A  
175 LINE PARALLEL WITH AND 1,660.71 FEET SOUTH OF, AS MEASURED AT RIGHT  
176 ANGLES TO, THE NORTH LINE OF SAID SECTION 27, SAID POINT ALSO BEING THE  
177 POINT OF BEGINNING; THENCE CONTINUE

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

186 PARCEL 4:

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

189 DESCRIBED AS FOLLOWS:

190 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH  
191 44°04'57" EAST, ALONG THE SOUTHWESTERLY LINE OF DEER RUN, ACCORDING TO  
192 THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH  
193 39, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE  
194 OF 311.14 FEET TO THE WEST LINE OF THE PLAT OF FOX TRAIL, ACCORDING TO THE  
195 MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 157 THROUGH 162,  
196 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

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

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

213 01°05'36" WEST, A DISTANCE OF 963.47 FEET TO THE POINT OF BEGINNING.

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

215 A PARCEL OF LAND LYING IN SECTION 22, 27 AND 34, TOWNSHIP 43 SOUTH, RANGE  
216 40 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED  
217 AS FOLLOWS:

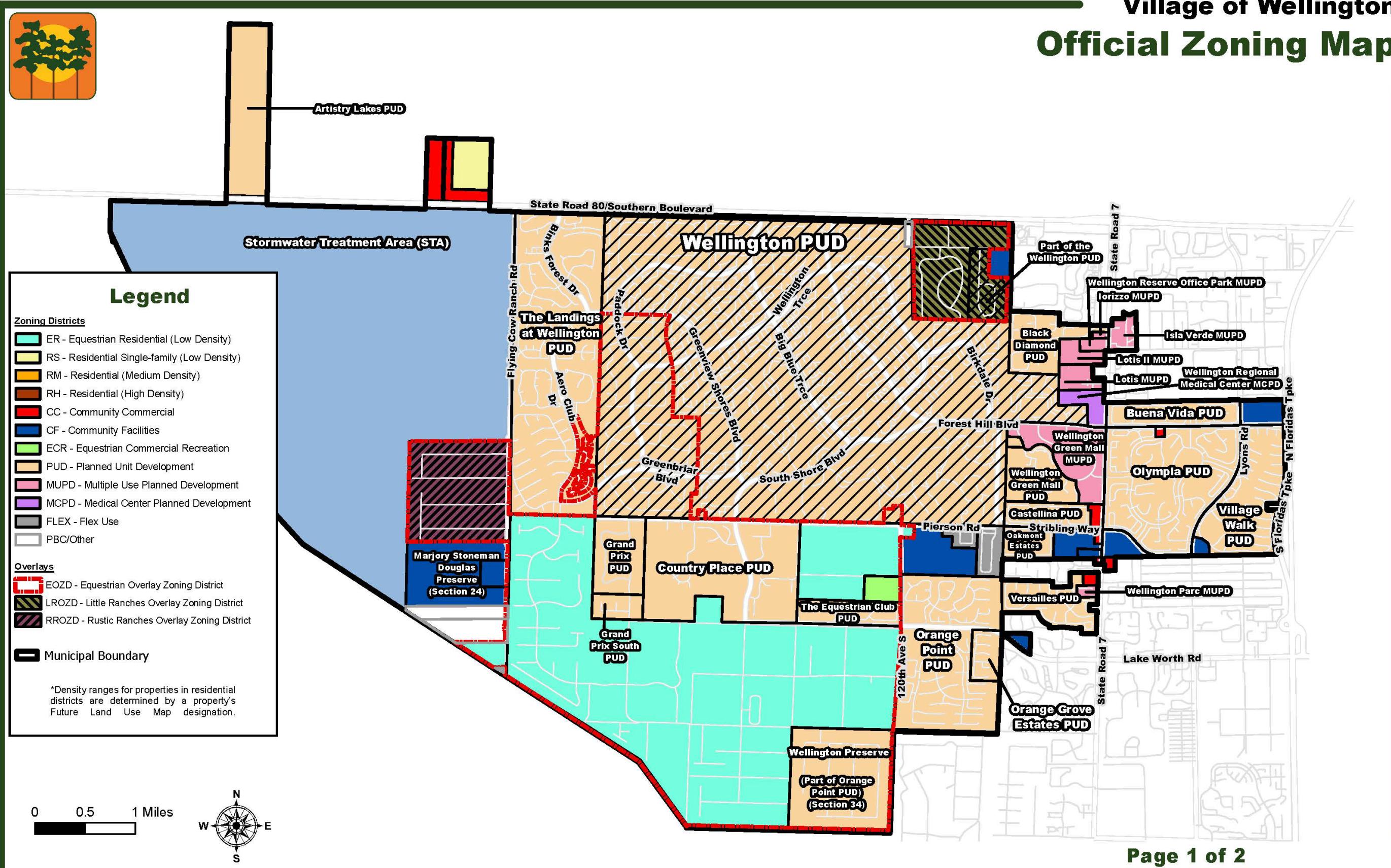
218 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE SOUTH  
219 89° 08' 03" EAST ALONG THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 780.00  
220 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE  
221 NORTH 00° 33' 09" EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE  
222 WEST LINE OF SAID SECTION 22 A DISTANCE OF 360.01 FEET TO A POINT ON THE  
223 SOUTH LINE OF DEER RUN, PLAT BOOK 35, PAGE 34, PUBLIC RECORDS, PALM  
224 BEACH COUNTY, FLORIDA; THENCE SOUTH 89° 08' 03" EAST, ALONG A LINE 360.00  
225 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 27 AND  
226 ALONG THE SOUTH LINE OF SAID DEER RUN, A DISTANCE OF 2158.03 FEET; THENCE

227 SOUTH 1° 02' 42" WEST, ALONG A LINE 2934.91 EAST OF AND PARALLEL TO THE  
228 WEST LINE OF SAID SECTION 27 A DISTANCE OF 9031.74 FEET; THENCE NORTH 88°  
229 24' 56" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SOUTHERN BOULEVARD  
230 (STATE ROAD 80) PER DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP,  
231 SECTION 93120-2525 DATED MAY 1984, A DISTANCE OF 2154.92 FEET TO A POINT ON  
232 THE EAST LINE OF ARDEN P.U.D. PLAT 1, PLAT BOOK 122, PAGE 32, PUBLIC  
233 RECORDS, PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE  
234 SOUTHEAST CORNER OF SAID ARDEN P.U.D. PLAT 1; THENCE NORTH 1° 02' 36"  
235 EAST, ALONG A LINE 780.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF  
236 SAID SECTION 34 AND ALONG THE SAID EAST LINE OF ARDEN P.U.D. PLAT 1, A  
237 DISTANCE OF 3362.46 FEET; THENCE NORTH 1° 02' 42" EAST, ALONG A LINE 780.00  
238 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 27 AND  
239 CONTINUING ALONG THE SAID EAST LINE OF ARDEN P.U.D. PLAT 1, A DISTANCE OF  
240 5282.25 FEET TO THE POINT OF BEGINNING.

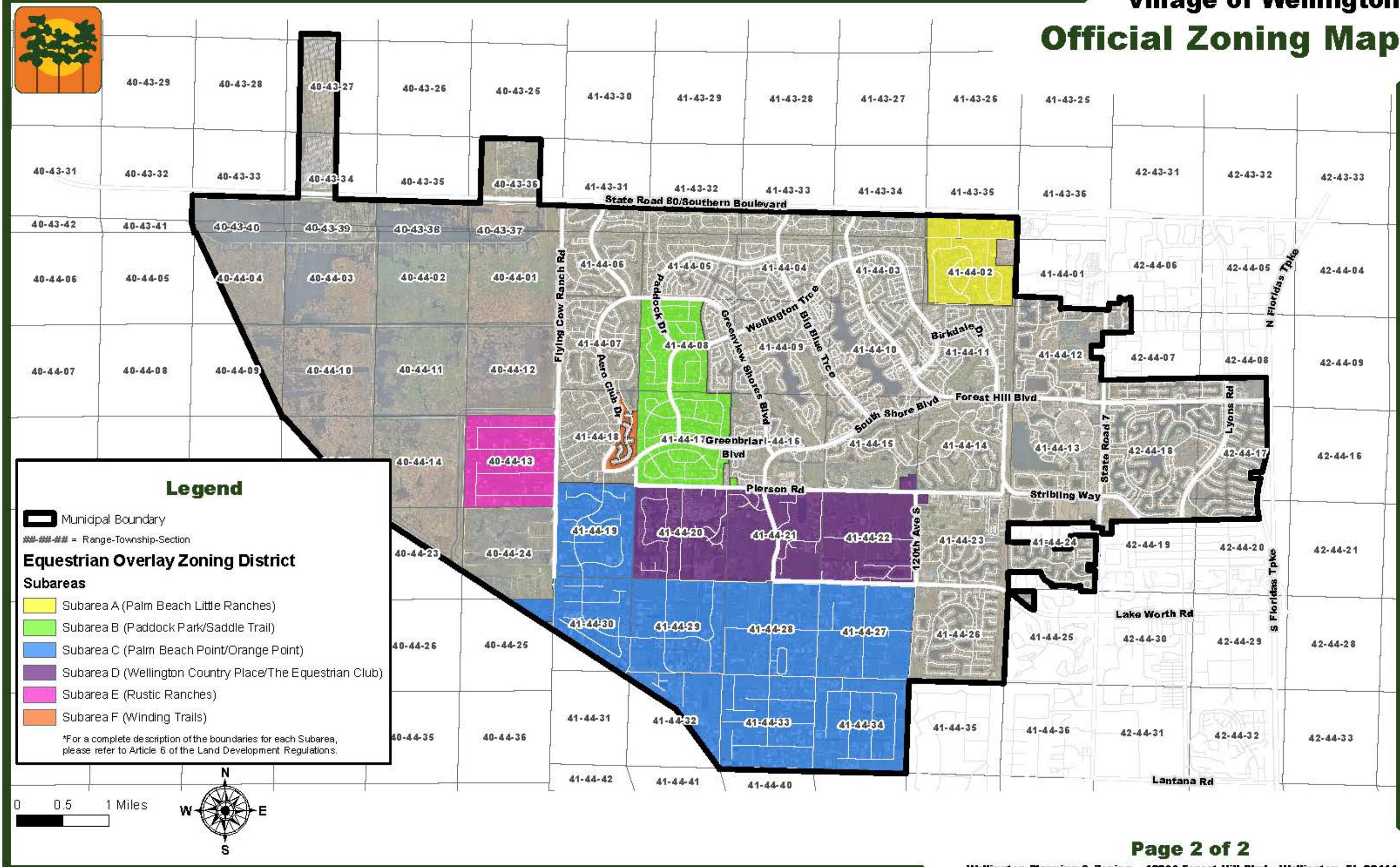
241 SAID PARCEL BEING 19,433,993 SQUARE FEET OR 446.143 ACRES MORE OR LESS.  
242 LYING IN PALM BEACH COUNTY, FLORIDA.

# **Village of Wellington**

# **Official Zoning Map**



**Village of Wellington  
Official Zoning Map**



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**Wellington Planning & Zoning • 12300 Forest Hill Blvd • Wellington, FL 33414**  
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