

## **ORDINANCE NO. 2026-06**

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL,  
APPROVING A REZONING [PETITION NUMBER 2025-0003-REZ] BY  
AMENDING THE ZONING DESIGNATION FOR A PORTION OF  
CERTAIN PROPERTY FORMERLY KNOWN AS K PARK FROM  
COMMUNITY FACILITIES (CF) TO MULTIPLE USE PLANNED  
DEVELOPMENT (MUPD), TOTALING APPROXIMATELY 65.98 ACRES,  
MORE OR LESS; FOR A PORTION OF CERTAIN PROPERTY  
FORMERLY KNOWN AS K PARK FROM COMMUNITY COMMERCIAL  
(CC) TO MUPD, TOTALING APPROXIMATELY 5.3 ACRES, MORE OR  
LESS; FOR A GRAND TOTAL 71.27-ACRES; 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**, the Future Land Use Map designation for the subject property was recently changed to Mixed-Use by Ordinance No. 2025-04; and

**WHEREAS**, pursuant to Section 6.5.6.B of Wellington's LDR, the purpose and intent of a MUPD is to promote the use of a Planned Development District that has a unified design of mixed-uses within a single development; and

**WHEREAS**, the Zoning designation for the 65.98-acre property of CF is being changed to MUPD and the Zoning designation for the 5.3-acre property of CC is being changed to MUPD; and

**WHEREAS**, the proposed MUPD meets the purpose and intent of the Planned Development District Regulations, and is consistent with the property's Mixed Use 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:

**SECTION 1:** Wellington's Official Zoning Map is hereby amended to change the zoning designation for the 71.27-acre properties, known as Wellington Village (fka K Park), as legally described in Exhibit A, from CF to MUPD.

**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 MUPD 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 immediately upon adoption by the Wellington Council following second reading.

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74                   **PASSED** this \_\_ day of \_\_\_\_\_, 2026, upon first reading.  
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76                   **PASSED AND ADOPTED** this \_\_ day of \_\_\_\_\_ 2026, on second and final reading.  
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78                   **WELLINGTON**

79                   **FOR**                   **AGAINST**  
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81                   BY:                   \_\_\_\_\_  
82                   Michael J. Napoleone, Mayor                   \_\_\_\_\_  
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84                   \_\_\_\_\_  
85                   Tanya Siskind, Vice Mayor                   \_\_\_\_\_  
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87                   \_\_\_\_\_  
88                   John T. McGovern, Councilman                   \_\_\_\_\_  
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90                   \_\_\_\_\_  
91                   Maria Antuña, Councilwoman                   \_\_\_\_\_  
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93                   \_\_\_\_\_  
94                   Amanda Silvestri, Councilwoman                   \_\_\_\_\_  
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96                   **ATTEST:**  
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98                   BY:                   \_\_\_\_\_  
99                   Chevelle D. Hall, MMC, Village Clerk  
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101                   **APPROVED AS TO FORM AND**  
102                   **LEGAL SUFFICIENCY**  
103

104                   BY:                   \_\_\_\_\_  
105                   Laurie Cohen, Village Attorney  
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**LEGAL DESCRIPTION**  
**K PARK**

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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 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 ROAD 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:

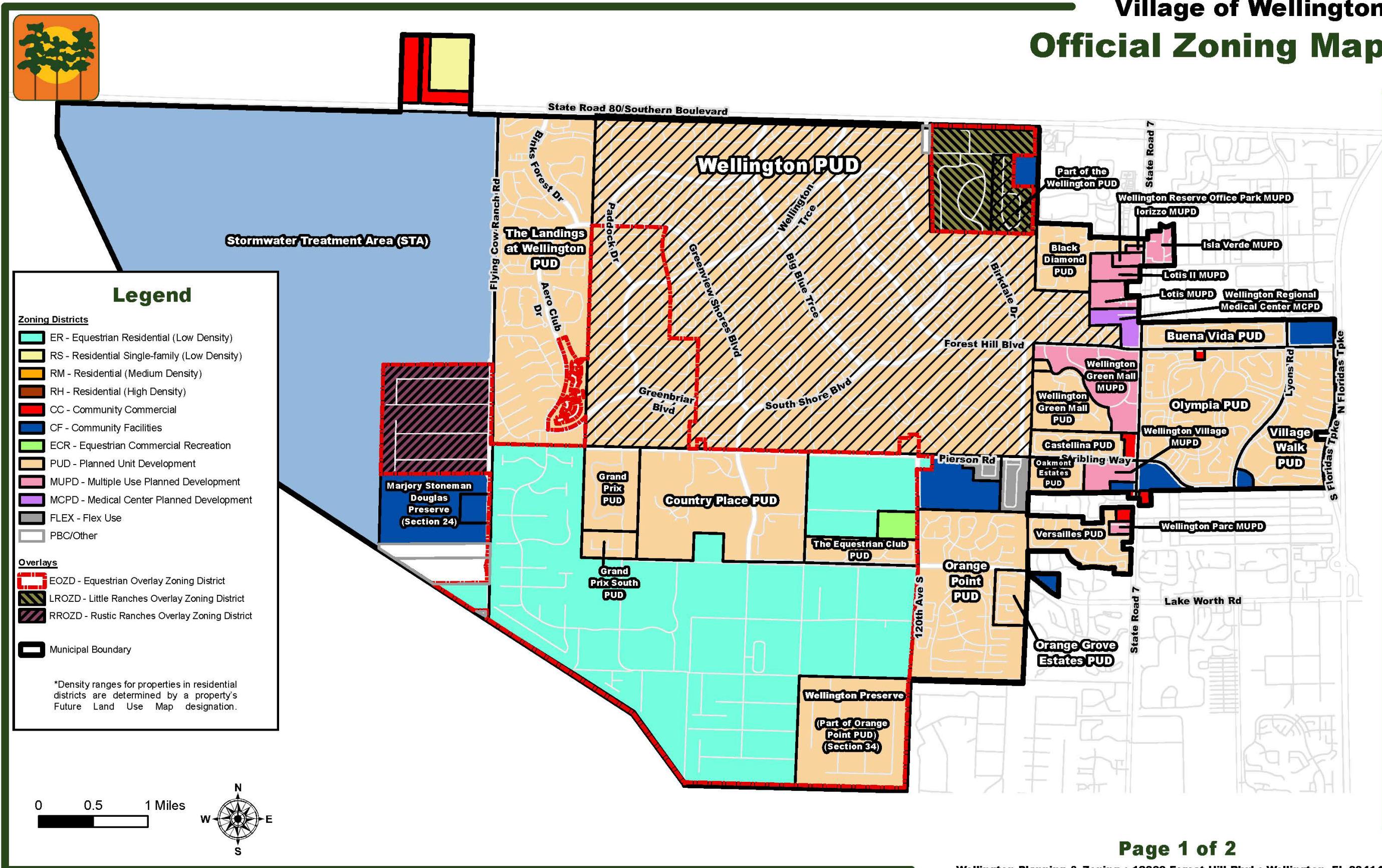
COMMENCING AT THE NORTH ONE-QUARTER (1/4) CORNER OF SAID SECTION 24; THENCE SOUTH 01°24'43" WEST, AS A BASIS OF BEARINGS, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 24, SAID LINE ALSO BEING THE WEST LINE OF BLOCK 26, PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 19.57 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°10'28" EAST, A DISTANCE OF 1716.01 FEET; THENCE SOUTH 86°54'06" 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 02-01-96, 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 SOUTH 01°53'57" WEST, ALONG SAID RIGHT-OF-

158 WAY LINE A DISTANCE OF 949.58 FEET; THENCE NORTH 88°05'50" WEST, DEPARTING  
159 SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1142.41 FEET; THENCE SOUTH  
160 01°07'58" EAST, A DISTANCE OF 415.00 FEET TO A POINT ON A LINE 86.00 FEET  
161 NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH  
162 LINE OF SAID TRACTS 5 AND 6, THE PRECEDING TWO (2) COURSES ALSO BEING  
163 COINCIDENT WITH THE NORTH AND WEST LINES OF THOSE LANDS DESCRIBED IN  
164 OFFICIAL RECORD BOOK 10931, PAGE 489 AND 492 OF THE PUBLIC RECORDS OF  
165 PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°52'02" WEST, ALONG SAID  
166 PARALLEL LINE, A DISTANCE OF 1270.71 FEET TO A POINT ON THE  
167 AFOREMENTIONED WEST LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF  
168 SECTION 24 AND THE WEST LINE OF SAID BLOCK 26, PALM BEACH FARMS CO. PLAT  
169 NO. 3; SAID LINE ALSO BEING COINCIDENT WITH THE WEST LINE OF THOSE LANDS  
170 DESCRIBED IN OFFICIAL RECORD BOOK 13325, PAGE 1198 OF THE PUBLIC  
171 RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°24'43" EAST,  
172 ALONG SAID WEST LINE, A DISTANCE OF 1475.51 FEET TO THE POINT OF  
173 BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY,  
174 FLORIDA.

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176 PARCEL 2 (FEE SIMPLE):  
177 TRACT C, OAKMONT ESTATES P.U.D., ACCORDING TO THE MAP OR PLAT THEREOF,  
178 AS RECORDED IN PLAT BOOK 106, PAGE 2, OF THE PUBLIC RECORDS OF PALM  
179 BEACH COUNTY, FLORIDA.

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181 PARCEL 3 (EASEMENT):  
182 TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) FOR THE BENEFIT OF PARCEL 1  
183 ABOVE AS SET FORTH AND CREATED BY THAT CERTAIN ROADWAY AND  
184 MAINTENANCE EASEMENT BY AND BETWEEN NEW COMMUNITY CHURCH OF THE  
185 PALM BEACHES, INC. AND HERBERT F. KAHLERT, PERSONAL REPRESENTATIVE OF  
186 THE ESTATE OF HEINZ KAHLERT, AND KARL A. KAHLERT AND HERBERT F. KAHLERT,  
187 AS CO-TRUSTEES UNDER TRUST A OF THE WILL OF FRITZ M. KAHLERT RECORDED  
188 FEBRUARY 16, 1999 IN OFFICIAL RECORDS BOOK 10933, PAGE 1503, WHICH  
189 EASEMENT WAS ASSIGNED TO ACME IMPROVEMENT DISTRICT, A DEPENDENT  
190 SPECIAL DISTRICT EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA BY  
191 ASSIGNMENT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 16026,  
192 PAGE 462, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER, UNDER  
193 AND ACROSS THE LANDS DESCRIBED THEREIN.

# **Village of Wellington Official Zoning Map**



# **Village of Wellington Official Zoning Map**

