

Demographics

Wellington, Florida, maintains a demographic profile that is slightly older than the national average but remains very family-oriented, likely due to its reputation as a hub for equestrian sports and high-quality local schools.

Based on the most recent 2025 and 2026 data, here is the age breakdown for the village:

Key Age Statistics

- Median Age: 42.3 years (compared to the U.S. average of roughly 39 years).
- Under 18 years: Approximately 24% of the population.
- 18 to 64 years: Roughly 58% of the population (the primary working demographic).
- 65 years and over: Approximately 17.5% of the population.

Detailed Demographic Distribution

The population is relatively evenly distributed, but there is a notable concentration of middle-aged adults and school-aged children.

Age Group	Percentage of Population (Approx.)
Children (0–14)	19.9%
Youth/Young Adults (15–29)	15.8%
Established Adults (30–64)	46.9%
Seniors (65–84)	15.9%
Elderly (85+)	1.5%

Observations

- Family Focus: About 38.6% of households in Wellington have children under the age of 18 living in them, which is significantly higher than many other South Florida coastal communities that lean more toward retirees.
- Largest Single Bracket: The 50 to 54 year old group is currently the largest single 5-year age bracket in the village, representing about 8.5% of the total population.
- Growth: The population is estimated to be around 64,100 as of early 2026, showing steady, albeit moderate, annual growth.

The current population of Wellington, Florida, is approximately 64,100 residents as of early 2026.

The village has seen steady growth over the last decade, maintaining its status as one of the largest municipalities in Palm Beach County.

Population Quick Facts

- Current Estimate (2026): ~64,100
- 2020 Census Base: 61,637
- Annual Growth Rate: ~0.66%
- Rank: Wellington is currently the 61st most populated city in Florida.

Demographic Context

The population density is roughly 1,368 people per square mile. Despite its size, it maintains a "sparse suburban" feel, largely due to the sprawling equestrian estates and numerous parks that define the western portion of the village.

Year	Estimated Population
2026	64,100
2024	63,258
2022	61,954
2020	61,637

Wellington, Florida, is one of the more affluent communities in Palm Beach County, with a median household income significantly higher than both the state and national averages.

As of early 2026, the estimated median household income for Wellington is approximately \$129,086.

Income Breakdown

The community shows a high concentration of upper-middle-class and high-net-worth households.

Metric	Estimate (2026)
Median Household Income	\$129,086
Average (Mean) Household Income	~\$157,723
Per Capita Income	~\$63,770

Income by Age of Householder

Earnings in Wellington tend to peak for those in the middle of their professional careers, often coinciding with the village's popularity among established families.

- Ages 25–44: ~\$110,739
- Ages 45–64: ~\$146,334
- Ages 65+: ~\$73,905

Economic Context

- Household Distribution: Roughly 24% of households in Wellington earn over \$200,000 annually, while approximately 34% fall within the \$100,000 to \$200,000 range.
- Affordability: Despite the high median income, there is a noted "affordability gap" in the area. With typical home values in 2026 reaching over \$612,000, the income required to comfortably afford a median-priced home is estimated to be closer to \$182,000.
- Poverty Rate: The poverty rate remains relatively low at approximately 7.8%, which is significantly lower than the Florida state average.

Wellington Land Use & Unit Yield

According to public property records and current offering memorandums, 16670 Rembrandt Road is a single parcel totaling approximately 5.38 acres (often marketed or referenced as ~5.5 acres) located at the corner of SR 80 (Southern Blvd) and Seminole Pratt Whitney Road.

While you are evaluating it for residential multi-family use, the current land use criteria dictate your unit yield:

1. Current Baseline Zoning (0 Units)

The parcel is currently designated as CC – Community Commercial (with a property use code of 1000 - Vacant Commercial). Under standard municipal code, standard multi-family residential is not permitted as a matter of right in this commercial zoning district without a Comprehensive Plan amendment and rezoning (e.g., to a Planned Unit Development or High Residential designation).

2. High Residential Rezoning Potential (Approx. 43 to 91+ Units)

If you successfully petition the Village of Wellington to change the Future Land Use Map (FLUM) to a residential designation, the standard maximum baseline multi-family cap typically lands under the High Residential (HR-8) designation, which allows a base density of 8 units per acre.

- Base Yield: $5.38 \text{ acres} \times 8 \text{ units/acre} \approx \mathbf{43 \text{ units}}$
- Bonus Yield: If utilizing Palm Beach County/Wellington's Workforce Housing Program (WHP) density bonuses and Transfer of Development Rights (TDRs), historical precedents along major corridors show developers successfully achieving up to 17 units per acre through conditional use approvals. At 17 units/acre, the site could yield roughly 91 units.

3. The Live Local Act (Up to 118 Units)

Because the property is currently zoned Commercial (CC), it is highly eligible to leverage Florida's Live Local Act (SB 102 / SB 328). This bypasses local zoning maps and allows you to build multi-family housing on commercial land via administrative approval, provided you restrict at least 40% of the residential units for households earning up to 120% of the Area Median Income (AMI) for a minimum of 30 years.

Under Wellington's specific Live Local Act guidelines:

- Max Allowed Density: Up to 22 units per acre.
- Potential Yield: $5.38 \text{ acres} \times 22 \text{ units/acre} = \mathbf{118 \text{ units}}$
- Key Constraints: The Floor Area Ratio (FAR) must be proposed at 0.75 or less, and the building height is capped at 3 stories (or 150% of adjacent buildings if bordering single-family homes on two or more sides).

Are you aiming to proceed with a standard commercial-to-residential FLUM amendment, or are you looking to run a quick pro forma utilizing the Live Local Act's density provisions?