

ORDINANCE NO. 2024-21

AN ORDINANCE OF WELLINGTON, FLORIDA’S COUNCIL, AMENDING THE LAND USE & COMMUNITY DESIGN ELEMENT OF WELLINGTON’S COMPREHENSIVE PLAN, (PETITION NUMBER 2024-0003-CPA), TO MODIFY TABLE LU&CD 1-1 LAND USE DESIGNATIONS: DENSITY AND INTENSITY; TO MODIFY POLICIES LU&CD 1.3.3 AND 1.4.1 FOR CONSISTENCY WITH TABLE LU&CD 1-1; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Wellington, Florida’s Council, pursuant to the authority in Chapter 163, and Chapter 166, Florida Statutes, is authorized and empowered to consider changes to its Comprehensive Plan; and

WHEREAS, Wellington desires to adopt an amendment to Table LU&CD 1-1 Land Use Designations: Density and Intensity, along with modifying policies 1.3.3 and 1.4.1 to achieve and maintain consistency of the Land Use & Community Design Element of Wellington’s Comprehensive Plan and Land Development Regulations. Additionally, the amendment furthers the intent of Wellington’s current vision and future needs; and

WHEREAS, the amendment does not change the intent of the Land Use & Community Design Element of the Comprehensive Plan; and

WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on November 20, 2024, recommended _____ of the Comprehensive Plan Amendment to Table LU&CD 1-1 Land Use Designations: Density and Intensity Plan, along with Policies LU&CD 1.3.3 and 1.4.1, with a __ to __ vote; and

WHEREAS, Wellington’s Council has taken the recommendations from the Local Planning Agency, along with the Finding of Fact by staff, into consideration for the proposed amendment to the Comprehensive Plan subject to this ordinance; and

WHEREAS, Wellington’s Council, after notice of public hearing, _____ with a __ to __ vote to transmit this proposed amendment to the Florida Department of Commerce in compliance with the applicable provisions of the Florida Statutes governing amendments to Local Comprehensive Plans.

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

SECTION 1. The Land Use & Community Design Element, specifically table LU&CD 1-1 and policies LU&CD 1.3.3, and 1.4.1 of Wellington’s Comprehensive Plan are hereby amended as provided in Exhibit A.

SECTION 2. The Manager is hereby authorized and directed to transmit this Comprehensive Plan Amendment to the Florida Department of Commerce pursuant to Florida Statutes.

SECTION 3. The Manager is hereby directed to amend the Land Use & Community Design Element of Wellington’s Comprehensive Plan as illustrated in Exhibit A and to include the adopted date and ordinance number in accordance with this Ordinance and pursuant to the requirements of Chapter 163, Florida Statutes.

53 **SECTION 4.** Should any section, paragraph, sentence, clause, or phrase of this Ordinance
54 conflict with any section, paragraph, clause, or phrase of any prior Wellington Ordinance,
55 Resolution, or Municipal Code provision; then in that event, the provisions of this Ordinance shall
56 prevail to the extent of such conflict.

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58 **SECTION 5.** Should any section, paragraph, sentence, clause, or phrase of this Ordinance
59 be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the
60 validity of this ordinance as a whole or any portion or part thereof, other than the part to be declared
61 invalid.

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63 **SECTION 6.** The effective date of this Comprehensive Plan Amendment shall be 31 days
64 after adoption by Wellington’s Council if there has not been a compliance challenge with the Division
65 of Administrative Hearings. If the ordinance is challenged within 30 days after adoption, this
66 Ordinance shall not become effective until the State Land Planning Agency or the Administrative
67 Commission, respectively, issues a final order determining the amendment to be in compliance.

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69 **PASSED** this ____ day of _____, 2024, upon first reading.

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71 **PASSED AND ADOPTED** this ____ day of _____ 2025, on second and final
72 reading.

73
74 **WELLINGTON**

75 **FOR** **AGAINST**

76			
77	BY: _____	_____	_____
78	Michael J. Napoleone, Mayor		
79			
80	_____	_____	_____
81	John T. McGovern, Vice Mayor		
82			
83	_____	_____	_____
84	Tanya Siskind, Councilwoman		
85			
86	_____	_____	_____
87	Maria Antuña, Councilwoman		
88			
89	_____	_____	_____
90	Amanda Silvestri, Councilwoman		

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92
93 **ATTEST:**

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96 BY: _____
97 Chevelle D. Hall, MMC, Village Clerk

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100 **APPROVED AS TO FORM AND**
101 **LEGAL SUFFICIENCY**

102
103 BY: _____
104 Laurie Cohen, Esq., Village Attorney