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**ORDINANCE NO. 2025 – 2**

**AN ORDINANCE OF WELLINGTON, FLORIDA’S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON’S COMPREHENSIVE PLAN, (PETITION NUMBER 2024-0001-CPA), TO MODIFY THE FUTURE LAND USE MAP DESIGNATION FROM COMMUNITY FACILITY TO RESIDENTIAL H (5.0 DU/AC – 22.0 DU/AC) FOR CERTAIN PROPERTY KNOWN AS WELLINGTON GREEN 10-ACRE PARK TRACT, TOTALING 10 ACRES, MORE OR LESS; LOCATED APPROXIMATELY A QUARTER MILE SOUTH OF FOREST HILL BOULEVARD AND WELLINGTON GREEN DRIVE, ON THE WEST SIDE OF WELLINGTON GREEN DRIVE AT 2175 WELLINGTON GREEN DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

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

**WHEREAS**, the petitioner (WG 10Park LLC) desires to amend the Future Land Use Map (FLUM) designation of Wellington’s Comprehensive Plan for the subject property to Residential H (5.0 du/ac to 22.0 du/ac); and

**WHEREAS**, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on January 15, 2025, recommended approval of the Comprehensive Plan FLUM amendment to designate the subject property as Residential H with a 7 to 0 vote; and

**WHEREAS**, Wellington’s Council has taken the recommendations from the Local Planning Agency, Wellington staff, and the evidence and testimony presented by the petitioner and comments from the public into consideration for the proposed amendment to the Comprehensive Plan FLUM amendment that is the subject of this Ordinance; and

**WHEREAS**, Wellington’s Council, after notice and public hearing, voted to transmit this adopted amendment to the Florida Department of Commerce, in compliance with applicable provisions of the Florida Statutes governing amendments of local Comprehensive Plans.

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

**SECTION 1:** The Wellington Comprehensive Plan Future Land Use Map (FLUM) designation of the subject property, as legally described in Exhibit A, is hereby designated as

43 Residential H.

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45 **SECTION 2:** The Manager is hereby authorized and directed to transmit this adopted  
46 Comprehensive Plan amendment to the Florida Department of Commerce pursuant to Chapter  
47 163, Florida Statutes.

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49 **SECTION 3:** The Manager is hereby directed to amend the FLUM of Wellington's  
50 Comprehensive Plan as illustrated in Exhibit B, to amend the Land Use designation for the  
51 subject property described in Exhibit A, and to include the adopted date and ordinance number  
52 in accordance with this Ordinance and pursuant to the requirements of Chapter 163, Florida  
53 Statutes.

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

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

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65 **SECTION 6:** The effective date of this Ordinance Comprehensive Plan Amendment shall  
66 be 31 days after adoption by Wellington's Council, if there has not been a compliance challenge  
67 with the Division of Administrative Hearings. If the ordinance is challenged within 30 days after  
68 adoption, this Ordinance shall not become effective until the state land planning agency or the  
69 Administrative Commission, respectively, issues a final order determining the amendment to be  
70 in compliance.

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75 **PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2025, upon first reading.

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77 **PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2025, on second and final reading.

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79 **WELLINGTON**

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	<b>FOR</b>	<b>AGAINST</b>
BY: _____ Michael J. Napoleone, Mayor	_____	_____
_____	_____	_____
John T. McGovern, Vice Mayor	_____	_____
_____	_____	_____
Tanya Siskind, Councilwoman	_____	_____
_____	_____	_____
Maria Antuña, Councilwoman	_____	_____
_____	_____	_____
Amanda Silvestri, Councilwoman	_____	_____

97 **ATTEST:**

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

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

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