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**ORDINANCE NO. 2025-11**

**AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A DEVELOPMENT ORDER AMENDMENT TO MODIFY THE LAND USE DEVELOPMENT ORDER FOR CERTAIN PROPERTIES, KNOWN AS WELLINGTON GREEN, TOTALING 456.30 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STATE ROAD 7 AND FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO DELETE PRIOR CONDITIONS OF APPROVAL, THAT WERE ORIGINALLY ADOPTED AS PART OF THE FUTURE LAND USE MAP (FLUM) OF THE COMPREHENSIVE PLAN BY PALM BEACH COUNTY, DUE TO THEIR SATISFACTION, OBSOLESCENCE, OR INCLUSION WITHIN THE WELLINGTON GREEN MASTER PLAN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.**

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

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**WHEREAS**, Palm Beach County (PBC) adopted Ordinance No. 96-26 designating the subject properties, known as Wellington Green (F.K.A. Wellington Commons DRI), with a Future Land Use Map (FLUM) designation of Large Scale/Multiple Use (LS/MU) overlay with minimum and maximum acreage thresholds for the underlying land uses (including Commercial High, Residential High, Residential Medium, Wetland/Buffer, Active Park, and Lakes), which are allowed anywhere within the overall project; and

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**WHEREAS**, Wellington Green was approved as a Development of Regional Impact (DRI) by PBC around the same time as Wellington's incorporation. The subject properties were included within the boundary of Wellington at the time of incorporation. The Wellington Charter indicated that "all development orders and development permits associated with the DRI shall be administered and issued by PBC for 48 months subsequent to the date Wellington commences corporate existence". Wellington became the responsible jurisdiction for the DRI on March 28, 2000. At that time, the Wellington Green DRI had a Regional Commercial/Large Scale Multiple Use (RC/LSMU) Future Land Use Map (FLUM) designation and a Planned Unit Development/Multiple Use Planned Development (PUD/MUPD) Zoning designation. Wellington also accepted the master plan and site plan(s) that were approved by PBC as valid development orders; and

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**WHEREAS**, this amendment is to delete the development order conditions from the overall Wellington Green project land use approval, as all relevant and current conditions are included in the adopted master plan development order. This will delete the FLUM notation for

43 properties designated LSMU and delete the site-specific table with minimum and maximum  
44 acreage thresholds for each use type, as these thresholds are also regulated by the master plan;  
45 and

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47 **WHEREAS**, the Wellington Green DRI sunset on December 31, 2016. The subject site is now  
48 regulated by the master plan and site plan(s) in accordance with Wellington’s Comprehensive Plan  
49 and LDR; and

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51 **WHEREAS**, this amendment does not grant, modify, or eliminate entitlements related to the  
52 overall Wellington Green project. Further, any proposed changes to the master plan will require a  
53 public hearing and approval by Wellington’s Council; and

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55 **WHEREAS**, the Planning, Zoning and Adjustment Board (PZAB), acting as the Local  
56 Planning Agency, after notice and public hearing on April 16, 2025, has reviewed the proposed  
57 ordinance and made a recommendation for \_\_\_\_\_ with a vote of \_\_ to \_\_; and

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59 **WHEREAS**, the Wellington Council has taken the recommendations from the Local  
60 Planning Agency, findings from Wellington staff, and comments from the public into  
61 consideration as part of the review of the proposed amendment that is the subject of this  
62 ordinance; and

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64 **WHEREAS**, Wellington’s Council, after notice and public hearing, voted \_\_ to \_\_ to  
65 transmit this proposed amendment to the Florida Department of Commerce (DOC), in  
66 compliance with applicable provisions of the Florida Statutes governing amendments of local  
67 Comprehensive Plans.

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

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72 **SECTION 1.** The following site-specific conditions for the Future Land Use designation  
73 for Wellington Green as established by Palm Beach County (PBC) Ordinance No. 96-26 is hereby  
74 deleted:

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76 ~~The following underlying uses shall apply to this amendment:~~

<del>LAND USE</del>	<del>MINIMUM AC.</del>	<del>MAXIMUM AC.</del>
<del>Commercial High (CH)</del>	<del>185</del>	<del>250</del>
<del>Residential High 8 (HR-8)</del>	<del>10</del>	<del>50</del>
<del>Resid. Medium (MR-5) CLF Only</del>	<del>35</del>	<del>60</del>
<del>Wetland/Buffer</del>	<del>28</del>	<del>-</del>
<del>Active Park</del>	<del>10</del>	<del>-</del>
<del>Lakes/Drainage Control</del>	<del>132</del>	<del>-</del>

\_\_\_\_\_Total

400

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~~These uses shall be shown in a Mosaic pattern on the Future Land Use Atlas.~~

~~General location: Southwest corner of Forest Hill Boulevard and SR-7 (US 441).~~

~~Size: \_\_\_\_\_466 acres~~

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**SECTION 2.** The Manager is hereby authorized and directed to transmit this Comprehensive Plan amendment to the Florida Department of Commerce (DOC) pursuant to Chapter 163, Florida Statutes.

**SECTION 3.** 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 4.** Should any section, paragraph, sentence, clause, or phase 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 of part thereof, other than the part so declared to be invalid.

**SECTION 5.** The effective date of this Ordinance Comprehensive Plan Amendment shall be 31 days after adoption by Wellington’s Council, if there has not been a compliance challenge with the Division of Administrative Hearings. If the ordinance is challenged within 30 days after adoption, this Ordinance shall not become effective until the state land planning agency or the Administrative Commission, respectively, issues a final order determining the amendment to be in compliance.

(The remainder of this page left intentionally blank)

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

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

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116 **WELLINGTON**

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**FOR**

**AGAINST**

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119 BY: \_\_\_\_\_

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120 Michael J. Napoleone, Mayor

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123 John T. McGovern, Vice Mayor

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126 Tanya Siskind, Councilwoman

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129 Maria Antuña, Councilwoman

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132 Amanda Silvestri, Councilwoman

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134 **ATTEST:**

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136 BY: \_\_\_\_\_

137 Chevelle D. Hall, MMC, Village Clerk

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139 **APPROVED AS TO FORM AND**

140 **LEGAL SUFFICIENCY**

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142 BY: \_\_\_\_\_

143 Laurie Cohen, Village Attorney