

ORDINANCE NO. 2025-06

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2025-0001-CPA), TO MODIFY THE LAND USE DESIGNATION FOR CERTAIN PROPERTY, KNOWN AS WELLINGTON'S MARJORY STONEMAN DOUGLAS PRESERVE (SECTION 24), FROM PALM BEACH COUNTY RURAL RESIDENTIAL 10 (RR/10) TO WELLINGTON'S CONSERVATION LAND USE DESIGNATION, TOTALING 363 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF FLYING COW ROAD, APPROXIMATELY 3.25 MILES SOUTH OF THE SOUTHERN BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; 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, being the property owner, desires to amend the Future Land Use Map (FLUM) designation of Wellington's Comprehensive Plan for the subject property to Conservation (CN); and

**WHEREAS**, Wellington desires to continue to expand its commitment to environmental stewardship; and

**WHEREAS**, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on April 16, 2025, recommended approval of the Comprehensive Plan FLUM Amendment to designate the subject property as Conservation (CN) with a 6 to 0 vote; and

**WHEREAS**, Wellington's Council has taken the recommendations from the Local Planning Agency and the Findings of Fact by Wellington staff into consideration for this request.

**WHEREAS**, Wellington's Council, after notice and public hearing, voted (5 to 0) to transmit this proposed 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 COUNCIL THAT:**

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

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

**SECTION 3.** The Manager is hereby directed to amend the Wellington Comprehensive Plan Future Land Use Map (Exhibit B) to include the site-specific designation for the property legally described in Exhibit A, including the adopted date and ordinance number pursuant to the requirements of Chapter 163, Florida Statutes.

**SECTION 4.** 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 5.** 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 6.** The effective date of this 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 the 30 days after adoption, the 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 compliant.

*(The remainder of this page is intentionally left blank)*

**PASSED** this 13th day of May, 2025, upon first reading.

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

**WELLINGTON**

		<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		

**ATTEST:**

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

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY**

BY: \_\_\_\_\_  
Laurie Cohen, Esq., Village Attorney