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ORDINANCE NO. 2023-14

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING WELLINGTON'S LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT (PETITION 2023-0002-ZTA) TO MODIFY THE STANDARDS FOR MULTIPLE USE PLANNED DEVELOPMENT (MUPD) ZONING DISTRICT IN ARTICLE 6, SECTION 6.5.6, TO INCLUDE CONSERVATION AS A PERMITTED USE TYPE, AND TO AMEND THE MAXIMUM PERCENTAGE ALLOWED FOR A SINGLE USE WITHIN A MUPD, AS MORE SPECIFICALLY CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

15 **WHEREAS**, the Wellington Council, as the governing body, pursuant to the authority
16 vested in Chapter 163, Chapter 166 and Chapter 177, Florida Statutes, is authorized and
17 empowered to consider changes to its Land Development Regulations (LDR); and
18

19 **WHEREAS**, the applicant, Lotis Wellington 2 LLC., requested to amend Wellington's
20 Land Development Regulations by amending the Multiple Use Planned Development (MUPD)
21 zoning district standards to include conservation as an allowed use type and to amend the
22 maximum percentage allocation of each use type, not to exceed 60% of the total MUPD project
23 acreage; and
24

25 **WHEREAS**, the Planning, Zoning and Adjustment Board, sitting as the Local Planning
26 Agency, after notice and public hearing on September 28, 2023, has reviewed the proposed
27 ordinance and made a recommendation for approval with a vote of 6 to 0; and
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29 **WHEREAS**, Wellington's Council has taken the recommendations from the Local
30 Planning Agency and Wellington staff, along with the applicant's presentation and comments
31 from the public, into consideration for the proposed amendments to the LDR that are the
32 subject of this ordinance.
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34 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON, FLORIDA**
35 **THAT:**
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37 **SECTION 1.** Section 6.5.6 of Wellington's LDR are hereby amended as specifically
38 provided for in Exhibit A.
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40 **SECTION 2.** Should any section, paragraph, sentence, clause, or phrase of this
41 ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington
42 ordinance, resolution, or municipal code provision, then in that event the provisions of this
43 ordinance shall prevail to the extent of such conflict.

44 **SECTION 3.** Should any section, paragraph, sentence, clause, or phase of this
45 ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not
46 affect the validity of this ordinance as a whole, or any portion of part thereof, other than the
47 part so declared to be invalid.

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49 **SECTION 4.** This ordinance shall become effective immediately upon adoption of the
50 Wellington Council following second reading.

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52 **PASSED** this ___ day of _____ 2023, upon first reading.

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54 **PASSED AND ADOPTED** this ___ day of _____ 2023, on second and final
55 reading.

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57 **WELLINGTON**

	FOR	AGAINST
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75 **ATTEST:**

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78 BY: _____

79 Chevelle D. Addie, MMC, Village Clerk

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81 **APPROVED AS TO FORM AND**

82 **LEGAL SUFFICIENCY**

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84

85 BY: _____

86 Laurie S. Cohen, Village Attorney