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**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, 1.4.1, AND 1.4.2 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, 1.4.1, and 1.4.2 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 approval 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 7 to 0 vote. The proposed revision to include Policy 1.4.2 was based on a suggestion for clarification from PZAB but was not part of their original review packet; 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, approved the item (5 to 0 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, 1.4.1, and 1.4.2 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.

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

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

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

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

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**PASSED** this 10<sup>th</sup> day of December, 2024, upon first reading.

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

**WELLINGTON**

**FOR**                      **AGAINST**

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