## **ORDINANCE NO. 2025 – 3**

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2024-0001-REZ), TO MODIFY THE OFFICIAL ZONING MAP OF WELLINGTON FROM COMMUNITY FACILITY TO PLANNED UNIT DEVELOPMENT (PUD) FOR CERTAIN PROPERTY KNOWN AS WELLINGTON 10-ACRE PARK SITE AT WELLINGTON GREEN, 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 zoning and land development orders; and

**WHEREAS,** the property owner and petitioner desire to amend Wellington's Official Zoning Map designation for the subject property to Planned Unit Development (PUD); 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 Rezoning amendment to designate the subject property as Planned Unit Development (PUD) 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 Official Zoning Map that is the subject of this Ordinance; and

**WHEREAS,** Wellington's Council, has determined the rezoning request is consistent with the Residential H FLUM designation of Wellington's Comprehensive Plan.

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

**SECTION 1:** Wellington's Official Zoning Map designation for the subject property, as legally described in Exhibit A, is hereby designated Planned Unit Development (PUD), and is limited to a residential PUD (non-commercial).

**SECTION 2:** The Manager is hereby directed to amend Wellington's Official Zoning Map

as illustrated in Exhibit B to amend the zoning designation for the subject property as legally 43 44 described in Exhibit A, and to include the adopted date and ordinance number in accordance 45 with this ordinance and pursuant to the requirements of Chapter 163, Florida Statutes. 46 47 **SECTION 3:** Should any section paragraph, sentence, clause, or phrase of this Ordinance 48 be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the 49 validity of this ordinance as a whole or any portion or part thereof, other than the part to be 50 declared invalid. 51 52 **SECTION 4**: Should any section, paragraph, sentence, clause, or phrase of this Ordinance 53 conflict with any section, paragraph, clause, or phrase of any prior Wellington Ordinance, 54 Resolution, or Municipal Code provision; then in that event, the provisions of this Ordinance 55 shall prevail to the extent of such conflict. 56 57 **SECTION 5:** This ordinance shall become effective after Ordinance No. 2025 – 2 is 58 adopted and in full effect. 59 60 61

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63	<b>PASSED</b> this 28 <sup>th</sup> day of January, 2025, upon first reading.		
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65	PASSED AND ADOPTED this day of	2025, on second	and final reading
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67	WELLINGTON		
68		FOR	<b>AGAINST</b>
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70	BY:		
71	Michael J. Napoleone, Mayor		
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74	John T. McGovern, Vice Mayor		
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77	Tanya Siskind, Councilwoman		
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80	Maria Antuña, Councilwoman		
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83	Amanda Silvestri, Councilwoman		
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85	ATTEST:		
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87	BY:		
88	Chevelle D. Hall, MMC, Village Clerk		
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90	APPROVED AS TO FORM AND		
91	LEGAL SUFFICIENCY		
92			
93	BY:		
94	Laurie Cohen, Village Attorney		