

ORDINANCE NO. 2025-08

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN (PETITION NUMBER 2023-0004-CPA) BY AMENDING THE FLUM DESIGNATION FOR CERTAIN PROPERTY KNOWN AS THE MARKETPLACE AT THE WELLINGTON (FKA PROFESSIONAL CENTER OF WELLINGTON) FROM COMMERCIAL TO MIXED USE (MU), TOTALING APPROXIMATELY 17.855 ACRES, MORE OR LESS; LOCATED ON THE SOUTHWEST CORNER OF GREENVIEW SHORES BOULEVARD AND SOUTH SHORE BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, Wellington's Council, pursuant to the authority granted in Chapter 163 of the Florida Statutes, is authorized and empowered to consider and make changes to its Comprehensive Plan; and

**WHEREAS**, a Mixed-Use (MU) FLUM designation allows for a wide range of commercial and residential uses that are interconnected with a complementary mix of uses that are sensitive to the surrounding uses and to the natural environment, create neighborhoods with character, promote a walkable built environment, foster improved social and economic sustainability, and reduce infrastructure costs; and

**WHEREAS**, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on May 21, 2025, recommended approval with a 7-0 vote; and

**WHEREAS**, the Council has taken the recommendations from the Local Planning Agency, the Findings of Fact, and the comments from the public into consideration when considering the amendments to the Comprehensive Plan Future Land Use Map that are the subject of this Ordinance; and

**WHEREAS**, Wellington's Council, after notice and public hearing, voted to transmit this adopted 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 OF COUNCIL OF WELLINGTON, FLORIDA COUNCIL THAT:**

**SECTION 1:** The Wellington Comprehensive Plan Future Land Use Map designation for the properties legally described in Exhibit "A", is hereby designated as Mixed Use.

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

49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93

**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 described in Exhibit “A,” including an 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 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 10<sup>th</sup> day of June, 2025 on first reading.

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

**WELLINGTON**

|  | <b>FOR</b> | <b>AGAINST</b> |
|--|------------|----------------|
| BY: _____<br>Michael J. Napoleone, Mayor | _____      | _____          |
| _____<br>Tanya Siskind, Vice Mayor       | _____      | _____          |
| _____<br>John T. McGovern, Councilman    | _____      | _____          |
| _____<br>Maria Antuña, Councilwoman      | _____      | _____          |
| _____<br>Amanda Silvestri, Councilwoman  | _____      | _____          |

**ATTEST:**

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

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY**

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

**Exhibit A – Legal Description**

TRACT A AND TRACT C, PROFESSIONAL CENTER OF WELLINGTON, ACCORDING TO  
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 58, PUBLIC RECORDS  
OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 17.85 ACRES OF 777,785 S.F.

Wellington Comprehensive Plan 2025  
Land Use Element  
Future Land Use

