1	ORDINANCE NO. 2025 – 2			
2				
3	AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN			
4	AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S			
5 6	COMPREHENSIVE PLAN, (PETITION NUMBER 2024-0001-CPA), TO MODIFY THE FUTURE LAND USE MAP DESIGNATION FROM COMMUNITY FACILITY			
7	TO RESIDENTIAL H (5.0 DU/AC – 22.0 DU/AC) FOR CERTAIN PROPERTY			
8	KNOWN AS WELLINGTON GREEN 10-ACRE PARK TRACT, TOTALING 10			
9	ACRES, MORE OR LESS; LOCATED APPROXIMATELY A QUARTER MILE			
10	SOUTH OF FOREST HILL BOULEVARD AND WELLINGTON GREEN DRIVE, ON			
11	THE WEST SIDE OF WELLINGTON GREEN DRIVE AT 2175 WELLINGTON			
12	GREEN DRIVE, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A			
13	CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN			
14	EFFECTIVE DATE; AND FOR OTHER PURPOSES.			
15				
16	WHEREAS, Wellington, Florida's Council, pursuant to the authority in Chapter 163,			
17	Florida Statutes, is authorized and empowered to consider changes to its Comprehensive Plan;			
18	and			
19				
20	WHEREAS, the petitioner (WG 10Park LLC) desires to amend the Future Land Use Map			
21	(FLUM) designation of Wellington's Comprehensive Plan for the subject property to			
22 23	Residential H (5.0 du/ac to 22.0 du/ac); and			
23 24	WHEREAS the Planning Zoning and Adjustment Board sitting as the Local Planning			
24 25	WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on January 15, 2025, recommended of the			
23 26	Comprehensive Plan FLUM amendment to designate the subject property as Residential H			
27	with a to vote; and			
28				
29	WHEREAS, Wellington's Council has taken the recommendations from the Local			
30	Planning Agency, Wellington staff, and the evidence and testimony presented by the			
31	petitioner and comments from the public into consideration for the proposed amendment to			
32	the Comprehensive Plan FLUM amendment that is the subject of this Ordinance; and			
33				
34	WHEREAS, Wellington's Council, after notice and public hearing, voted to to			
35	transmit this adopted amendment to the Florida Department of Commerce, in compliance			
36	with applicable provisions of the Florida Statutes governing amendments of local			
37	Comprehensive Plans.			
38				
39	NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON, FLORIDA,			
40	THAT:			
41 42	SECTION 1: The Wellington Comprehensive Plan Future Land Use Map (FLUM)			

designation of the subject property, as legally described in Exhibit A, is hereby designated as
 Residential H.

45

46 **SECTION 2:** The Manager is hereby authorized and directed to transmit this adopted 47 Comprehensive Plan amendment to the Florida Department of Commerce pursuant to 48 Chapter 163, Florida Statutes.

49

50 **SECTION 3:** The Manager is hereby directed to amend the FLUM of Wellington's 51 Comprehensive Plan as illustrated in Exhibit B, to amend the Land Use designation for the 52 subject property described in Exhibit A, and to include the adopted date and ordinance 53 number in accordance with this Ordinance and pursuant to the requirements of Chapter 163, 54 Florida Statutes.

55

56 **SECTION 4:** Should any section paragraph, sentence, clause, or phrase of this 57 Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall 58 not affect the validity of this ordinance as a whole or any portion or part thereof, other than 59 the part to be declared invalid.

60

61 **SECTION 5**: Should any section, paragraph, sentence, clause, or phrase of this 62 Ordinance conflict with any section, paragraph, clause, or phrase of any prior Wellington 63 Ordinance, Resolution, or Municipal Code provision; then in that event, the provisions of this 64 Ordinance shall prevail to the extent of such conflict.

65

66 **SECTION 6:** The effective date of this Ordinance Comprehensive Plan Amendment 67 shall be 31 days after adoption by Wellington's Council, if there has not been a compliance 68 challenge with the Division of Administrative Hearings. If the ordinance is challenged within 69 30 days after adoption, this Ordinance shall not become effective until the state land planning 70 agency or the Administrative Commission, respectively, issues a final order determining the 71 amendment to be in compliance.

72	
73	
74	
75	
76	
77	
78	(The remainder of this page is left intentionally blank)
79	
80	
81	
82	
83	
84	

PASSED this day of, 2025, upo	n first reading.	
PASSED AND ADOPTED this day of	2025, on second	l and final reading.
WELLINGTON		
	FOR	AGAINST
Michael J. Napoleone, Mayor		
John T. McCovern Vice Mayor		
John T. McGovern, vice Mayor		
Tanya Siskind Councilwoman		
Tanya Siskina, Councilwonian		
Maria Antuña, Councilwoman		
Mana , antana, coancilvonian		
Amanda Silvestri, Councilwoman		
ATTEST:		
BY:		
Chevelle D. Hall, MMC, Village Clerk		
APPROVED AS TO FORM AND		
LEGAL SUFFICIENCY		
BY:		
Laurie Cohen, Village Attorney		
	PASSED AND ADOPTED thisday of WELLINGTON BY:Michael J. Napoleone, MayorJohn T. McGovern, Vice MayorJohn T. McGovern, Vice MayorTanya Siskind, CouncilwomanMaria Antuña, CouncilwomanMaria Antuña, Councilwoman Amanda Silvestri, Councilwoman Amanda Silvestri, Councilwoman BY:	FOR BY: Michael J. Napoleone, Mayor John T. McGovern, Vice Mayor Tanya Siskind, Councilwoman Maria Antuña, Councilwoman Maria Antuña, Councilwoman Amanda Silvestri, Councilwoman EXTEST: BY: Chevelle D. Hall, MMC, Village Clerk APPROVED AS TO FORM AND LEGAL SUFFICIENCY BY: DY: DY: DY: DY: DY: DY: DY: DY: DY: D