

READOPTON HEARING OF:

ORDINANCE NO. 2025-06

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2025-0001-CPA), TO MODIFY THE LAND USE DESIGNATION FOR CERTAIN PROPERTY, KNOWN AS WELLINGTON'S MARJORY STONEMAN DOUGLAS PRESERVE (SECTION 24), FROM PALM BEACH COUNTY RURAL RESIDENTIAL 10 (RR/10) TO WELLINGTON'S CONSERVATION LAND USE DESIGNATION, TOTALING 363 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF FLYING COW ROAD, APPROXIMATELY 3.25 MILES SOUTH OF SOUTHERN BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; 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, being the property owner, desires to amend the Future Land Use Map (FLUM) designation of Wellington's Comprehensive Plan for the subject property to Conservation (CN); and

WHEREAS, Wellington desires to continue to expand its commitment to environmental stewardship; and

WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on April 16, 2025, recommended approval of the Comprehensive Plan FLUM Amendment to designate the subject property as Conservation (CN) with a 6 to 0 vote; and

WHEREAS, Wellington's Council, after notice and public hearing on May 13, 2025, voted (5 to 0) on first reading, to transmit the proposed ordinance to the Florida Department of Commerce; and

WHEREAS, Wellington's Council, after notice and public hearing on June 23, 2025, voted (5 to 0) on seconding reading, to adopt the ordinance; and

WHEREAS, the adopted ordinance letter and certified copy of the ordinance were not transmitted within 10 working days due to missing signatures. The ordinance was submitted on the July 17, 2025. On July 23, 2025, the Department of Commerce responded with a letter that requires us to readopt the ordinance and submit the completed document within 10 days of adoption; and

WHEREAS, and the first available Council meeting is August 12, 2025; and

WHEREAS, Wellington's Council has previously taken the recommendations from the Local Planning Agency and the Findings of Fact by Wellington staff into consideration for this request.

50 **WHEREAS**, Wellington’s Council, after notice and public hearing on August 12, 2025, voted
51 (____to____) to readopt this ordinance and re-transmit a certified copy of the ordinance to the
52 Department of Commerce.

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54 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON, FLORIDA**
55 **COUNCIL THAT:**

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57 **SECTION 1.** The Wellington Comprehensive Plan Future Land Use Map (FLUM)
58 designation for the subject property, as legally described in Exhibit A, is hereby designated as
59 Conservation (CN).
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61 **SECTION 2.** The Manager is hereby authorized and directed to transmit this
62 Comprehensive Plan Amendment to the Florida Department of Commerce pursuant to Chapter 163,
63 Florida Statutes.
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65 **SECTION 3.** The Manager is hereby directed to amend the Wellington Comprehensive Plan
66 Future Land Use Map (Exhibit B) to include the site-specific designation for the property legally
67 described in Exhibit A, including the adopted date and ordinance number pursuant to the
68 requirements of Chapter 163, Florida Statutes.
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70 **SECTION 4.** Should any section, paragraph, sentence, clause, or phrase of this Ordinance
71 conflict with any section, paragraph, clause or phrase of any prior Wellington Ordinance, Resolution,
72 or Municipal Code provision; then in that event, the provisions of this Ordinance shall prevail to the
73 extent of such conflict.
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75 **SECTION 5.** Should any section, paragraph, sentence, clause, or phrase of this Ordinance
76 be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the
77 validity of this ordinance as a whole or any portion or part thereof, other than the part to be declared
78 invalid.
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80 **SECTION 6.** The effective date of this Comprehensive Plan Amendment shall be 31 days
81 after adoption by Wellington’s Council, if there has not been a compliance challenge with the
82 Division of Administrative Hearings. If the ordinance is challenged within the 30 days after adoption,
83 the ordinance shall not become effective until the State Land Planning Agency or the Administrative
84 Commission, respectively, issues a final order determining the amendment to be compliant.
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PASSED this 13th day of May, 2025, upon first reading.

PASSED AND ADOPTED this 23rd day of June 2025, on second and final reading.

READOPTED this 12th day of August 2025, for transmittal to the Florida Department of Commerce.

WELLINGTON

		FOR	AGAINST
BY:			
	Michael J. Napoleone, Mayor		
	Tanya Siskind, Vice Mayor		
	John T. McGovern, Councilman		
	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