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3 **ORDINANCE NO. 2025 – 3**

4 **AN ORDINANCE OF WELLINGTON, FLORIDA’S COUNCIL, APPROVING A**
5 **REZONING (PETITION NUMBER 2024-0001-REZ), TO MODIFY THE OFFICIAL**
6 **ZONING MAP OF WELLINGTON FROM COMMUNITY FACILITY TO PLANNED**
7 **UNIT DEVELOPMENT (PUD) FOR CERTAIN PROPERTY KNOWN AS**
8 **WELLINGTON 10-ACRE PARK SITE AT WELLINGTON GREEN, TOTALING 10**
9 **ACRES, MORE OR LESS; LOCATED APPROXIMATELY A QUARTER MILE SOUTH**
10 **OF FOREST HILL BOULEVARD AND WELLINGTON GREEN DRIVE, ON THE**
11 **WEST SIDE OF WELLINGTON GREEN DRIVE AT 2175 WELLINGTON GREEN**
12 **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 **WHEREAS,** Wellington, Florida’s Council, pursuant to the authority in Chapter 163,
16 Florida Statutes, is authorized and empowered to consider changes to zoning and land
17 development orders; and

18
19 **WHEREAS,** the property owner and petitioner desire to amend Wellington’s Official
20 Zoning Map designation for the subject property to Planned Unit Development (PUD); and

21
22 **WHEREAS,** the Planning, Zoning and Adjustment Board, sitting as the Local Planning
23 Agency, after notice and public hearing on January 15, 2025, recommended approval of the
24 Rezoning amendment to designate the subject property as Planned Unit Development (PUD)
25 with a 7 to 0 vote; and

26
27 **WHEREAS,** Wellington’s Council has taken the recommendations from the Local
28 Planning Agency, Wellington staff, and the evidence and testimony presented by the petitioner
29 and comments from the public into consideration for the proposed amendment to the Official
30 Zoning Map that is the subject of this Ordinance; and

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

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35 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON, FLORIDA,**
36 **THAT:**

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

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

43 as illustrated in Exhibit B to amend the zoning designation for the subject property as legally
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.

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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.

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57 **SECTION 5:** This ordinance shall become effective after Ordinance No. 2025 – 2 is
58 adopted and in full effect.

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62 (The remainder of this page is left intentionally blank)

63 **PASSED** this ____ day of _____, 2025, upon first reading.

64
65 **PASSED AND ADOPTED** this ____ day of _____ 2025, on second and final reading.

66
67 **WELLINGTON**

	FOR	AGAINST
68 BY: _____	_____	_____
69 Michael J. Napoleone, Mayor		
70 _____	_____	_____
71 John T. McGovern, Vice Mayor		
72 _____	_____	_____
73 Tanya Siskind, Councilwoman		
74 _____	_____	_____
75 Maria Antuña, Councilwoman		
76 _____	_____	_____
77 Amanda Silvestri, Councilwoman		

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84 **ATTEST:**

85 BY: _____
86 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