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ORDINANCE NO. 2020 – 14

AN ORDINANCE OF WELLINGTON, FLORIDA’S COUNCIL, APPROVING A REZONING [PETITION NUMBER 2019-0001-REZ] TO AMEND THE ZONING MAP DESIGNATION FROM PALM BEACH COUNTY’S PUBLIC OWNERSHIP (PO) TO WELLINGTON’S MULTIPLE USE PLANNED DEVELOPMENT (MUPD), FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON, TOTALING 10.36 ACRES, MORE OR LESS, LOCATED APPROXIMATELY 600 FEET WEST OF STATE ROAD 7 AND APPROXIMATELY ONE-HALF MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

15 **WHEREAS**, Council, as the governing body of Wellington, Florida, pursuant to
16 the authority in Chapter 163 and Chapter 166, Florida Statutes, and the Land
17 Development Regulations, as adopted by Wellington, is authorized and empowered to
18 consider petitions related to zoning and land development orders; and
19

20 **WHEREAS**, the current Zoning Map designation for the subject parcel is Palm
21 Beach County (PBC) Public Ownership (PO) approved by the PBC Board of County
22 Commissioners on November 6, 1973 by (Resolution No. 73-727); and
23

24 **WHEREAS**, the Council adopted Ordinance No. 2016-01 on February 23, 2016
25 annexing the subject parcel into the municipal boundary of Wellington; and
26

27 **WHEREAS**, the request is to amend the 10.36 acre subject parcel’s Zoning Map
28 designation, owned by Lotis Wellington, LLC., to Multiple Use Planned Development
29 (MUPD) and incorporate this parcel with the adjacent three (3) parcels owned by Lotis
30 Wellington, LLC., to develop a 64-acre mixed use project known as Lotis Wellington;
31 and
32

33 **WHEREAS**, the Planning, Zoning and Adjustment Board, sitting as the Local
34 Planning Agency, after notice and public hearing on October 14, 2020, recommended
35 _____ of the Rezoning to modify the Wellington Zoning Map with a __ to __ vote; and
36

37 **WHEREAS**, the Council has taken the recommendations from the Local Planning
38 Agency, Wellington staff and the comments from the public into consideration for the
39 rezoning; and
40

41 **WHEREAS**; the Council has determined the rezoning request is consistent with
42 the Wellington’s Comprehensive Plan Future Land Use Map designation of Mixed Use
43 (MU).
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45 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON,**
46 **FLORIDA, THAT:**

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SECTION 1: The Zoning Map designation for the property known as Lotis Wellington (10.36 acre parcel) and legally described in Exhibit “A” is hereby designated Multiple Use Planned Development (MUPD).

SECTION 2: The Manager is hereby directed to amend the Wellington Zoning Map (Exhibit “B”) to include the site specific designation for the property as legally described in Exhibit “A,” including an adopted date and ordinance number in accordance with this ordinance.

SECTION 3: 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 4: 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 so declared to be invalid.

SECTION 5: This ordinance shall become effective after Ordinance No. 2020-13 is adopted and in full effect.

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PASSED this _____ day of _____, 2020, upon first reading.

PASSED AND ADOPTED this ____ day of _____ 2020, on second and final reading.

WELLINGTON

FOR **AGAINST**

BY: _____	_____	_____
Anne Gerwig, Mayor		
_____	_____	_____
Tanya Siskind, Vice Mayor		
_____	_____	_____
John T. McGovern, Councilman		
_____	_____	_____
Michael Drahos, Councilman		
_____	_____	_____
Michael J. Napoleone, Councilman		

ATTEST:

BY: _____
 Chevelle D. Addie, Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: _____
 Laurie Cohen, Village Attorney