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3 **ORDINANCE NO. 2025 - 12**

4 **AN ORDINANCE OF WELLINGTON, FLORIDA’S COUNCIL, APPROVING AN**
5 **AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON’S**
6 **COMPREHENSIVE PLAN, (PETITION NUMBER 2023-0002-CPA), TO MODIFY**
7 **THE FUTURE LAND USE MAP DESIGNATION FROM COMMERCIAL TO**
8 **RESIDENTIAL C (1.01 DU/AC – 3.0 DU/AC) FOR CERTAIN PROPERTY KNOWN**
9 **AS EQUESTRIAN CENTER OF THE ORANGE POINT PLANNED UNIT**
10 **DEVELOPMENT (PUD) MASTER PLAN, TOTALING 10 ACRES, MORE OR LESS;**
11 **LOCATED APPROXIMATELY TWO (2) MILES WEST OF STATE ROAD 7, AT THE**
12 **NORTHEAST CORNER OF 50TH STREET SOUTH AND 120TH AVENUE SOUTH,**
13 **AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS**
14 **CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE**
15 **DATE; AND FOR OTHER PURPOSES.**

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 property owner desires to amend the Future Land Use Map (FLUM)
21 designation of Wellington’s Comprehensive Plan for the subject property to Residential C (1.01
22 du/ac to 3.0 du/ac); and

23
24 **WHEREAS,** the Planning, Zoning and Adjustment Board, sitting as the Local Planning
25 Agency, after notice and public hearing on April 17, 2024, recommended approval of the
26 Comprehensive Plan FLUM (F.K.A. Ordinance No. 2024 – 04) amendment to designate the
27 subject property as Residential C with a 5 to 0 vote; and

28
29 **WHEREAS,** Wellington’s Council has taken the recommendations from the Local
30 Planning Agency, Wellington staff, and the comments from the public into consideration when
31 considering the amendment to the Comprehensive Plan FLUM amendment that is the subject
32 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 with
36 applicable provisions of the Florida Statutes governing amendments of local Comprehensive
37 Plans.

38 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON,**
39 **FLORIDA, THAT:**

40
41 **SECTION 1:** The Wellington Comprehensive Plan Future Land Use Map (FLUM)
42 designation of the subject property, Pod O of the Orange Point Planned Unit Development, as

43 legally described in Exhibit A, is hereby designated as Residential C.
44

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

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

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

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

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

72 (The remainder of this page left intentionally blank)

73 **PASSED** this 22nd day of April, 2025, upon first reading.

74

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

76

77 **WELLINGTON**

78

FOR

AGAINST

79

80 BY: _____

81 Michael Napoleone, Mayor

82

83 _____

84 Tanya Siskind, Vice Mayor

85

86 _____

87 John McGovern, Councilman

88

89 _____

90 Maria Antuña, Councilwoman

91

92 _____

93 Amanda Silvestri, Councilwoman

94

95 **ATTEST:**

96

97 BY: _____

98 Chevelle D. Hall, MMC, Village Clerk

99

100 **APPROVED AS TO FORM AND**
101 **LEGAL SUFFICIENCY**

102

103 BY: _____

104 Laurie Cohen, Village Attorney