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**ORDINANCE NO. 2022 - 28**

**AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2021-0002-REZ), TO MODIFY THE OFFICIAL ZONING MAP OF WELLINGTON TO MULTIPLE USE PLANNED DEVELOPMENT (MUPD) FROM PALM BEACH COUNTY PUBLIC OWNERSHIP FOR CERTAIN PROPERTY KNOWN AS 441 PARTNERS (PARCEL 1) TOTALING 15.68 ACRES, MORE OR LESS, AGRICULTURAL RESIDENTIAL FOR CERTAIN PROPERTIES KNOWN AS 441 PARTNERS (PARCELS 2 AND 3) TOTALING 35.92 ACRES, MORE OR LESS, AND AGRICULTURAL RESIDENTIAL FOR CERTAIN PROPERTY KNOWN AS LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY TOTALING 1.49 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY A HALF MILE NORTH OF THE FOREST HILL BOULEVARD AND STATE ROAD 7 INTERSECTION, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

21       **WHEREAS**, Wellington, Florida's Council, as the governing body of Wellington,  
22 Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the  
23 Land Development Regulations (LDR), as adopted by Wellington, is authorized and  
24 empowered to consider petitions related to zoning and land development orders; and  
25

26       **WHEREAS**, Wellington adopted Ordinance No. 2022-26 on September 21, 2022  
27 annexing the subject property into the municipal boundary; and  
28

29       **WHEREAS**, Wellington adopted Ordinance No. 2022-27 on November 8, 2022 approving the  
30 Mixed Use (MU) Future Land Use Map (FLUM) designation of Wellington's Comprehensive  
31 Plan for the subject properties; and  
32

33       **WHEREAS**, the request is to amend the subject properties Official Zoning Map  
34 designation to Multiple Use Planned Development (MUPD); and  
35

36       **WHEREAS**, the Planning, Zoning and Adjustment Board, sitting as the Local Planning  
37 Agency, after notice and public hearing on August 17, 2022, recommended approval of the  
38 Rezoning to designate the subject properties as MUPD with a 5 to 0 vote; and  
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40       **WHEREAS**, Wellington's Council has taken the recommendations from the Local  
41 Planning Agency, Wellington staff, and the comments from the public into consideration for  
42 this request; and  
43

44       **WHEREAS**, Wellington's Council, has determined the rezoning request is consistent  
45 with the FLUM designation of Wellington's Comprehensive Plan.  
46

47       **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON,**  
48 **FLORIDA, THAT:**  
49



75 **PASSED** this 21<sup>st</sup> day of September, 2022, upon first reading.

76  
77 **PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2022, on second and final reading.

78  
79 **WELLINGTON**

80 **FOR** **AGAINST**

81  
82 BY: \_\_\_\_\_  
83 Anne Gerwig, Mayor  
84  
85 \_\_\_\_\_  
86 Michael Drahos, Vice Mayor  
87  
88 \_\_\_\_\_  
89 John T. McGovern, Councilman  
90  
91 \_\_\_\_\_  
92 Michael J. Napoleone, Councilman  
93  
94 \_\_\_\_\_  
95 Tanya Siskind, Councilwoman **ATTEST:** \_\_\_\_\_  
96  
97

98 BY: \_\_\_\_\_  
99 Chevelle D. Addie, Clerk

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

104  
105  
106 BY: \_\_\_\_\_  
107 Laurie Cohen, Wellington Attorney