

ORDINANCE NO. 2025-14

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A DEVELOPMENT ORDER AMENDMENT TO MODIFY THE ZONING DEVELOPMENT ORDER FOR CERTAIN PROPERTIES, KNOWN AS WELLINGTON GREEN, TOTALING 456.30 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STATE ROAD 7 AND FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO DELETE PRIOR CONDITIONS OF APPROVAL, THAT WERE ORIGINALLY ADOPTED AS PART OF THE REZONING BY PALM BEACH COUNTY, DUE TO THEIR SATISFACTION, OBSOLESCENCE, OR INCLUSION WITHIN THE WELLINGTON GREEN MASTER PLAN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Wellington Council, as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes, and the Land Development Regulations (LDR), as adopted by Wellington, is authorized and empowered to consider changes related to zoning and land development orders; and

**WHEREAS**, Palm Beach County (PBC) adopted Resolution No. R-96-1195 designating the subject site, known as Wellington Green (F.K.A. Wellington Commons DRI), as one (1) Planned Unit Development (PUD) and seven (7) Multiple Use Planned Developments (MUPDs) on the Official Zoning Map, subject to the conditions of approval described in Exhibit C of the 1996 county adopted resolution; and

**WHEREAS**, Wellington Green was approved as a Development of Regional Impact (DRI) by PBC around the same time as Wellington's incorporation. The subject properties were included within the boundary of Wellington at the time of incorporation. The Wellington Charter indicated that "all development orders and development permits associated with the DRI shall be administered and issued by PBC for 48 months subsequent to the date Wellington commences corporate existence". Wellington became the responsible jurisdiction for the DRI on March 28, 2000. At that time, the Wellington Green DRI had a Regional Commercial/Large Scale Multiple Use (RC/LSMU) Future Land Use Map (FLUM) designation and a Planned Unit Development/Multiple Use Planned Development (PUD/MUPD) Zoning designation. Wellington also accepted the master plan and site plan(s) that were approved by PBC as valid development orders; and

**WHEREAS**, this amendment is to delete the development order conditions from the overall Wellington Green project zoning approval, as all relevant and current conditions are included in the adopted master plan development order; and

**WHEREAS**, the Wellington Green DRI sunset on December 31, 2016. The subject site is now regulated by the master plan and site plan(s) in accordance with Wellington's Comprehensive Plan and LDR; and

**WHEREAS**, this amendment does not grant, modify, or eliminate entitlements related to the overall Wellington Green project. Further, any proposed changes to the master plan will require a public hearing and approval by Wellington’s Council; and

**WHEREAS,** the Planning, Zoning and Adjustment Board (PZAB), acting as the Local Planning Agency, after notice and public hearing on November 20, 2024, has reviewed the proposed ordinance and made a recommendation for approval with a vote of 7 to 0; and

**WHEREAS,** the Wellington Council has taken the recommendations from the Local Planning Agency, findings from Wellington staff, and comments from the public into consideration as part of the review of the proposed amendment that is the subject of this ordinance.

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

**SECTION 1.** All conditions of approval described in Exhibit C of Palm Beach County Resolution No. R-96-1195, are hereby deleted.

**SECTION 2.** 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 3.** Should any section, paragraph, sentence, clause, or phase 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 of part thereof, other than the part so declared to be invalid.

**SECTION 4.** This ordinance shall become effective immediately upon adoption of the Wellington Council following second reading.

(The remainder of this page left intentionally blank)

**PASSED** this 13<sup>th</sup> day of May, 2025, upon first reading.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2025, on second and final reading.

**WELLINGTON**

	<b>FOR</b>	<b>AGAINST</b>
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, Village Attorney