

ORDINANCE NO. 2016 – 09

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL;
APPROVING A ZONING TEXT AMENDMENT (PETITION NUMBER 15 –
80 / 2015 – 46 ZTA) TO THE VILLAGE OF WELLINGTON LAND
DEVELOPMENT REGULATIONS ARTICLE 6, ZONING DISTRICTS,
CHAPTER 8 PLANNED DEVELOPMENT DISTRICT REGULATIONS,
SECTION 6.8.7. MIXED USE PLANNED DEVELOPMENT DISTRICT
(MXPD); AMENDING THE REQUIREMENT FOR PARCELS WITH MXPD
ZONING DESIGNATION, DELETING THE 60 ACRE MAXIMUM LAND
AREA AND REQUIRING FIVE (5) LAND USES FOR MXPD PROJECTS
MORE THAN 60 ACRES; PROVIDING A CONFLICTS CLAUSE;
PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN
EFFECTIVE DATE.

WHEREAS, the Wellington, Florida Council, pursuant to the authority in Chapters
163 and 166, Florida Statutes, is authorized and empowered to consider changes to its
Land Development Regulations; and

WHEREAS, the purpose and intent of the Mixed Use Planned Development
District (MXPD) Zoning designation is to provide for a mixture of uses within a single
project while ensuring the availability of public facilities, deterring urban sprawl and
internalization of vehicular trips; and

WHEREAS, Wellington has determined removal of the 60 acre maximum land
area and requiring both commercial and office uses for project's more than 30 acres
with a MXPD Zoning designation is in the best interest of the community; and

WHEREAS, the Planning, Zoning and Adjustment Board, acting as the Local
Planning Agency, after notice and public hearing on September 14, 2016, has reviewed
the proposed Ordinance and determined that the proposed amendment is consistent
with Wellington's Comprehensive Plan and recommended approval to the Village
Council; and

WHEREAS, the Council has taken the recommendations from the Petitioner,
Local Planning Agency, Wellington staff and the comments from the public into
consideration when considering the amendments to the Land Development Regulations
that are the subject of this Ordinance.

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

SECTION 1. Article 6, Zoning Districts, Chapter 8 Planned Development District
Regulations, Section 6.8.7. Mixed Use Planned Development District (MXPD) of

1 Wellington's Land Development Regulations is hereby amended, as presented in
2 Exhibit 1.

3
4 **SECTION 2.** Should any section, paragraph, sentence, clause, or phrase of this
5 Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington
6 Ordinance, Resolution, or Municipal Code provision; then in that event the provisions of
7 this Ordinance shall prevail to the extent of such conflict.
8

9 **SECTION 3.** Should any section, paragraph, sentence, clause, or phase of this
10 Ordinance be declared by a court of competent jurisdiction to be invalid, such decision
11 shall not affect the validity of this Ordinance as a whole as a whole or any portion or part
12 thereof, other than the part so declared to be invalid.
13

14 **SECTION 4.** This Ordinance shall become effective immediately upon adoption
15 of the Village Council following second reading.
16

17 [This space intentionally left blank.]

1 **PASSED** this ____ day of _____, 2016 on first reading.

2
3
4 **PASSED AND ADOPTED** this ____ day of _____, 2016, on second and final reading.

5
6
7 **WELLINGTON**

8 **FOR**

9 **AGAINST**

10 BY: _____

11 Anne Gerwig, Mayor

12
13 _____

14 John T. McGovern, Councilman

15
16 _____

17 Michael J. Napoleone, Councilman

18
19 _____

20 Michael Drahos, Councilman

21
22 _____

23 Tanya Siskind, Councilwoman

24
25 **ATTEST:**

26
27
28 BY: _____

29 Rachel Callovi, Village Clerk

30
31
32 **APPROVED AS TO FORM AND**
33 **LEGAL SUFFICIENCY**

34
35
36 BY: _____

37 Laurie Cohen, Village Attorney