1	ORDINANCE NO. 2020 – 14			
2 3	AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING			
5 4	A REZONING [PETITION NUMBER 2019-0001-REZ] TO AMEND THE			
4 5	ZONING MAP DESIGNATION FROM PALM BEACH COUNTY'S PUBLIC			
6	OWNERSHIP (PO) TO WELLINGTON'S MULTIPLE USE PLANNED			
7	DEVELOPMENT (MUPD), FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON, TOTALING 10.36 ACRES, MORE OR LESS, LOCATED			
8				
9	APPROXIMATELY 600 FEET WEST OF STATE ROAD 7 AND			
10	APPROXIMATELY ONE-HALF MILE NORTH OF FOREST HILL			
11	BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN;			
12	PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY			
13	CLAUSE; AND PROVIDING AN EFFECTIVE DATE.			
14				
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 ourrest Zening Man designation for the subject percel is Delm			
20 21	WHEREAS, the current Zoning Map designation for the subject parcel is Palm 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 31	Wellington, LLC., to develop a 64-acre mixed use project known as Lotis Wellington; 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	approval of the Rezoning to modify the Wellington Zoning Map with a seven (7) to zero			
36	(0) vote; and			
37				
38	WHEREAS, the Council has taken the recommendations from the Local Planning			
39 40	Agency, Wellington staff, and the comments from the public into consideration for the rezoning; and			
40 41				
42	WHEREAS; the Council has determined the rezoning request is consistent with			
43	the Wellington's Comprehensive Plan Future Land Use Map designation of Mixed Use			
44	(MU).			
45				
46	NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON,			

47 **FLORIDA, THAT**:

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- 48
 49 <u>SECTION 1</u>: The Zoning Map designation for the property known as Lotis
 50 Wellington (10.36-acre parcel) and legally described in Exhibit "A" is hereby designated
 51 Multiple Use Planned Development (MUPD).
- 52 53 **SECTION 2:** The Manager is hereby directed to amend the Wellington Zoning 54 Map (Exhibit "B") to include the site specific designation for the property as legally 55 described in Exhibit "A," including an adopted date and ordinance number in 56 accordance with this ordinance.

57 **SECTION 3:** Should any section, paragraph, sentence, clause, or phrase of this 58 Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington 59 Ordinance, Resolution, or Municipal Code provision, then in that event the provisions of 50 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.
- 66
 67 <u>SECTION 5</u>: This ordinance shall become effective after Ordinance No. 2020-13
 68 is adopted and in full effect.
- 69 70 71 72
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74			
75	PASSED this day of, 202	0, upon first re	eading.
76			
77	PASSED AND ADOPTED this day of	2020, on	second and final
78	reading.		
79	-		
80	WELLINGTON		
81		FOR	AGAINST
82			
83	BY:		
84	Anne Gerwig, Mayor		
85			
86			
87	Tanya Siskind, Vice Mayor		
88			
89			
90	John T. McGovern, Councilman		
91			
92			
93	Michael Drahos, Councilman		
94			
95			
96	Michael J. Napoleone, Councilman		
97			
98			
99	ATTEST:		
100			
101			
102	BY: Chevelle D. Addie, Clerk		
103	Chevelle D. Addie, Clerk		
104			
105			
106	APPROVED AS TO FORM AND		
107	LEGAL SUFFICIENCY		
108			
109			
110	BY:		
111	Laurie Cohen, Village Attorney		