

ORDINANCE NO. 2023-09

1
2
3 AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A
4 REZONING (PETITION NUMBER 2023-0001-REZ) TO MODIFY THE
5 OFFICIAL ZONING MAP OF WELLINGTON FOR CERTAIN PROPERTY
6 KNOWN AS MONCADA, FROM PALM BEACH COUNTY AGRICULTURE
7 RESIDENTIAL (AR) TO WELLINGTON COMMUNITY FACILITIES (CF),
8 TOTALING 45 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF
9 FLYING COW ROAD, APPROXIMATELY 3.35 MILES SOUTH OF SOUTHERN
10 BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING
11 A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE;
12 PROVIDING AN EFFECTIVE DATE.
13

14 WHEREAS, the Wellington Council, as the governing body, pursuant to the authority vested in
15 Chapter 163, Chapter 166 and Chapter 177, Florida Statutes, is authorized and empowered to consider
16 changes to its Land Development Regulations (LDR), as adopted by Wellington, is authorized and
17 empowered to consider petitions related to zoning and land development orders; and
18

19 WHEREAS, the request is to amend the Moncada's Official Zoning Map designation to
20 Community Facilities (CF); and
21

22 WHEREAS, the Rezoning request is consistent with the Future Land Use Map (FLUM)
23 designation of Wellington's Comprehensive Plan; and
24

25 WHEREAS, the Village of Wellington desires to continue and expand its commitment to
26 environmental stewardship; and
27

28 WHEREAS, Wellington purchased the Moncada subject property with a grant agreement from
29 the Florida Department of Environmental Protection (FDEP) Florida Communities Trust in the amount
30 of \$3,386,250 to further the Wellington Environmental Preserve Expansion Project; and
31

32 WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency,
33 after notice and public hearing on March 15, 2023, recommended for approval of the Rezoning to
34 designate the Moncada property as CF, with a unanimous vote (5-0); and
35

36 WHEREAS, Wellington's Council has taken the recommendations from the Local Planning
37 Agency, Wellington staff, and the comments from the public into consideration for this request.
38

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

41
42 SECTION 1. Wellington's Official Zoning Map designation for the subject property, as legally
43 described in Exhibit A, is hereby designated Community Facilities (CF).
44

45 SECTION 2. The Manager is hereby directed to amend the Official Zoning Map as illustrated in
46 Exhibit B, to amend the zoning designation for the subject property described in Exhibit A, and to include
47 the adopted date and ordinance number in accordance with this Ordinance and pursuant to the
48 requirements of Chapter 163, Florida Statutes.
49

50 SECTION 3. Should any section, paragraph, sentence, clause, or phrase of this Ordinance
51 conflict with any section, paragraph, clause or phrase of any prior Wellington Ordinance, Resolution, or
52 Municipal Code provision: then in that event the provisions of this Ordinance shall prevail to the extent
53 of such conflict.
54

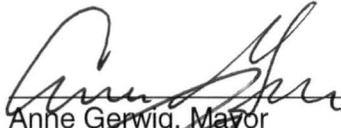
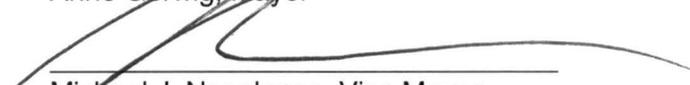
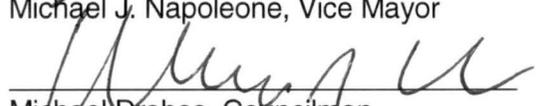
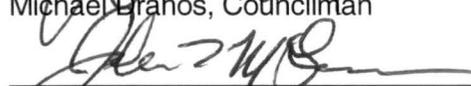
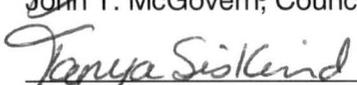
55 **SECTION 4.** Should any section, paragraph, sentence, clause, or phrase of this Ordinance be
56 declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of
57 this ordinance as a whole or any portion or part thereof, other than the part to be declared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

59 **SECTION 5.** This ordinance shall become effective after Ordinance No. 2023-08, to modify the
60 FLUM designation of the subject property, is adopted and in full effect.
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62 **PASSED** this 11th day of April, 2023, upon first reading.

63
64 **PASSED AND ADOPTED** this 10th day of May 2023, on second and final reading.
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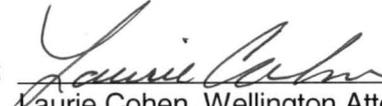
66 **WELLINGTON**

		FOR	AGAINST
67			
68			
69	BY: <u></u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
70	Anne Gerwig, Mayor		
71			
72	<u></u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
73	Michael J. Napoleone, Vice Mayor		
74			
75	<u></u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
76	Michael Brahos, Councilman		
77			
78	<u></u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
79	John T. McGovern, Councilman		
80			
81	<u></u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
82	Tanya Siskind, Councilwoman		
83			

84
85 **ATTEST:**

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87
88 BY: 
89 Chevelle D. Addie, MMC, Village Clerk
90

91
92 **APPROVED AS TO FORM AND**
93 **LEGAL SUFFICIENCY**

94
95
96 BY: 
97 Laurie Cohen, Wellington Attorney

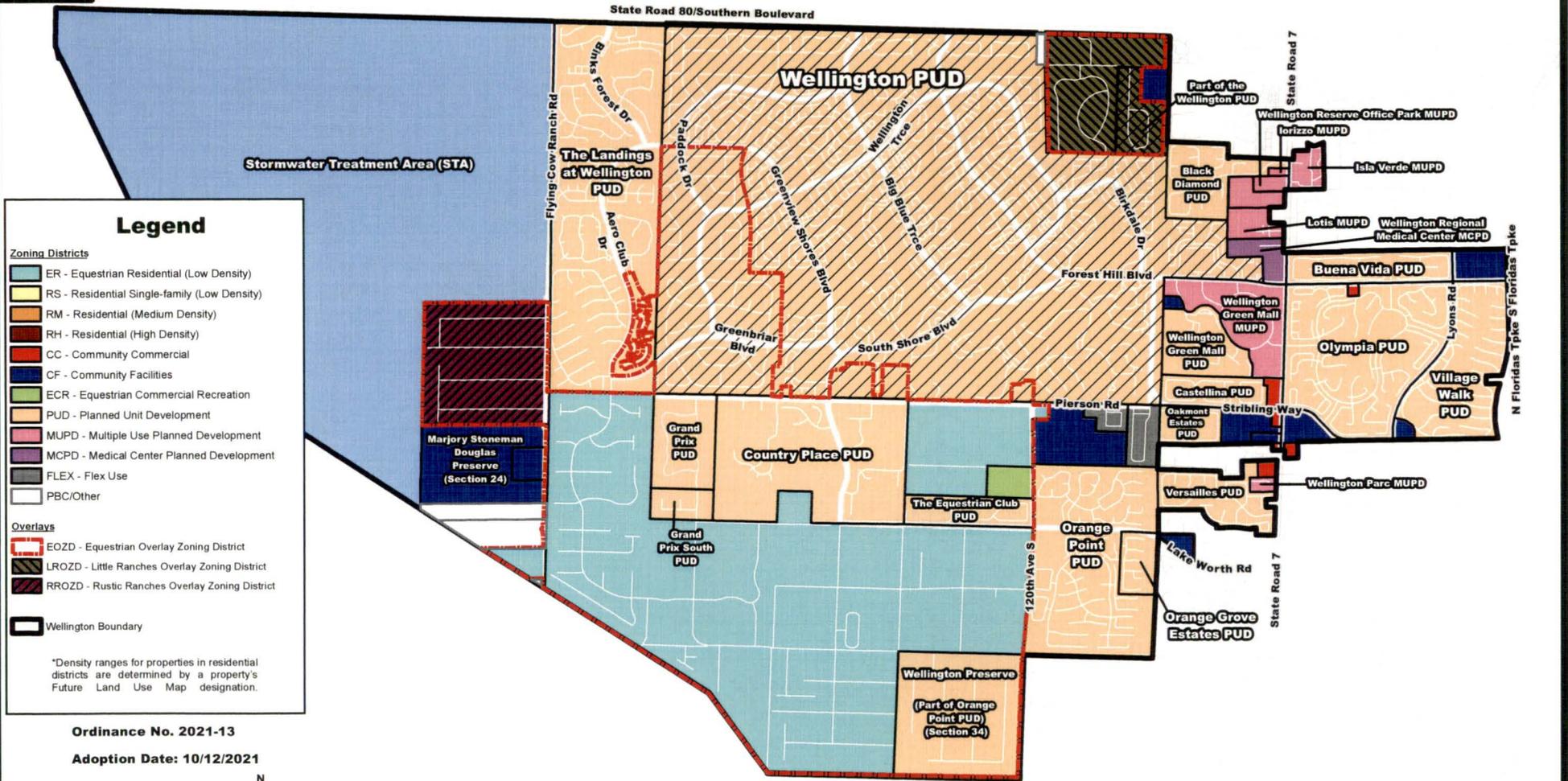
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Ordinance No. 2023-09 Exhibit A:

LEGAL DESCRIPTION:

THE SOUTH 1,400.00 FEET OF THE NORTH 2,391.00 FEET OF THE EAST 1,400.00 FEET OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA

Village of Wellington Official Zoning Map



Legend

Zoning Districts

- ER - Equestrian Residential (Low Density)
- RS - Residential Single-family (Low Density)
- RM - Residential (Medium Density)
- RH - Residential (High Density)
- CC - Community Commercial
- CF - Community Facilities
- ECR - Equestrian Commercial Recreation
- PUD - Planned Unit Development
- MUPD - Multiple Use Planned Development
- MCPD - Medical Center Planned Development
- FLEX - Flex Use
- PBC/Other

Overlays

- EOZD - Equestrian Overlay Zoning District
- LROZD - Little Ranches Overlay Zoning District
- RROZD - Rustic Ranches Overlay Zoning District

Wellington Boundary

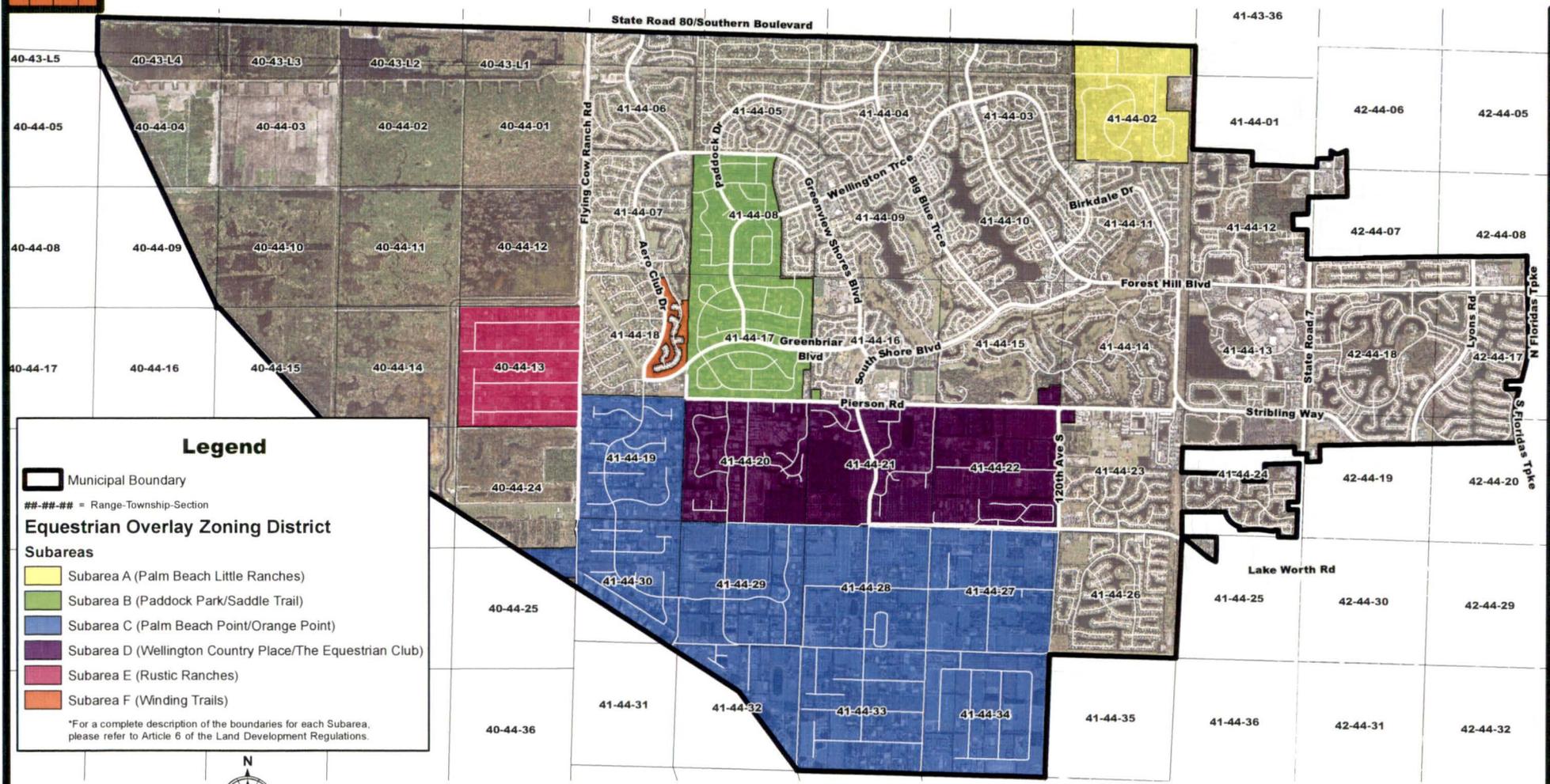
*Density ranges for properties in residential districts are determined by a property's Future Land Use Map designation.

Ordinance No. 2021-13

Adoption Date: 10/12/2021

0 0.5 1 Miles





Legend

Municipal Boundary

##-##-## = Range-Township-Section

Equestrian Overlay Zoning District

Subareas

- Subarea A (Palm Beach Little Ranches)
- Subarea B (Paddock Park/Saddle Trail)
- Subarea C (Palm Beach Point/Orange Point)
- Subarea D (Wellington Country Place/The Equestrian Club)
- Subarea E (Rustic Ranches)
- Subarea F (Winding Trails)

*For a complete description of the boundaries for each Subarea, please refer to Article 6 of the Land Development Regulations.

