

OFFICIAL ZONING MAP **STAFF REPORT**

Ordinance: Ordinance No. 2021-13

Applicant: Wellington (Planning and Zoning Division)

Request: To adopt a revised Official Zoning Map for Wellington, for consistency with Wellington's Comprehensive Plan and Land Development Regulations.

Boards, Committees, and Council:

	Date	Vote
PZAB	9/8/2021	Pending
Council (1 st)	9/28/2021	Pending
Council (2 nd)	10/12/2021	Pending

Wellington Vision

A Great Hometown: Great Neighborhoods, Great Schools, and Great Parks.

Wellington Mission

To provide high-quality services that create economic, environmental, and social sustainability for residents.

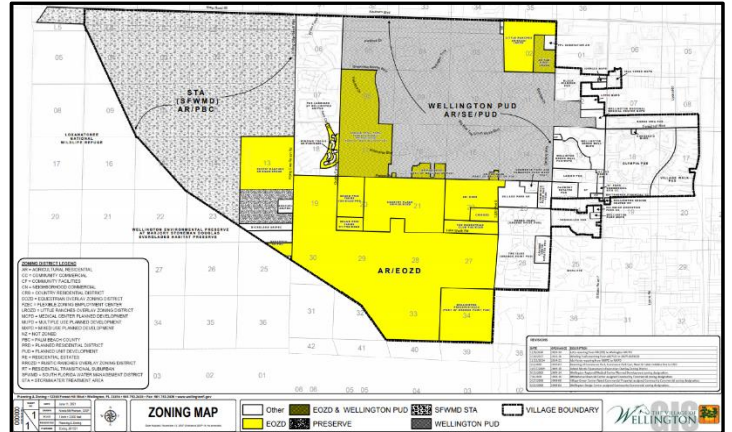
Wellington Goals

- Economic Development
- Neighborhood Renaissance
- Protecting Our Investment
- Respecting the Environment
- Responsive Government

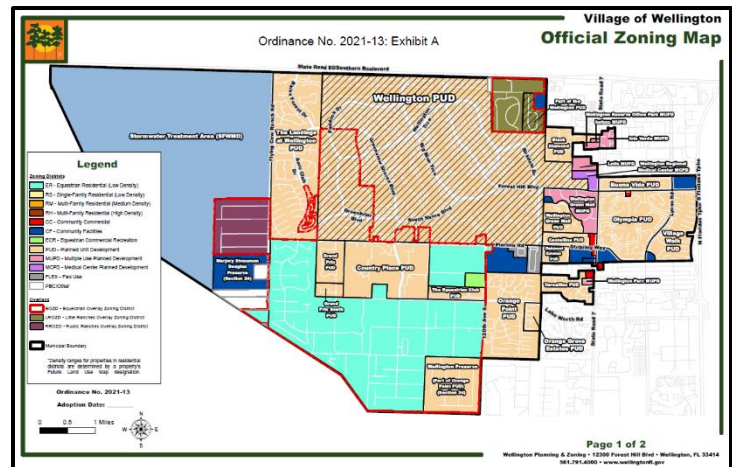
Project Manager:

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Current Official Zoning Map



Proposed Official Zoning Map



Site History and Current Request:

For several years after Wellington incorporated in 1995, the Official Zoning Map was the portion of the Palm Beach County Zoning Atlas that was within the boundary established for Wellington. The first Official Zoning Map of Wellington was adopted in 2007. Since that time, there have been amendments to the map on a case-by-case basis.

In 2019, Wellington performed a major clean-up of the Land Development Regulations (LDR) to clarify, simplify, and streamline the process and remove duplicity throughout the document.



On August 10, 2021, Wellington's Council adopted an updated Comprehensive Plan that continues and improves the goals, objectives, and policies that are the framework for Wellington over the next 20 years. Shortly thereafter, the Planning and Zoning Division proposed minor amendments to Article 6 of the LDR for consistency with the adopted Comprehensive Plan. Florida Statutes requires that the Comprehensive Plan and the LDR are internally consistent and consistent with each other. The LDR, accompanied by the Official Zoning Map, are the tools used to implement the Comprehensive Plan.

The proposed Official Zoning Map accomplishes several important things for Wellington. First, it ensures consistency with the Comprehensive Plan pursuant to State statutes. Second, it establishes an accurate and clear zoning map that mirrors the zoning districts defined in Article 6 of the LDR. Finally, it provides a clean and updated look to match the newly adopted documents and provides a user-friendly map for Wellington's residents, business owners, professional consultants and contractors, and the general public.

ANALYSIS:

It is important to understand that in comparison to the current Official Zoning Map, there are some changes; however, these changes do not give any new entitlements or eliminate existing entitlements to properties based on the zoning designation a given property has today. Below is a summary of the changes that are proposed:

1. **AR (Agricultural Residential) to ER (Equestrian Residential):** The AR designation is re-established as ER to better define the intent of the district. It was generated to provide protection to the equestrian lifestyle and those properties that are located within the Equestrian Preserve Area (EPA).
2. **RS (Residential Single-Family - Low Density), RM (Residential - Medium Density), and RH (Residential - High Density):** These three (3) designations have always been part of the LDR; however, they have never been listed in the legend on the Official Zoning Map. This is due, in part, to the fact that when Wellington incorporated it was made up of multiple Planned Developments. RS, RM, and RH are examples of "straight" zoning designations and may be utilized for future annexed properties. Although there are no specific parcels that currently have these zoning designations on the map, they are proposed to be added to the legend for consistency with the LDR and Comprehensive Plan.
3. **MXPD to MUPD:** When the LDR update was adopted in 2019, the following was provided in the staff report, *"MUPD allows for a variety of non-residential uses. The design standards encourage innovation and creativity. MXPD allows for a mixture of all use types, residential and non-residential. Currently, Wellington has both MUPD and MXPD properties and all subject properties contain residential and non-residential uses. This was historically approved through the county and Wellington in this manner. For this reason, in an effort to eliminate any unintended nonconformity and to simplify the regulations into one district, all MXPD and MUPD properties will eventually transition to MUPD. It is important to note, that this change will not give entitlements to MUPD properties that they do not currently have and it will not take away entitlements from MXPD properties as a result. These districts are one in the same and will be identified as such."*

The LDR has the following reference in Sec.6.5.6.A, *"For the purpose of the LDR, there shall be no distinction between MUPD and MXPD. Any property that is designated as MXPD on the Official Zoning Map may be converted to MUPD at the time of a Village initiated modification in the future. This does not change any entitlement that a property may have with an MXPD designation. This does not give entitlements to MUPD properties that have not already been permitted under the LDR. Historically, residential uses were not listed as a permitted use in a MUPD. All MUPD properties that have been developed in Wellington contain residential uses. In an effort to rectify the standards that were adopted under Palm Beach County, these two designations will be known as MUPD."*



At this time, all properties that have a MXPB designation are illustrated as MUPD on the proposed Official Zoning Map. The recent LDR amendments to Article 6 maintain a reference to this merging of districts.

4. **RE** (Residential Estates): RE is assigned to a single parcel (directly adjacent to the west of Little Ranches and south of Southern Blvd.) annexed into Wellington at the time of incorporation and still has a designation granted by Palm Beach County (PBC). The property owner has never improved the property beyond what was there prior to incorporation; therefore, nothing has ever triggered the need for a rezoning to a Wellington designation. Wellington has contacted the property owner several times, specifically to inquire if they wanted their property to be designated with this update to the map and they prefer to remain as RE at this time. It is understood that the property will need to be rezoned prior to obtaining land development permits, building permits, or modifying the property in the future.
5. **CRS** (Country Residential District), **RTS** (Residential Transitional Suburban District), and **PRD** (Planned Residential District): CRS, RTS, and PRD only applied to Grand Prix Farms and Grand Prix Farms South. They were designations by PBC when the projects were approved. At that time, PUD (Planned Unit Developments) was not a zoning designation; it was a Conditional Use (aka Special Exception) and had requirements that did not fit this project. A straight zoning designation, such as single-family, was not preferred by PBC because this project was unique and PBC wanted the ability to condition the project, where conditions are not applied to straight zoning districts. The PUD, as a Conditional Use, later evolved into an actual zoning district in PBC. Since these two (2) locations are mostly built-out with residence and barns, the appropriate change would be to designate both as PUD. Additionally, Wellington's Land Development Regulations do not have regulations specific to the CRS, RTS, and PRD designations. The properties will not gain additional entitlements and will not lose existing entitlements with this modification because the projects are governed by the EOZD and their respective approved development orders.
6. **CN** (Neighborhood Commercial), and **NZ** (Not Zoned): CN and NZ are removed from the map because there are no parcels within the Wellington boundary with this designation. This was a carry-over from PBC and have historically only been listed in the legend.
7. **FZEC**: This acronym is changing to FLEX. When the designation was created, it was known as the Flexible Zoning Employment Center. It later morphed into the Flexible Use, or Flex district. At this time, the only FLEX district in Wellington is the Commerce Park and Commerce Park East. There are no proposed changes that would add or remove the amount of FLEX acreage with this proposed modification.
8. **CC** (Community Commercial), **CF** (Community Facilities), **PUD** (Planned Unit Development), and **MCPD** (Medical Center Planned Development): These designations shall remain the same.
9. **EOZD** (Equestrian Overlay Zoning District), **LROZD** (Little Ranches Overlay Zoning District), and **RROZD** (Rustic Ranches Overlay Zoning District): These overlay designations shall remain the same.
10. **ECR** (Equestrian Commercial Recreation): This designation is proposed to replace the CR (Commercial Recreation) designation for the International Polo Club (IPC). IPC is the only parcel on the Official Zoning Map that current has a CR designation. Although there are a number of properties that have a Commercial Recreation Future Land Use designation (now Equestrian Commercial Recreation), they are located within a PUD and are a commercial pod of such PUD. Those locations are governed by the PUD designation, EOZD designation, and/or the approved development order(s) for each property. The only change on the proposed Official Zoning Map is to modify the acronym from CR to ECR so that is compatible with the Comprehensive Plan.

PLANNING, ZONING AND ADJUSTMENT BOARD

Planning and Zoning Division

September 8, 2021



- 11. SFWMD and STA:** The Stormwater Treatment Area (STA), controlled by South Florida Water Management District (SFWMD) is approximately 6,500 acres and located along the western most boundary of Wellington. This area is illustrated on the current Official Zoning Map; however, they are not zoning districts. The proposed Official Zoning Map identifies this area on the graphic, but removes both acronyms from the legend.

In addition to the specific changes mentioned above, the following upgrades have been made to the proposed Official Zoning Map:

- Color was added to the map and district boundaries are better defined.
- The proposed Official Zoning Map is now two (2) pages. The second page illustrates Subareas A-F of the EOZD. The second page also show the subareas transposed over an aerial for easier identification. The townships, sections, and ranges, which is included in all parcel control numbers (PCN) provided by PBC Property Appraiser, are removed from page 1 of the map and are now illustrated on page 2 of the map. The relocation was to illustrate this information clearly without clouding up the information provided on page 1.
- The updated format, including the border, logo, and text, was completed so the new map is consistent with those maps adopted in the Comprehensive Plan. This formatting provides a modern look and will prove to be more appealing and generally easier to use.

In summary, the proposed Official Zoning Map illustrates Wellington as currently designated with only changes to acronyms, changes to reflect the merged districts in accordance with the LDR, deletion of districts that do not exist in Wellington, and corrections to those listing that are not zoning designations. The proposed map is consistent with Wellington’s Comprehensive Plan, LDR, and previously approved developments orders. This update, if adopted, will be one of the final key components to completing a comprehensive overhaul of all governing planning and zoning documents.

Since the adoption of the Comprehensive Plan, Wellington has received recognition from several review agencies for the efforts by the Planning and Zoning Division to accomplish the adoption of the new plan. Other municipalities has provided positive feedback regarding the efficiency of generating a Private Property Rights Element in response to the State legislation requiring this new element. Over the past two (2) years, Wellington has received an overwhelming positive response to the new LDR from other municipalities, consultants, residents, and business owners. The adoption of the proposed Official Zoning Map will allow the staff to complete Phase 1 of this task and set the stage for the Phase 2. Phase 2 will include making necessary amendments to the LDR that clarify the intent of the regulations, complete an update to the Code of Ordinances, and develop reinvestment/redevelopment incentives that will continue to protect public health, safety, and welfare of the community Village-wide, but will also move Wellington into the next 20 years successfully.

STAFF RECOMMENDATION:

Staff recommends approval of Ordinance No. 2021-13 to adopt the proposed Official Zoning Map as presented in Exhibit A.

LISTS OF EXHIBITS:

Exhibit A – Proposed Official Zoning Map

Exhibit B – Current Official Zoning Map