Legislation Details (With Text)

File #:	PZ-0251	**Name:**	ORDINANCE NO. 2021-13 (OFFICIAL ZONING MAP) AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON OFFICIAL ZONING MAP, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.
Type:	PZ-Zoning Text Amendment		
		In control:	Planning, Zoning and Adjustment Board
On agenda:	9/8/2021	**Final action:**	9/8/2021
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Code sections:			
Attachments:	1. 1. Ordinance 2021-13, 2. 2. Ord Exhibit A - Official Zoning Map - 2021, 3. 3. Staff Report, 4. 4. SR Exhibit A - Official Zoning Map 2021, 5. 5. SR Exhibit B-Current Official Zoning Map, 6. 6. SR Exhibit C-Zoning Map 2007, 7. Legal Ad PZB VC		

Date	Ver.	Action By	Action	Result
9/8/2021	1	Planning, Zoning and Adjustment Board	approved	

ITEM: ORDINANCE NO. 2021-13 (OFFICIAL ZONING MAP)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON OFFICIAL ZONING MAP, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

PUBLIC HEARING: YES **QUASI-JUDICIAL: NO**

EXPLANATION: Wellington recently adopted an updated Comprehensive Plan. As part of this effort, modifications to Article 6 of the Land Development Regulations (LDR) are being considered by Council and are set for an adoption hearing on September 13, 2021. The LDR is required to be consistent with the Comprehensive Plan. Article 6 defines the zoning districts within Wellington. As the Future Land Use Map (FLUM) was adopted as part of the Comprehensive Plan, the Official Zoning Map is directly related to the zoning districts and regulations of the LDR, therefore this map adoption will be one of the last updates to ensure that all mentioned documents are consistent, which is a requirement of Florida Statutes.

At this time, it is necessary to update the Official Zoning Map for consistency with the LDR and further the goals, objectives, and policies of the Comprehensive Plan.

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Much like the Comprehensive Plan (including the FLUM) and the LDR, the Official Zoning Map had districts that carried over from Palm Beach County (PBC), even though they may not have been applied within the Wellington boundary. The proposed changes to the Official Zoning Map do not give or take away entitlements that do not exist today for any given property/project. In fact, this changes are limited to removing districts from the legend that do not exist in Wellington, renaming districts, combining names of certain districts, or replacing district names with a more specific description. All of which have been thoroughly described in multiple public hearings with the LDR update in 2019 and the most recent update that is scheduled for adopted on September 13, 2021.

SUMMARY: The Planning and Zoning Division recommends approval of Ordinance No. 2021-13 to adopt the proposed Official Zoning Map of Wellington.

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