



Legislation Text

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ITEM: ORDINANCE NO. 2021-06 WELLINGTON GREEN CPA

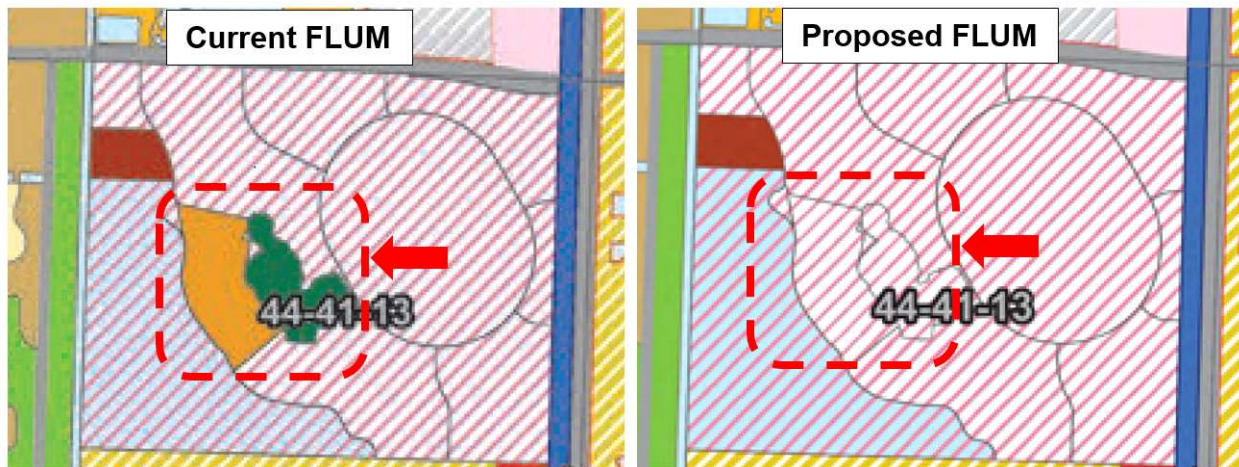
AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2020-0001-CPA), TO MODIFY THE LAND USE DESIGNATION FOR TRACT W-5 (CONSERVATION), TOTALING 17.62 ACRES, MORE OR LESS, AND THE LAND USE DESIGNATION FOR POD B (RESIDENTIAL F), TOTALING 25.96 ACRES, MORE OR LESS, TO REGIONAL COMMERCIAL/LARGE SCALE MULTIPLE USE (RC/LSMU); TO DELETE THE MAP NOTATION FOR PROPERTIES DESIGNATED LSMU; TO DELETE THE SITE SPECIFIC TABLE THAT INDICATES THE MINIMUM AND MAXIMUM ACREAGE THRESHOLDS FOR EACH USE TYPE FOR THE SUBJECT SITE, KNOWN AS WELLINGTON GREEN, TOTALING 456.30 ACRES, MORE OR LESS, LOCATED ON THE SOUTHWEST CORNER OF STATE ROAD 7 AND FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

PUBLIC HEARING: YES

QUASI-JUDICIAL: NO

EXPLANATION: Comprehensive Plan Amendment (CPA) to amend the Future Land Use Map (FLUM) designation from Regional Commercial/Large Scale Multiple Use, Conservation, and Residential "F" to Regional Commercial/Large Scale Multiple Use, and delete conditions of approval.

SUMMARY: The applicant is requesting the CPA to amend the FLUM designation of Wellington Green Tract W-5 (17.62 acres) from Conservation and Pod "B" from Residential "F" to Regional Commercial/Large Scale Multiple Use (RC/LSMU), and delete the development conditions of approval. Wellington's FLUM was amended in 2004 to depict Wellington Green Tract W-5 as Conservation and Pod "B" as Residential "F" with no approved ordinances or amendments with the site-specific land use change for these properties. Since there are no records supporting the land use change to Tract W-5 or Pod "B," they both should still be designated RC/LSMU on Wellington's FLUM as illustrated below.



Tract W-5 was the only wetland preserve/buffer area designated as Conservation and Pod “B” the only area designated with a residential land use on Wellington’s FLUM. No other parcels or Tracts within the Wellington Green project have received a land use designation other than RC/LSMU. Tracts W-1, W-2, W-3, W-6, and a portion of W-5 (9.03 acres) will still be designated as wetland preserve/buffer on the Wellington Green Master Plan if the companion master plan amendment request is approved by Council. The Wellington Green Master Plan will be on the Council agenda with the second reading of the CPA, if approved at first reading.

The Wellington Green FLUM designation was approved with conditions of approval that included a notation for properties designated LSMU and minimum/maximum acreage thresholds for the overall project. The FLUM notation indicated properties designated LSMU should be shown in mosaic, minimum and maximum intensity shall be as stated in the ordinance, and allowed land uses may be anywhere within the site, subject to the project’s approved master plan. This notation is not needed on the FLUM, as Wellington Green is the only project with the LSMU designation and the approved master plan provide development requirements including allowed land uses, and minimum and maximum intensity/density.

The land use approval also included minimum and maximum acreage thresholds which are on other development orders approving Wellington Green. Over the years the conditions of approval have been amended on the master plan for Wellington Green, but the conditions were never updated on the land use (Ordinance No. 96-26/Staff Report **Exhibit “A”**). The development orders for the Wellington Green project have inconsistent language for the same conditions. The current Wellington Green Master Plan (Resolution No. R2017-10/Staff Report **Exhibit “G”**) has the up-to-date conditions of approval, which governs the project and the conditions are not required on the land use development order. The master plan is the governing document that will require amendments for future changes to the project. The land use and zoning will remain intact and inconsistencies among development orders will no longer exist.