



Legislation Text

File #: PZ-0226, Version: 1

ITEM: ORDINANCE NO. 2021-07 WELLINGTON GREEN DOA/REZ

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A DEVELOPMENT ORDER AMENDMENT (PETITION NUMBER 2020-0001-DOA) TO MODIFY THE OFFICIAL ZONING MAP OF WELLINGTON FOR CERTAIN PROPERTIES, 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, TO ILLUSTRATE THE ONE (1) PLANNED UNIT DEVELOPMENT (PUD) AND SEVEN (7) MULTIPLE USE PLANNED DEVELOPMENTS (MUPD) AS ESTABLISHED; TO DELETE ALL CONDITIONS OF APPROVAL THAT WERE ORIGINALLY ADOPTED AS PART OF THE REZONING BY PALM BEACH COUNTY; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

PUBLIC HEARING: YES

QUASI-JUDICIAL: YES

EXPLANATION: Development Order Amendment to delete conditions of approval and illustrate the zoning as adopted for the overall 456-acre Wellington Green project.

SUMMARY: The request is to delete conditions of approval that were included with the original Rezoning of the Wellington Green properties as adopted by Palm Beach County (PBC) (Resolution No. R-96-1195/Staff Report Exhibit "B"), and illustrate the one (1) Planned Unit Development (PUD) and seven (7) Multiple Use Planned Developments (MUPD) as established for Wellington Green.

Similar to the land use approval for the Wellington Green project, the zoning approval included conditions of approval have not been amended over the years to be consistent with approved master plan amendments. The zoning conditions were specific to local entitlements and development standards that were in addition to regional conditions of approval as a part of the Wellington Green DRI. The current approved Wellington Green Master Plan (Resolution No. R2017-10/Exhibit "G") removed "satisfied" Regional conditions and consolidated all Local conditions in 2017. Before any future development orders are approved for the Wellington Green project, the rezoning development order will need to be amended, as presented, to eliminate inconsistencies between the land use, zoning, and master plan.

The conditions of approval that will continue to govern the project are provided on the current master plan, which is the appropriate document for site-specific, development-related conditions. Any changes to the master plan will require a public hearing and Council approval. Approval of this request to delete the conditions of approval and restate the zoning designation will correct the current inconsistencies.