



## Legislation Text

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**File #:** 21-4679, **Version:** 1

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### **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.**

**REQUEST:** Approval of Ordinance No. 2021-13 to amend the Official Zoning Map for Wellington updating its presentation.

**EXPLANATION:** Wellington recently adopted an updated Comprehensive Plan. As part of this effort, modifications to Article 6 of the Land Development Regulations (LDR) were adopted by Council. 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 amendment will be one of the last updates required to ensure that all mentioned documents are consistent as required by the Florida Statutes.

At this time, it is necessary to update the Official Zoning Map for consistency with the LDR. The proposed changes to the Official Zoning Map do not change any entitlements that exist today for any given property or project. In fact, the changes are limited to removing districts 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 adopted on September 13, 2021.

The Planning, Zoning and Adjustment Board heard this item at the September 8, 2021 meeting and unanimously voted (5-0) to recommend approval of the updated Official Zoning Map.

**BUDGET AMENDMENT REQUIRED:** NO

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

**FIRST READING:** YES                      **SECOND READING:**

**LEGAL SUFFICIENCY:** YES

**FISCAL IMPACT:** N/A

**WELLINGTON FUNDAMENTAL:** Responsive Government

**RECOMMENDATION:** Approval of Ordinance No. 2021-13 to amend the Official Zoning Map for Wellington updating its presentation.