



Legislation Text

File #: 21-4684, **Version:** 1

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; AND PROVIDING AN EFFECTIVE DATE.

REQUEST: Approval of Ordinance No. 2021-13 to adopt an updated Official Zoning Map for Wellington.

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 adoption will be one of the last updates required 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.

Much like the Comp Plan (including the FLUM) and the LDR, the Official Zoning Map had districts that carried over from Palm Beach County (PBC). The proposed changes to the Official Zoning Map do not give or take away entitlements that do not exist today to any given property or 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 adopted on September 13, 2021.

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

The Village Council heard this item at the September 28, 2021 meeting and unanimously (5-0) voted to approve the ordinance at first reading.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: YES QUASI-JUDICIAL: NO

FIRST READING: NO SECOND READING: YES

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Approval of Ordinance No. 2021-13 to adopt an updated Official Zoning Map for Wellington.