



## Legislation Text

---

File #: 23-5782, Version: 1

---

### ITEM: ORDINANCE NO. 2023-07 (IORIZZO COMPREHENSIVE PLAN AMENDMENT (CPA FLUM))

**AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP OF WELLINGTON'S COMPREHENSIVE PLAN (PETITION 2022-0001-CPA) FOR CERTAIN PROPERTY, KNOWN AS IORIZZO, TOTALING 5.45 ACRES, MORE OR LESS, LOCATED APPROXIMATELY ONE MILE NORTH OF FOREST HILL BOULEVARD ON THE WEST SIDE OF STATE ROAD 7/U.S. 441, AS MORE SPECIFICALLY DESCRIBED HEREIN; TO DELETE ALL SITE-SPECIFIC CONDITIONS OF APPROVAL THAT WERE PREVIOUSLY ADOPTED AS PART OF FUTURE LAND USE MAP DESIGNATION; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**REQUEST:** Approval of Ordinance No. 2023-07, Comprehensive Plan Amendment (CPA) to delete all site-specific conditions of approval adopted as part of the Iorizzo project Future Land Use Map (FLUM) designation.

**EXPLANATION:** Wellington adopted the project's Commercial (previously known as Community Commercial) FLUM designation (Ordinance No. 2005-06 and 2011-02) with site-specific conditions of approval limiting the floor area ratio and uses with maximum allowed square footage. At that time, it was common practice to include certain Conditions of Approval to a land use and zoning ordinance that referenced the related development plan for a given project. Wellington's current practice, like most municipalities, has been to not place conditions on approvals that designate land use and zoning and to "clean-up" any previous projects with conditions that are related to the project's development plan. Instead, development entitlements/conditions are placed on the development order approving the master plan and/or conditional use(s) for a project, which is more appropriate for development related conditions. The current Commercial (F.K.A Community Commercial) FLUM designation will not change with the approval of this request. This request only deletes the site-specific conditions from the land use approval.

The applicant is also seeking a Zoning Text Amendment (ZTA), Master Plan Amendment (MPA), and Conditional Use (CU) for the proposed self-storage at the Iorizzo project with the companion applications.

At the January 18, 2023 Planning, Zoning and Adjustment Board (PZAB) meeting, the Board recommended approval (7-0 vote) of the applicant's ZTA/CPA/MPA/CU request per staff recommendations as stated in the staff report.

On February 21, 2023, Council approved (5-0 vote) the first reading of the ZTA and CPA.

The combined staff report for the applicant's ZTA/CPA/MPA/CU, along with the supporting exhibits are provided for explanation/reference of the overall request.

**BUDGET AMENDMENT REQUIRED:** NO

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

**FIRST READING:**

**SECOND READING:** YES

**LEGAL SUFFICIENCY:** YES

**FISCAL IMPACT:** N/A

**WELLINGTON FUNDAMENTAL:** Responsive Government

**RECOMMENDATION:** Approval of Ordinance No. 2023-07, Comprehensive Plan Amendment (CPA) to delete all site-specific conditions of approval adopted as part of the Iorizzo project Future Land Use Map (FLUM) designation.