Legislation Text

File #: 26-7904, **Version:** 1

ITEM: RESOLUTION NO. R2026-51 (ZONING IN PROGRESS FOR WAREHOUSING/DATA CENTERS)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, IN ACCORDANCE WITH SECTION 1.8.1 OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS, DECLARING A ZONING IN PROGRESS AND IMPOSING A MORATORIUM ON NEW APPLICATIONS FOR WAREHOUSING/DATA CENTERS FOR A PERIOD OF 180 DAYS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

REQUEST: Approval of Resolution No. R2026-51 approving a Zoning in Progress related to warehousing/data centers.

EXPLANATION: Residents have continued to express their concerns about data centers locating in Wellington. The Zoning in Progress (ZIP) is proposed to address resident concerns and to ensure Wellington's LDR adequately addresses warehousing/data centers and mitigates any negative impacts on surrounding lands and residential communities.

During the ZIP period, Wellington shall not accept, process, or approve any application related to warehousing/data centers.

The Florida Governor recently signed into law changes to the Florida Statutes that expressly recognize the authority of local governments to regulate certain land uses, including facilities with substantial electric or other utility demands, such as data centers. These changes to Florida Statutes for facilities with substantial electric or other utility demands were adopted after the adoption of Section 28, Ch. 2025-190, Laws of Florida, known as Senate Bill 180 and, because they do not impose limitations on Wellington's exercise of its authority over "large load customers", the proposed revisions to the LDR will not conflict with Senate Bill 180.

BUDGET AMENDMENT REQUIRED: NO

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

FIRST READING: YES **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: NO

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Approval of Resolution No. R2026-51 approving a Zoning in Progress related to warehousing/data centers.