

## BUILDING HEIGHT ZTA

## STAFF REPORT

**Ordinance No:** 2025-30

**Applicant:** Village of Wellington

**Request:**

To amend Table 5.1.2-1, Development Application Approvals, related to Building Height application types; to add Section 5.3.11 relating to Building Height, and to amend Section 6.3.1.F.5 relating to Building Height applications in excess of 35 feet.

**Boards, Committees, and Council:**

	Date	Vote
PZAB	10/15/2025	Approved (7-0)
Council (1 <sup>st</sup> )	11/12/2025	Approved (5-0)
Council (2 <sup>nd</sup> )	12/9/2025	Pending

**Wellington Vision:**

A Great Hometown: Great Neighborhoods, Great Schools, and Great Parks.

**Wellington Mission:**

To provide high-quality services that create economic, environmental, and social sustainability for residents.

**Wellington Goals:**

- Economic Development
- Neighborhood Renaissance
- Protecting Our Investment
- Respecting the Environment
- Responsive Government

**Project Manager:**

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**Background:**

Staff is seeking approval of a zoning text amendment to various sections within the Land Development Regulations related to approval of building height requests. Various amendments to building height regulations have been made throughout the years, including the following:

Ordinance 2016-20: Building height exclusions within the Equestrian Overlay Zoning District

Ordinance 2019-06: Building height limitations for properties within a multi-family residential Future Land Use designation.

The current approval process requires all building height requests over 35 feet to be approved by Council. As part of the application, proposed building elevations and renderings must be submitted for review by Council and included in the agenda packet. Once the building height increase is approved by Council, the applicant is then required to get approval from the Architectural Review Board for all elevations, materials, and colors. The request to modify this process is to address the potential modifications to the elevations that can be reviewed and approved by ARB that differ from what was originally approved by Council.

There has been an increase in the number of requests for approval of buildings exceeding 35 feet in height throughout the Village. Staff is requesting modifications to the review process of building height applications to require ARB review and recommendation of building height applications prior to approval by Council, much like EPC and PZAB make recommendations on various other applications. This will ensure all multi-family and non-residential buildings continue to be reviewed by ARB, but also ensure that changes will not be made to the elevations after Council approves them.

Modifications to the criteria required for additional building height have also been made, including clarification and elimination of additional landscape requirements as they are already provided elsewhere in the code.

The proposed ZTA does not conflict with the recently passed SB 180, as the amendments impose less restrictive requirements than those that exist today.

**Request:**

Ordinance No. 2025-30 illustrates the proposed changes to the LDR, with formatting of text to be deleted in ~~strike through~~ format and new text in underlined format. Summary of the proposed modifications are provided below:

- Table 5.1.2-1 Development Application Approval:
  - Illustrates all application types and the responsibility of each entity (recommendation vs. approval)
  - Requires Conditional Use requests for building heights to require a recommendation from ARB and PZAB before Wellington Council
- Section 5.3.11 – Building Height Exceeding 35 Feet:
  - Establishes general submittal requirements for building height requests (Exterior Elevations, materials, renderings, site plan, and landscape plan)
  - Clarifies who approves modifications to the buildings in excess of 35 feet:
    - Council approval - Portions of the building exceeding 35 feet.
    - ARB approval - Elevation changes that do not affect building height or more than 30% of an elevation.
    - Administratively - Minor amendments to approved finishes/materials.
- Section 6.3.1.F – Building Height:
  - Adds Mixed Use and Commercial to land uses eligible for a maximum height of 56 feet
  - Clarifies eligible within one (1) mile of SR7 that are eligible for a maximum height of 72 feet.
  - Additional modifications have been made regarding the criteria for building height increases:
    - Council can approve exceptions to setbacks if they are inconsistent with the building architecture
    - Requires additional setbacks when the building is adjacent to single-family properties
    - Updates project criteria as some required improvements were deemed to be repetitive and redundant, including landscaping, architectural details, and site amenities.
- Section 6.3.1.F.5.f - Allows for an additional 20% of height for buildings eligible for a maximum height of 72 feet if specific criteria are met.