

ORDINANCE NO. 2025-05

**AN ORDINANCE OF WELLINGTON'S COUNCIL
AMENDING CHAPTER 5, ARTICLE I, SECTION 5-2,
SUBSECTION 113 (CONSTRUCTION BOARD OF
ADJUSTMENT AND APPEALS) OF THE CODE OF
ORDINANCES TO CLARIFY THE PROCEDURES FOR
APPEALING A DECISION OF THE BUILDING OFFICIAL
TO THE CONSTRUCTION BOARD OF ADJUSTMENT AND
APPEALS; PROVIDING A CONFLICTS CLAUSE;
PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING
AN EFFECTIVE DATE.**

WHEREAS, the Wellington Council is authorized and empowered to adopt and amend legislation to govern the affairs of its citizens and promote the public health, safety, and welfare of the community; and

WHEREAS, Chapter 5, Article I, Section 5-2 sets forth the Wellington Building Code Administrative Code to provide a means for enforcing the Florida Building Code 8th Edition, which is adopted by reference in Section 5-1 of the Code; and

WHEREAS, subsection 113 of Section 5-2 sets forth the regulations governing the Construction Board of Adjustment and Appeals; and

WHEREAS, the Wellington Council believes that it is in the best interest of the community to amend these regulations to clarify the procedures for appeals from decisions of the building official to the Construction Board of Adjustment and Appeals.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON,
FLORIDA, THAT:**

SECTION 1: Chapter 5, section 5-2, subsection 113 of the Code of Ordinances, Wellington, Florida, is hereby amended to read as follows:

SECTION 113
CONSTRUCTION BOARD OF
ADJUSTMENT AND APPEALS

113.1 Establishment. The Construction Board of Adjustment and Appeals (board) is established in Article VI, Sections 2-53 of the Village of Wellington Code of Ordinances. Additionally, the following shall apply:

113.2 Secretary of board. The building official or his/her authorized representative shall act as secretary of the board and shall make a detailed record of all of its proceedings, which shall set forth the reasons for its decision, the vote of each member, the absence of a member, and any failure of a member to vote.

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2 **113.3 Powers.** The Construction Board of Adjustment and Appeals shall have the
3 power, as further defined in 113.4, to hear appeals of decisions and interpretations of
4 the building official and consider variances of the technical codes.
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6 **113.4 Local Construction Regulation Board.** The Construction Board of Adjustment
7 and Appeals shall also constitute and act as the Local Construction Regulation Board
8 ("LCRB"), as provided in F.S. § 489.113. As the LCRB, the board may deny, suspend,
9 revoke or limit the authority of a certified contractor to obtain a building permit or permits
10 with specific conditions, if the board has found such contractor, through the public
11 hearing process, to be guilty of fraud or a willful building code violation within the Village
12 of Wellington. For purposes of this section, a "willful building code violation" means an
13 act that is voluntarily and intentionally performed with the intent to violate or disregard
14 the requirements of the law. The board may also, deny, suspend, revoke or limit the
15 authority of a certified contractor to obtain a building permit or permit with specific
16 conditions, if it has proof through the public hearing process, that a contractor has been
17 found guilty in another county or municipality within the past 12 months, of fraud or a
18 willful building code violation and after providing notice and an opportunity to be heard
19 to the contractor, finds that such fraud or willful violation would have been fraud or a
20 violation if committed in the county or municipality that the local construction board
21 represents. Notification of and information concerning such permit denial shall be
22 submitted to the department within 15 days after the board decides to deny the permit.
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24 **113.5 Appeals.**

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26 **113.5.1 Decision of the building official.** The owner of a building, structure or
27 service system, or duly authorized agent, may appeal a decision of the building
28 official to the Construction Board of Adjustment and Appeals whenever any one
29 of the following conditions are claimed to exist:
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- 31 1. The building official rejected or refused to approve the mode or manner of
32 construction proposed to be followed or materials to be used in the
33 installation or alteration of a building, structure or service system.
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- 35 2. The provisions of this code do not apply to the specific case.
36
- 37 3. That an equally good or more desirable form of installation can be
38 employed in any specific case, which the building official has rejected or
39 refused.
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- 41 4. The true intent and meaning of this code or any of the regulations
42 hereunder have been misconstrued or incorrectly interpreted.
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44 **113.5.2 Variance.** The Construction Board of Adjustment and Appeals, when so
45 appealed to and after a hearing, may vary the application of any provision of this
46 code to any particular case when, in its opinion, the enforcement thereof would

1 do manifest injustice and would be contrary to the spirit and purpose of this or
2 the technical codes or public interest, and also finds all of the following:

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4 1. That special conditions and circumstances exist that are peculiar to the
5 building, structure or service system involved and that are not applicable
6 to others;
- 7
8 2. That the special conditions and circumstances do not result from the action
9 or inaction of the applicant;
- 10
11 3. That granting the variance requested will not confer on the applicant any
12 special privilege that is denied by this code to other buildings, structures
13 or service system;
- 14
15 4. That the variance granted is the minimum variance that will make possible
16 the reasonable use of the building, structure or service system; and
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18 5. That the grant of the variance will be in harmony with the general intent
19 and purpose of this code and will not be detrimental to the public health,
20 safety and general welfare.

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22 **113.5.2.1 Conditions of the variance.** In granting the variance, the board
23 may prescribe a reasonable time limit within which the action for which the
24 variance is required shall be commenced or completed, or both. In
25 addition, the board may prescribe appropriate conditions and safeguards
26 in conformity with this code. Violation of the conditions of a variance shall
27 be deemed a violation of this code.

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29 **113.5.3 Notice of appeal.** Notice of appeal shall be in writing and filed within 30
30 calendar days after the building official renders the decision. Appeals shall be in
31 a form acceptable to the building official.

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33 **113.5.4 Unsafe or dangerous buildings or service systems.** In the case of a
34 building, structure or service system, which in the opinion of the building official,
35 is unsafe, unsanitary or dangerous, the building official may, in the order, limit
36 the time for such appeals to a shorter period.

37 38 **113.6 Procedures of the board.**

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40 **113.6.1 Meetings.** The board shall meet upon call of the chair. The board shall
41 meet within 45 calendar days after a notice of appeal has been received by
42 Wellington, unless the building official and the appellant mutually agree to an
43 extension of this time period.

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45 **113.6.2 Rules and regulations.** The board shall comply with the procedures set
46 forth in Village Council Resolution No. R2024-41. The board shall give the

appellant a reasonable opportunity to be heard. The interpretation or decision in question shall be presumed to be correct and the appellant shall have the burden to demonstrate errors. The board shall not reject or modify the building official's interpretation/decision if it is supported by competent substantial evidence. At the conclusion of the hearing, the board shall render its determination.

113.6.3 Decisions. The Construction Board of Adjustment and Appeals shall, in every case, reach a decision without unreasonable or unnecessary delay. Each decision of the board shall also include the reasons for the decision. If a decision of the board reverses or modifies a refusal, order, or disallowance of the building official, or varies the application of any provision of this code, the building official shall immediately take action in accordance with such decision. Every decision shall be promptly filed in writing in the office of the building official and shall be open to public inspection. A certified copy of the decision shall be provided to the appellant and a copy shall be kept publicly posted in the office of the building official for two weeks after filing. Every decision of the board shall be final; subject however to such remedy as any aggrieved party might have at law or in equity.

SECTION 3: Should any section, paragraph, sentence, clause, or phrase of this Ordinance conflict with any section, paragraph, clause, or phrase of any prior Wellington Ordinance, Resolution, or Municipal Code provision, in that event the provisions of this Ordinance shall prevail to the extent of such conflict.

SECTION 4: Should any section, paragraph, sentence, clause, or phrase of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion or part thereof, other than the part so declared to be invalid.

SECTION 5: This Ordinance shall become effective immediately upon adoption of the Wellington Council following second reading.

PASSED this _____ day of _____, 20____ upon first reading.

PASSED AND ADOPTED this _____ day of _____, 20____ on second and final reading.

WELLINGTON

FOR

AGAINST

BY: _____

Michael J. Napoleone, Mayor

John T. McGovern, Vice Mayor

Tanya Siskind, Councilwoman

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Maria Antuña, Councilwoman

Amanda Silvestri, Councilwoman

ATTEST:

BY: _____
Chevelle D. Hall, MMC, Village Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: _____
Laurie S. Cohen, Village Attorney