ORDINANCE NO. 2025-31 1 2 AN ORDINANCE OF WELLINGTON. FLORIDA'S COUNCIL. 3 AMENDING ARTICLE 6, **SECTION** 6.4.3, RELATED TO 4 ARCHITECTURAL REVIEW AND DESIGN FOR NON-RESIDENTIAL 5 AND MULTI-FAMILY STRUCTURES AND BUILDINGS ERECTED BY 6 WELLINGTON: PROVIDING A CONFLICTS CLAUSE: PROVIDING A 7 SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. 8 9 WHEREAS, the Wellington Council, as the governing body, pursuant to the 10 authority vested in it by Chapters 163 and 166 of the Florida Statutes, is authorized and 11 empowered to consider changes to its Land Development Regulations (LDR); and 12 13 WHEREAS, Wellington Council desires to amend Section 6.4.3 of Wellington's 14 LDR, which clarifies the approval process for non-residential and multi-family structures 15 and buildings erected by Wellington or other governmental entities; and 16 17 WHEREAS, the Planning, Zoning and Adjustment Board, as the Local Planning 18 Agency, after notice and public hearing held on October 15, 2025, recommended 19 20 approval of the Zoning Text Amendment with a 7 - 0 vote; and 21 WHEREAS, the Council has taken the recommendations of the Planning, Zoning 22 and Adjustment Board, the Findings of Fact by Wellington staff, and the comments from 23 the public into consideration in adopting the amendments to the LDR that are the subject 24 of this ordinance. 25 26 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF WELLINGTON, 27 FLORIDA, THAT: 28 29 SECTION 1: Sec.6.4.3 titled "Architectural Review and Design," is hereby 30 amended as provided below in strikethrough (delete) and Underline (add) format: 31 32 33 Sec. 6.4.3 – Architectural Review and Design A. The architectural character and building design of uses of all buildings shall 34 conform to and be aesthetically pleasing and compatible within the context of the 35 surrounding area and natural environment general architectural character of the 36 development, project, neighborhood, or surrounding uses. 37 38 B. All exterior finishes, colors, and materials shall be consistent with the material 39 schedule and color charts adopted by the ARB, or shall be approved as part of an 40 41 overall design by the ARB during the review of elevations and design details, including site amenities. All non-residential buildings or multi-family buildings with 42

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more than six (6) attached units shall require ARB approval, including

modifications, or a recommendation to Wellington's Council if associated with a

building exceeding 35 feet in height. The ARB may approve alternative materials

and design provided they find the proposed design is compatible with the approved 46 materials and color schemes, and overall project. 47 48 C. An applicant may request to add a color(s) to the All approved colors chart, which 49 shall be considered a modification to the color chart and may be used Village-wide. 50 except for non-residential buildings and multi-family buildings with more than six 51 (6) attached units. Permits to paint a structure building are not required, but the 52 color choice must match the approved color chart, or the property owner may be 53 found in violation of the LDR. The applicant shall show how all exterior finishes, 54 colors, and materials are consistent with the material schedule and color chart 55 adopted by the ARB. 56 57 D. All applications that require ARB consideration shall comply with the Development 58 Review Process of Article 5. ARB shall provide a recommendation for buildings 59 erected, maintained, or otherwise owned or leased by Wellington, prior to Council 60 approval. This section shall not apply to buildings erected, maintained, or 61 otherwise owned, or leased by Palm Beach County, the State of Florida, or the 62 federal government. 63 64 65 E. The design criteria in this Article shall apply to all buildings, residential and nonresidential, Village-wide. 66 67 F. E. If there are any conflicts between the design regulations of this this article and 68 any other regulations in the LDR, the more restrictive shall govern. 69 70 71 **SECTION 2:** Should any section, paragraph, sentence, clause, or phrase of this Ordinance conflict with any section, paragraph, clause or phrase of any prior Wellington 72 Ordinance, Resolution, or Municipal Code provision, then in that event the provisions of 73 74 this Ordinance shall prevail to the extent of such conflict. 75 **SECTION 3:** Should any section, paragraph, sentence, clause, or phrase of this 76 77 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, 78 other than the part so declared to be invalid. 79 80 SECTION 4: This Ordinance shall become effective upon adoption by the 81 Wellington Council following second reading. 82 83 84 85

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| 113 | ATTECT. | | |
| 114 115 | ATTEST: | | |
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| 110 117 | BY: | | |
| 118 | Chevelle D. Hall, MMC, Village Clerk | | |
| 119 | Offeverie D. Flan, Milvio, Village Olerk | | |
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| 121 | APPROVED AS TO FORM AND | | |
| 121 | LEGAL SUFFICIENCY | | |
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| 124 | BY: | | |
| 125 | Laurie Cohen, Village Attorney | | |