

PROJECTS REQUIRING ARB APPROVAL ZTA

STAFF REPORT

Ordinance No: 2025-31

Applicant: Village of Wellington

Request:

To amend Section 6.4.3. of Wellington's Land Development Regulations (LDR) as it relates to architectural review and design for non-residential and multi-family structures and buildings erected by Wellington.

Boards, Committees, and Council:

	Date	Vote
PZAB	10/15/2025	Approved (7-0)
Council (1 st)	11/12/2025	Pending
Council (2 nd)	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 Section 6.4.3 of Wellington's LDR related to Architectural Review Board approval of non-residential and multi-family structures and any structure erected, maintained, owned or leased by Wellington.

The LDR requires all exterior finishes, colors, and materials for multi-family and non-residential structures be approved by ARB during the initial review and approval of the structure's elevations and design. However, the LDR does not specify whether future modifications to these structures require additional approvals by ARB. Language is added to Section 6.4.3 to clarify that any modifications to the exterior colors, material, elevations, and/or design of any non-residential structure/building or multi-family building will require ARB approval. This would not apply to multi-family buildings with six (6) units or less.

Staff is also seeking modification for the review and approval process for buildings erected, maintained, leased or owned by Wellington. Construction of new Wellington facilities are included in the Capital Improvement Project (CIP) budget which is adopted by Council annually for a five (5) year period. All Wellington facilities that are included in the CIP budget are thoroughly reviewed by staff and Council and require a Request for Bids (RFP) which includes proposed building elevations and associated construction costs. Currently, all newly constructed Wellington-owned/leased buildings require ARB approval which occurs after approval by Wellington Council and the CIP budget. Requiring ARB approval to Wellington projects causes modifications to buildings which may increase the cost of the construction, requiring a budget increase for the CIP project. ARB will continue to review Wellington projects, however, ARB will provide a recommendation to Council rather than being the approval body. The proposed ZTA does not conflict with the recently passed SB 180, as the amendments impose less restrictive requirements than those that exist today.

Analysis:

Ordinance No. 2025-31 illustrates the proposed changes to the LDR, with formatting of text to be deleted

in ~~strike through~~ format and new text in underlined format which is also shown below.

Sec. 6.4.3 – Architectural Review and Design

- A. The architectural character and ~~building design of uses of all buildings~~ shall ~~conform to and be aesthetically pleasing and~~ compatible within the context of the surrounding area and natural environment ~~general architectural character of the development, project, neighborhood, or surrounding uses.~~
- B. All exterior finishes, colors, and materials shall be consistent with the material schedule and color charts adopted by the ARB, or shall be approved as part of an 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 more than six (6) attached units shall require ARB approval, including modifications, or a recommendation 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 materials and color schemes, and overall project.
- C. An applicant may request to add a color(s) to the All approved colors chart, which shall be considered a modification to the color chart and may be used Village-wide, except for non-residential buildings and multi-family buildings with more than six (6) attached units. Permits to paint a structure building are not required, but the color choice must match the approved color chart, or the property owner may be found in violation of the LDR. The applicant shall show how all exterior finishes, colors, and material are consistent with the materials schedule and color chart adopted by the ARB during the development/permitting process, as required for the improvement/modification.
- D. All applications that require ARB consideration shall comply with the Development Review Process of Article 5. ARB shall provide a recommendation to buildings erected, maintained, or otherwise owned, or leased by Wellington prior to Council approval. This section shall not apply to buildings erected, maintained, or otherwise owned, or leased by Palm Beach County, the State of Florida, or the federal government.
- E. ~~The design criteria in this Article shall apply to all buildings, residential and non-residential, Village-wide.~~
- F. E. If there are any conflicts between the ~~design~~ regulations of ~~this~~ this article and any other regulations in the LDR, the more restrictive shall govern.