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ORDINANCE NO. 2025-31

**AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL,
AMENDING ARTICLE 6, SECTION 6.4.3, RELATED TO
ARCHITECTURAL REVIEW AND DESIGN FOR NON-RESIDENTIAL
AND MULTI-FAMILY STRUCTURES AND BUILDINGS ERECTED BY
WELLINGTON; PROVIDING A CONFLICTS CLAUSE; PROVIDING A
SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Wellington Council, as the governing body, pursuant to the authority vested in it by Chapters 163 and 166 of the Florida Statutes, is authorized and empowered to consider changes to its Land Development Regulations (LDR); and

WHEREAS, Wellington Council desires to amend Section 6.4.3 of Wellington's LDR, which clarifies the approval process for non-residential and multi-family structures and buildings erected by Wellington or other governmental entities; and

WHEREAS, the Planning, Zoning and Adjustment Board, as the Local Planning Agency, after notice and public hearing held on October 15, 2025, recommended approval of the Zoning Text Amendment with a 7 - 0 vote; and

WHEREAS, the Council has taken the recommendations of the Planning, Zoning and Adjustment Board, the Findings of Fact by Wellington staff, and the comments from the public into consideration in adopting the amendments to the LDR that are the subject of this ordinance.

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

SECTION 1: Sec.6.4.3 titled "Architectural Review and Design," is hereby amended as provided below in strikethrough (delete) and Underline (add) format:

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 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 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 materials are consistent with the material schedule and color chart adopted by the ARB.
- D. All applications that require ARB consideration shall comply with the Development Review Process of Article 5. ARB shall provide a recommendation for 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.

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 Ordinance, Resolution, or Municipal Code provision, then in that event the provisions of this Ordinance shall prevail to the extent of such conflict.

SECTION 3: 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 4: This Ordinance shall become effective upon adoption by the Wellington Council following second reading.

(The remainder of this page left intentionally blank)

PASSED this 12th day of November, 2025, upon first reading.

PASSED AND ADOPTED this _____ day of _____, 2025, on second and final reading.

WELLINGTON

FOR AGAINST

BY: _____	_____	_____
Michael J. Napoleone, Mayor		
_____	_____	_____
Tanya Siskind, Vice Mayor		
_____	_____	_____
John T. McGovern, Councilman		
_____	_____	_____
Maria Antuña, Councilwoman		
_____	_____	_____
Amanda Silvestri, Councilwoman		

ATTEST:

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

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: _____
Laurie Cohen, Village Attorney