

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	Pending
Council (1 st)	10/28/2025	Pending
Council (2 nd)	11/12/2025	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.

Request:

Ordinance No. 2025-30 illustrates the proposed changes to the LDR, with formatting of text to be deleted in ~~strikethrough~~ format and new text in underlined format which is also shown below.

Table 5.1.2-1 Development Application Approval table illustrates all application types and the responsibility of each entity (recommendation vs. approval).

Table 5.1.2 -1 Development Application ~~Approvals~~ Authority

A = Approval/<u>Denial</u> R = Recommendation/Certification *1 All applications for property in, or proposed to be in, the EPA/EOZD shall be reviewed by <u>presented to</u> the Equestrian Preserve Committee as they are a recommending body to the Planning, Zoning and Adjustment Board. All other applications would proceed to PZAB when applicable. ² <u>Voluntary/uniform method annexations require a recommendation from PZAB.</u> **3 Requires two (2) readings by <u>the</u> Village Council for final adoption. ⁴ <u>Conditional Use requests for buildings with heights exceeding 35 feet require a recommendation from ARB and PZAB before the Village Council hearing.</u>						
Application Type	Administrative (PZB Director or DM)	*Equestrian Preserve Committee ¹	Planning, Zoning and Adjustment Board	Tree Board	Architectural Review Board	Village Council
Annexation	R	R	R ²			A ³
Comprehensive Plan Map and/or Text Amendments**	R	R	R			A ³
Zoning Map and/or Text Amendments**	R	R	R			A ³
Master Plan/Amendments	R	R	R			A
Minor Master Plan Amendment	A					
Site Plan or Subdivision Plan/Amendment	A					
Minor Site Plan or Subdivision Amendment	A					
Architectural Review Board Applications	R				A	
Conditional Use and/or Amendment	R	R	R		<u>R</u>	A ⁴

Planning, Zoning and Adjustment Board

Planning and Zoning Division

October 15, 2025



A = Approval/Denial

R = Recommendation/Certification

^{#1} All applications for property in, or proposed to be in, the EPA/EOZD shall be ~~reviewed by~~ presented to the Equestrian Preserve Committee as they ~~are a~~ recommending body to the Planning, Zoning and Adjustment Board. All other applications would proceed to PZAB when applicable.

² Voluntary/uniform method annexations require a recommendation from PZAB.

^{**3} Requires two (2) readings by the Village Council for final adoption.

⁴ Conditional Use requests for buildings with heights exceeding 35 feet require a recommendation from ARB and PZAB before the Village Council hearing.

Application Type	Administrative (PZB Director or DM)	*Equestrian Preserve Committee ¹	Planning, Zoning and Adjustment Board	Tree Board	Architectural Review Board	Village Council
Minor Conditional Use Amendment	A					
Variance	R	R	A			
Administrative Variance	A					
Amendment to Conditions of Approval (DOA)	R	The decision-making body that originally approved the development order shall consider applications to amend conditions of approval.				
Interpretation of the Code	A					
Zoning Confirmation	A					
Unity of Title/Control or Release	A					
Vegetation Removal Permit	A					
Tree Board Request	R			A		
Special Use Permit	A					
Equestrian Permit	A					
Seasonal Permits that exceed 30 event days within a 6-month period (equestrian and non-equestrian)	R					A
Seasonal Permit renewal	A					
Extended Hours Special Permit	A					
Reasonable Accommodation	A					

Section 5.3.11 – Building Height is proposed to be added within the Applications Chapter of Article 5 to establish general submittal requirements, review criteria, and process for Building Height applications.

Article 5 – Development Review Procedures

Chapter 2 - Applications

Sec. 5.3.11 – Building Height Exceeding 35 Feet

Requests for buildings exceeding 35 feet in height shall require Conditional Use approval as outlined in Section 5.3.7. The following shall apply to all buildings exceeding 35 feet in height:

- A. No building permits for buildings exceeding 35 feet in height shall be issued before the approval by Wellington's Council, unless specifically exempted by the LDR.
- B. Exterior elevations, materials, and renderings, along with proposed site plan and landscape plans, shall be required as part of the submittal.
- C. Modifications to the height of a portion of a building exceeding 35 feet shall require an amendment to the Conditional Use approved by the Council only. Elevation changes that do not affect the height of the building or more than 30% of an elevation shall only require ARB approval. Minor amendments to the approved finishes/materials may be approved administratively if consistent with the intent of the approval, as determined by the project's Development Review Manager (DM). If the amendments to the finishes/materials are determined not to be minor, then ARB approval is required.

Modifications to Section 6.3.1.F – Building Height clarify the role for the ARB and Village Council as it relates to these types of requests. Additional modifications have been made regarding criteria for building height increases.

CHAPTER 3 – PROPERTY DEVELOPMENT REGULATIONS

Sec. 6.3.1 – General

F. Building Height: No building or part thereof shall be erected or altered to a height exceeding 35 feet unless specifically exempt and/or as allowed within this section.

- ~~1. No building or structure or part thereof shall be erected or altered to a height exceeding 35 feet unless the use is specifically exempt within this section.~~
- ~~1.2.~~ Maximum building height: 25 feet - No building, structure, or part thereof shall be erected or altered to a height exceeding 25 feet in districts All properties with a Future Land Use Map designation of Conservation, Park, Equestrian Commercial Recreation, and Open Space Recreation.
- ~~2. 3.~~ Maximum building height: 56 feet - No building, structure, or part thereof shall be erected or altered to a height exceeding 56 feet All properties within Planned Development districts with a Future Land Use Map designation of Residential E, F, G, and H, and Commercial and Mixed Use.
- ~~3. 4.~~ Maximum building height: 72 feet - No building, structure, or part thereof shall be erected or altered to a height exceeding 72 feet in districts All properties with a Future Land Use Map designation of Regional Commercial/Large Scale Multiple Use or for the following uses within

~~the State Road 7 Corridor, which is the area located within one (1) mile of State Road 7, from Southern Boulevard to Lake Worth Road:~~

- a. Colleges or universities;
- b. Employment centers ~~which shall be defined as non-retail development that employs 100 or more people in predominantly technical or professional occupations, such as medical or dental offices or laboratories, professional business offices, and light industrial and research park uses;~~
- c. Government services;
- d. Hospital or medical centers;
- e. Hotel or motel;
- ~~f. i. Congregate Living Facilities; and~~
- ~~g. j. Multi-family residential buildings.~~
- ~~f. Medical or dental laboratories;~~
- ~~g. Professional business offices;~~
- ~~h. Light industrial and research park uses;~~

~~4. 5. All buildings or structures in excess of exceeding 35 feet shall require a Wellington Council approval and shall be subject to additional the requirements as listed below:~~

- ~~a. e. The property shall be a minimum of two (2) acres in size.~~
- b. ~~f. Building(s) within a Residential E, F, G, and H land uses shall be located within a Planned Development and shall be within 500 linear feet of a collector road or road with a higher classification.~~
- c. ~~a. The building(s) shall provide one (1) foot of additional setback beyond the minimum requirement for every one (1) foot in height for all portions of the building or structure that exceeds 35 feet. The Council may approve exceptions if it is determined that the additional setbacks are inconsistent with the building's architectural style.~~
- ~~d. Buildings adjacent to single-family residential properties shall provide two (2) feet of additional setback beyond the minimum requirement for every one (1) foot in height for all portions of the building that exceed 35 feet on the side of the building adjacent to the single-family properties. The property shall not be located adjacent to single-family residential property. Non-collector roadways and canals are not considered separation.~~
- ~~e. iv. The site design project must include at least three (3) or more of the following design criteria, as approved by the Council:~~
 - ~~i. 1) A parking structure that results in reduced paved parking areas and or additional open green space;~~

- ~~2) Provided on-site amenities such as outdoor recreation, benches, civic spaces, and/or focal points;~~
- ~~ii. 3) Incorporate Eco-design or facilities such as electric vehicle ear-charging stations, green roofs, solar panels and/or bio-swales;~~
- ~~iii. 4) Funding for Privately improved and maintained public amenities on or contiguous to the project site, such as replacing/widening sidewalks, adding or improving bus shelters/stops, public art, public open space, or pedestrian streetscape enhancements;~~
- ~~iv. 5) LEED based design or Florida Green Building design certification of silver or higher;~~
- ~~v.g. Providing a minimum of 30% of the housing units with prices/rents available/accessible to households within 80% - 140% of Wellington's median income;~~
- ~~6) Architectural details that are unique and exceed the multi-family architectural design regulations of the LDR;~~
- ~~7) Landscape enhancements that exceed Article 7 of the LDR and the additional criteria as listed in this section;~~
- ~~8) Provide fee simple or for sale units;~~
- ~~f.d. These buildings Buildings may be eligible for an additional 15% height allowance, approved by Wellington the Council, based on the following criteria:~~
 - ~~i. The area proposed to exceed the maximum building height shall be limited to mechanical equipment, architectural features, and/or common use areas such as rooftop pool, and shall not include living area, occupiable floor area, or dwelling units;~~
 - ~~ii. The area proposed to exceed the maximum building height shall be limited to 35% of the overall building footprint. A technical deviation for additional height for a portion of the building footprint greater than 35% shall be approved by Council;~~
 - ~~iii. The area proposed to exceed the maximum building height shall be setback an additional one and one-half (1½) feet beyond the minimum setback as provided above lines for every foot above the proposed maximum building height,; and~~
- ~~4. Pods or parcels with building heights in excess of 35 feet shall provide and maintain, additional palm/tree plantings, based upon a ratio of one tree per 20 linear feet within, and in addition to, the required Landscape Buffer, or fraction thereof.~~
- ~~5. All buildings or structures exceeding 35 feet shall be required to meeting the landscape requirements as provided in Article 7 of the LDR and shall also provide the following:~~
 - ~~g. Additional landscape requirements for pods/parcels with buildings exceeding 35 feet in height:~~

- i. ~~a.~~ A minimum of 25% of the palms shall have a gray or brown wood height equal or greater than one-third (1/3) the overall height of the buildings ~~or structure~~. These palms shall be located within the foundation plantings areas of the ~~structure~~ subject building.
 - ii. ~~b.~~ A minimum of 25% of the palms shall have a minimum gray or brown wood height ~~in excess of over~~ 12 feet and be placed within the foundation plantings areas of the ~~structure~~ subject building.
 - a. ~~5% of the palms shall have a minimum gray or brown wood height in excess of eight (8) feet and can be placed anywhere within the project.~~
 - b. ~~All palm plantings under this section are credited 1:1 towards the tree planting standards requirements.~~
 - c. ~~Exception can be made for using "Phoenix" palms wherein this palm will receive credit for four (4) palms if:~~
 - i. ~~The phoenix palm size (as measured by clear wood below the root remnants) is equal in height to the tallest measurement of the palms that it is replacing; and~~
 - ii. ~~The phoenix must be placed in the area of the project where the palms it is replacing is located.~~
 - h. Any required ~~palms~~ landscaping approved to obtain a height bonus shall remain as a condition of the approval and must remain as long as the structure building remains. Any and all ~~palms landscaping~~ that die, become diseased, or disfigured must be replaced ~~in a reasonable time period and be the same size as the palm(s) they replaced.~~
5. 8. Exclusions from Height Limitations:
- a. For buildings 35 feet in height or less, Spires, ornamental belfries, towers, stage towers or scenery loft appurtenant to civic or cultural buildings, chimneys, mechanical equipment, mechanical equipment rooms and parapet walls used to screen mechanical equipment shall not be included in measuring the overall height of a building or structure if:
 - i. They do not exceed ~~30~~35% of the ~~roof area in gross area~~ building footprint; or
 - ii. They do not exceed 25% of the ~~proposed maximum~~ building height.
 - b. Water Towers, Public Utilities, ~~Civic Buildings~~, and publicly-owned facilities shall be exempt from height regulations in all zoning districts.
 - c. Wireless communications towers and facilities, including accessory radio towers, amateur radio/TV antennas, and commercial communication towers and ~~antennas may be erected subject to the Supplementary Standards of the LDR.~~