



Player's Club
Proposed Comprehensive Plan Text
Village of Wellington
Original Submittal: March 5, 2019

Below is Policy 1.3.8 of the Land Use Element in the Comprehensive Plan with all proposed language underlined and in red.

Policy 1.3.8 Land Use Element

Wellington has adopted regulations that limit building height to 35 feet or less in all categories except for:

- (1) Properties in the Regional Commercial/LSMU Plan Category.
- (2) Public facilities in all zoning districts.
- (3) Properties with Future Land Use designations of E, F, G, or H, and with frontage on a right of way with not less than 120 feet in maximum overall width, which shall be limited to a maximum height of 72 feet.
- ~~(3)~~ (4) The following uses within the State Road 7 Corridor, the area located within one mile of State Road 7 from Southern Boulevard to Lake Worth Road, which shall be limited to a maximum height of 72 feet:
 - a. Colleges or universities.
 - b. Employment centers which shall be defined as a non-retail development that employs 100 or more people in predominantly technical or professional occupations.
 - c. Government services.
 - d. Hospital or medical centers.
 - e. Hotel or motel.
 - f. Medical or dental laboratories.
 - g. Professional or business offices.
 - h. Light industrial and research park uses.
 - i. Congregate Living Facilities.

The State Road 7 Corridor is that area located within one mile of State Road 7 from Southern Boulevard to Lake Worth Road. ~~Such uses are consistent with Wellington's~~



~~overall GHG reduction strategy as proximity to these types of facilities can reduce or eliminates automobile dependency for area residents.~~

~~Buildings~~ All eligible buildings, as listed above, with a height in excess of 35 feet shall be subject to additional ~~setback requirements~~ criteria to be defined in the Land Development Regulations provided that any building in excess of 35 feet shall be specifically approved by The Wellington Council in a public hearing. These regulations shall be made part of Wellington's Land Development Regulations and shall be adopted and implemented consistent with the requirements of Chapter 163, F.S.