

EXHIBIT G – STAFF RECOMMENDED COMPREHENSIVE PLAN TEXT AMENDMENT

Policy 1.3.8 Land Use Element

Wellington has adopted regulations that limit building height to thirty-five (35) feet or less in all categories except for:

- 1) Properties in the Regional Commercial/LSMU ~~Plan Category~~: Future Land Use designation;
- 2) Public facilities in all zoning districts~~;~~;
- 3) Multi-family buildings on properties with a Residential E, F, G and H Future Land Use Map designation, that are also in a Planned Development, shall be limited to a maximum height of 56 feet. These buildings may be eligible for an additional fifteen percent (15%) height allowance, approved by Village Council, based on the criteria specified in the LDR;
- 4) The following uses within the State Road 7 Corridor, which is that area located within one (1) mile of State Road 7, from Southern Boulevard to Lake Worth Road, shall be limited to a maximum height of 72 feet:
 - 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~~;~~;
 - c. Government services~~;~~;
 - d. Hospital or medical centers~~;~~;
 - e. Hotel or motel~~;~~;
 - f. Medical or dental laboratories~~;~~;
 - g. Professional business offices~~;~~;
 - h. Light industrial and research park uses~~;~~;
 - i. Congregate Living Facilities~~;~~ and
 - j. Multi-family residential buildings.

~~The State Road 7 Corridor is that area located within one (1) mile of State Road 7 from Southern Boulevard to Lake Worth Road. Such uses are consistent with the Wellington's overall GHG reduction strategy as proximity to these types of facilities can reduce or eliminates automobile dependency for area residents.~~

Buildings ~~with a height in excess of~~ that exceed thirty-five (35) feet shall be subject to additional setback requirements, ~~to be defined and other criteria, as provided~~ 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, and shall require Wellington Council approval.~~ Additional height allowances may be permitted by Council in accordance with and based on the criteria provided for in the Land Development Regulations. These regulations shall be made part of the Wellington's Land Development Regulations and shall be adopted and implemented consistent with the requirements of Chapter 163, F.S.