Village Council
Planning and Zoning Division
August 10, 2021

STAFF REPORT — Article 6 Zoning Text Amendment

Ordinance No: 2021-12

Applicant: Village of Wellington

Request: To modify Article 6 of Wellington's Land Development Regulations (LDR) for consistency with the updates to the newly adopted Comprehensive Plan.

Project Manager:
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Boards, Committees, and Council:

	Date	Vote
PZAB	7/14/2021	5-0
Council (1st)	TBD	Pending
Council (2nd)	TBD	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

Background

Over the past year, all 10 elements of Wellington's Comprehensive Plan have been reviewed by the Planning, Zoning and Adjustment Board (PZAB) and are tentatively scheduled to be adopted by the Wellington Council on August 10, 2021. The Comprehensive Plan and the Land Development Regulations are required by Florida Statutes to be consistent with each other. The proposed Zoning Text Amendment updates Article 6 of Wellington's LDR for consistency with the soon to be adopted Comprehensive Plan. Modifications to the existing Article 6 are provided in strikethrough/underline format in Exhibit A and a list of changes to specific sections is provided in Exhibit B.

Proposed changes to Article 6 include:
- Modifications to the Building Height requirements that were removed from the Comprehensive Plan;
- Modifications to Table 6.2-1 Use Regulations Schedule to ensure all existing Zoning Districts are listed on the table;
- Modifications to the Supplemental Use Standards for Home Occupations to be consistent with the recently adopted Senate Bill 266; and
- Various formatting, editing, and verbiage clarification updates throughout the Article.

Planning and Zoning Division Recommendation

The Planning and Zoning Division recommends approval of Ordinance No. 2021-12 to modify Article 6 of Wellington's LDR for consistency with the updates to the newly adopted Comprehensive Plan.

List of Exhibits

Exhibit A: Proposed Changes to Article 6 (Clean Format)

Exhibit B: Modification Log