



Legislation Details (With Text)

**File #:** 24-6534 **Name:** ORDINANCE NO. 2024-02 (ZONING TEXT AMENDMENT TO SECTION 6.4.1.A.5. OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS FENCES, WALLS, AND HEDGES)  
AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFI

**Type:** Zoning Text Amendment **In control:** Village Council

**On agenda:** 6/11/2024 **Final action:**

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AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 6.4.1.A.5 OF ARTICLE 6, FOR PURPOSES OF CLARIFYING FENCE SETBACK REQUIREMENTS, MODIFYING HEDGE HEIGHT REQUIREMENTS, AND PROVIDING ADMINISTRATIVE APPROVALS WITH CRITERIA REQUIREMENTS FOR NON-COMFORMING HEDGES ALONG MAJOR THOROUGHFARES IN EFFORTS TO ACHIEVING CONSISTENT APPEARANCE FOR HEDGES AND FENCES ALONG THOROUGHFARES, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

**Code sections:**

**Attachments:** 1. 1. Ordinance 2024-02, 2. 2. Ordinance 2024-02 Exhibit A\_Strikethrough Reg 6.4.1.A.5 4.26.pdf, 3. 3. Staff Report, 4. 4. SR\_Exhibit A\_Hedge Waiver Application 7.31.23 CSG, 5. 5. SR\_Exhibit B\_MajorThoroughfares\_04262024, 6. 6. Staff Report Exhibit C- Required Hedge Materials, 7. 7. June-July 2024 Council Legal Ad

Date	Ver.	Action By	Action	Result
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**ITEM: ORDINANCE NO. 2024-02 (ZONING TEXT AMENDMENT TO SECTION 6.4.1.A.5. OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS FENCES, WALLS, AND HEDGES)**

**AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 6.4.1.A.5 OF ARTICLE 6, FOR PURPOSES OF CLARIFYING FENCE SETBACK REQUIREMENTS, MODIFYING HEDGE HEIGHT REQUIREMENTS, AND PROVIDING ADMINISTRATIVE APPROVALS WITH CRITERIA REQUIREMENTS FOR NON-COMFORMING HEDGES ALONG MAJOR THOROUGHFARES IN EFFORTS TO ACHIEVING CONSISTENT APPEARANCE FOR HEDGES AND FENCES ALONG THOROUGHFARES, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.**

**REQUEST:** Approval of Ordinance No. 2024-02 to amend Section 6.4.1.A.5 of Wellington's LDR to modify the regulations related to fences, walls, and hedges along thoroughfares and throughout Wellington.

**EXPLANATION:** In 2021, Wellington's Council adopted Ordinance No. 2021-18 which amended the

regulations for hedge heights, identified five (5) specific hedge materials, increased setbacks for fences to five (5) feet, and addressed maintenance requirements in efforts to create a uniform appearance along major thoroughfares. Since its adoption, many efforts have been made to notify the affected property owners of the new regulations. However, a few of the new regulations present challenges for property owners. The proposed changes to Section 6.4.1.A.5, fences, walls, and fences regulations, attempt to address the challenges.

The Planning, Zoning, and Adjustment Board reviewed the proposed ordinance and recommended approval with a 5-0 vote on March 28, 2024.

**BUDGET AMENDMENT REQUIRED:** NO

**PUBLIC HEARING:** YES                      **QUASI-JUDICIAL:** NO

**FIRST READING:** YES                      **SECOND READING:**

**LEGAL SUFFICIENCY:** YES

**FISCAL IMPACT:** NO

**WELLINGTON FUNDAMENTAL:** Responsive Government

**RECOMMENDATION:** Approval of Ordinance No. 2024-02 to amend Section 6.4.1.A.5 of Wellington’s LDR to modify the regulations related to fences, walls, and hedges along thoroughfares and throughout Wellington.