



Legislation Text

File #: 19-2637, Version: 1

ITEM: ORDINANCE NO. 2019-01 (NUISANCE)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING CHAPTER 30, ARTICLE II (NUISANCES) SECTION 30-51 (DEFINITIONS), SECTION 30-53 (NUISANCE DECLARED) AND SUBSECTION 30-54 (NUISANCE TO BE ABATED) OF THE CODE OF ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA; TO MODIFY AND CLARIFY THE SPECIFIC REGULATIONS FOR THE CONTROL OF EXCESSIVE GROWTH OF GRASS, WEEDS AND LOW-GROWING VEGETATION ON UNDEVELOPED, VACANT, DEVELOPED OR PARTIALLY DEVELOPED PROPERTIES AND ON ACTIVE, INACTIVE OR ABANDONED GOLF COURSE PROPERTIES; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR CODIFICATION; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE.

REQUEST: Approve the proposed Ordinance amending Chapter 30, Article II (Nuisances) of the Wellington Code of Ordinances. The proposed amendments (attached) will increase the depth to which developed and undeveloped land must be maintained at a height of no more than six inches (6") and makes clear what the maintenance standards are for golf courses, whether active or inactive. The standards have also been put into a table, to make them easier to read and understand.

EXPLANATION: Over the past year, the Village Code Compliance office has experienced a surge in citizen complaints about lack of maintenance of large vacant properties and closed golf course land. During the processing of these cases, the office has recognized some of the standards of maintenance need to be improved to adequately protect the health, safety, general welfare and ability of residents adjoining these properties to enjoy their yards and homes. Not only does lack of reasonable maintenance create appearance issues, it also results in promotion of noxious weed growth and creating breeding and habitat area for undesirable animal life (i.e. rats, mice snakes, insects, raccoon, possum, reptiles, etc.) that invade adjacent yards and homes. In addition, there have been some challenges arguing that due to lack of specificity, abandoned golf courses are no longer developed land but should be treated simply as undeveloped land. The proposed amendments will create clear and uniform standards for the maintenance of such properties.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: YES

QUASI-JUDICIAL: NO

FIRST READING:

SECOND READING: YES

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: No direct Fiscal impact. However, adoption of the proposed amendments will provide for the protection and enhancement of property values on lands adjacent to vacant and/or idle lands.

WELLINGTON FUNDAMENTAL: Protecting Our Investment

RECOMMENDATION: Approve the proposed Ordinance amending Chapter 30, Article II (Nuisances) of the

Wellington Code of Ordinances. The proposed amendments (attached) will increase the depth to which developed and undeveloped land must be maintained at a height of no more than six inches (6") and makes clear what the maintenance standards are for golf courses, whether active or inactive. The standards have also been put into a table, to make them easier to read and understand.