



Legislation Text

File #: PZ-0199, Version: 1

ITEM: ORDINANCE NO. 2019-14 (ARTICLE 6 - ZONING DISTRICTS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO REPEAL AND REPLACE ARTICLE 6, IN ITS ENTIRETY AS CONTAINED HEREIN; TO ESTABLISH SPECIFIC STANDARDS RELATED TO ZONING DISTRICT; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

PUBLIC HEARING: YES

QUASI-JUDICIAL: NO

EXPLANATION: The Planning and Zoning Department is undergoing a complete re-write of Wellington's Land Development Regulations (LDR). The first LDR adopted by the Village was the Palm Beach County's Unified Land Development Code (ULDC). Over the years, the Village has made necessary modifications to resolve inconsistencies or to modify a section, or regulation, to make it suitable for Wellington. This reactive approach is no longer feasible, which was the catalyst to move forward with the re-write project. Some other articles of the LDR have begun moving through the public hearing process. Thus far, Article 5 and a Development Review Manual have been adopted. Articles 1, 2, 7, 8 and 9 have also been heard by PZAB and Council. Second Reading and adoption will occur at a later date once all remaining Articles have been reviewed.

Article 6 establishes zoning districts in Wellington. It has been written to simplify the text, remove duplications, and provide the regulations in an order and flow that follows the actual development process, all while maintaining requirements for zoning districts.

The proposed article is consistent with Florida Statutes, Wellington's Comprehensive Plan and the policies and procedures as set forth by Wellington.

SUMMARY: Staff recommends approval of Ordinance No. 2019-14 to repeal and replace Article 6 of Wellington's Land Development Regulations.