



Legislation Text

File #: 19-3375, **Version:** 1

ITEM: ORDINANCE NO. 2019-05 (COMPREHENSIVE PLAN TEXT AMENDMENT - BUILDING HEIGHT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING POLICY 1.3.8 OF THE LAND USE ELEMENT OF THE WELLINGTON COMPREHENSIVE PLAN TO MODIFY BUILDING HEIGHT LIMITATIONS FOR PROPERTIES WITH MULTI-FAMILY RESIDENTIAL FUTURE LAND USE MAP DESIGNATIONS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

REQUEST: Approval of Ordinance No. 2019-05, a Comprehensive Plan Text Amendment to modify building height limitations within Policy 1.3.8 of the Land Use Element of the Comprehensive Plan for multi-family residential properties.

EXPLANATION: The agent, Jon Schmidt, Schmidt Nichols, on behalf of the owner, Sperin, LLC, is seeking a Comprehensive Plan Text Amendment to modify Policy 1.3.8 of the Land Use Element of the Comprehensive Plan. The amendment would allow eligible buildings within Residential E, F, G and H to have a building limitation of 72 feet,

Staff has reviewed the proposed amendment and has proposed alternative text. Staff does not support the text amendment as proposed and recommends approval of Ordinance No. 2019-05 with the changes provided allowing a maximum height limitation of 56 feet on Residential E, F, G and H properties within planned developments.

At the August 14, 2019 Planning, Zoning and Adjustment Board (PZAB) meeting, the Board recommended approval of the Comprehensive Plan Text Amendment as recommended by staff with a 6-1 vote.

At the September 24, 2019 Village Council meeting, the Council approved the Comprehensive Plan Text Amendment with a 5-0 vote and authorized staff to submit the ordinance to the Department of Economic Opportunity for review. No objections from any of the reviewing agencies have been received

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: YES

QUASI-JUDICIAL: NO - Legislative

FIRST READING:

SECOND READING: YES

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Approval of Ordinance No. 2019-05, a Comprehensive Plan Text Amendment to modify building height limitations within Policy 1.3.8 of the Land Use Element of the Comprehensive Plan for

multi-family residential properties.