



## Legislation Text

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**File #:** 19-3377, **Version:** 1

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**ITEM: ORDINANCE NO. 2019-06 (ZONING TEXT AMENDMENT - BUILDING HEIGHT)**

**AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING ARTICLE 6, CHAPTER 5, SECTION 6.5.8.C, BUILDING HEIGHT, OF THE WELLINGTON LAND DEVELOPMENT REGULATIONS BY MODIFYING THE BUILDING HEIGHT REGULATIONS FOR PROPERTIES WITH A MULTIFAMILY RESIDENTIAL FUTURE LAND USE DESIGNATIONS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**REQUEST:** Approval of Ordinance No. 2019-06, a Zoning Text Amendment to modify Section 6.5.8.C of Wellington's Land Development Regulations to increase the allowable building height for multifamily residential properties.

**EXPLANATION:** The agent, Jon Schmidt, Schmidt Nichols, on behalf of the owner, Sperin, LLC, is seeking a Zoning Text Amendment to modify Sec. 6.5.8.C of the Land Development Regulations. The amendment would allow eligible buildings within Residential E, F, G and H to have a maximum building height 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. 2019-06 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 Zoning Text Amendment as recommended by staff with a 6-1 vote. The applicant conceded to the staff recommended height limit.

At the September 24, 2019 Village Council meeting, the Council approved the Zoning Text Amendment with a 5-0 vote and asked staff to propose more options for justifying a height increase.

**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. 2019-06, a Zoning Text Amendment to modify Section 6.5.8.C of Wellington's Land Development Regulations to increase the allowable building height for multifamily residential properties.

