



Legislation Text

File #: PZ-0200, Version: 1

ITEM: ORDINANCE NO. 2019-15 (Repeal and Replace Article 3 of the LDR)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO REPEAL AND REPLACE ARTICLE 3, IN ITS ENTIRETY AS CONTAINED HEREIN; TO ESTABLISH SPECIFIC DEFINITIONS RELATED TO THE LAND DEVELOPMENT REGULATIONS; 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. All other articles of the LDR have moved through the public hearing process. Thus far, Article 5 and a Development Review Manual have been adopted. Articles 1, 2, 6, 7, 8 and 9 have all been reviewed by PZAB. The first reading of Council for all of the articles, including Article 3, will occur on December 11, 2019. The final adoption is scheduled for January 14, 2019.

Article 3 establishes specific definitions related to the LDR. It has been written to simplify the text, remove duplications and definitions no longer applicable to Wellington.

A memo will be provided at the PZAB meeting with the results of the first reading by Council.

SUMMARY: Staff recommends approval of Ordinance No. 2019-15 to repeal and replace Article 3 of Wellington's Land Development Regulations.