



## Legislation Text

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**File #:** 19-3489, **Version:** 1

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**ITEM: ORDINANCE NO. 2020-01 (LAND DEVELOPMENT REGULATIONS REWRITE)**

**AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO REPEAL, REPLACE AND RECODIFY THE LAND DEVELOPMENT REGULATIONS, IN THEIR ENTIRETY AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.**

**REQUEST:** Approval of Ordinance No. 2020-01 to repeal and replace Wellington's Land Development Regulations (LDR) in its entirety.

**EXPLANATION:** Wellington incorporated in 1995 and became operational in 1996. The Village Charter provided that Wellington would adopt the Palm Beach County Unified Land Development Code (ULDC) as the first set of LDR. The first Comprehensive Plan was adopted in 1999. The Comprehensive Plan requires that LDR be established to implement the Goals, Objectives and Policies of the Comprehensive Plan. The Village began to process modifications to the LDR to address local community needs and those needs specific to Wellington that differed from Palm Beach County. This reactive approach was the catalyst to the Village's determination that the entire LDR needed to be re-written to continue to be effective and to address the current and future growth and redevelopment of Wellington as we approach build-out. To date, Council reviewed Articles 1, 2, 4, 7, 8, and 9. Council also adopted a new Article 5 and reviewed a second modification, which is included in this request. The Development Review Manual was also adopted as part of this re-write. At this time, Articles 3 (Definitions) and 6 (Zoning Districts) will be reviewed by Council as part of this request. Additionally, all previously mentioned Articles are part of this request in efforts to adopt the LDR under a single Ordinance.

On December 10, 2019, the Village Council unanimously approved (5-0) the First Reading of Ordinance No. 2020-01.

On December 11, 2019, the Planning, Zoning and Adjustment Board recommended approval (4-0) of Ordinance No. 2019-15, Repeal and Replace of Article 3, Definitions, with minor modifications. The Boards recommendations have been included in Ordinance No. 2020-01.

**BUDGET AMENDMENT REQUIRED:** NO

**PUBLIC HEARING:** YES      **QUASI-JUDICIAL:** NO

**FIRST READING:**      **SECOND READING:** YES

**LEGAL SUFFICIENCY:** YES

**FISCAL IMPACT:** N/A

**WELLINGTON FUNDAMENTAL:** Responsive Government

**RECOMMENDATION:** Approval of Ordinance No. 2020-01 to repeal and replace Wellington's Land Development Regulations (LDR) in its entirety.