



## Legislation Text

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File #: PZ-0240, Version: 1

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### ITEM: ORDINANCE NO. 2021-12 (ARTICLE 6 - ZONING DISTRICTS)

**AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY ARTICLE 6, FOR CONSISTENCY WITH THE UPDATES TO THE COMPREHENSIVE PLAN, AS CONTAINED HEREIN; 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 undertaking a complete update of Wellington's Comprehensive Plan (Comp Plan). With all elements being heard, or scheduled to be heard, by Wellington's Council, there are a few modifications to Article 6 of Land Development Regulations (LDR) that need to be updated so that the LDR is consistent with the Comp Plan.

Article 6 establishes zoning districts in Wellington. It has been updated to include zoning regulations, specific to building height that were placed in the Comp Plan and should be located in the LDR. Additionally, there were minor clean ups that include typos, minor clarifications, and any found scrivener's errors. The context of these changes has not changed. Any contextual changes proposed to be made to the LDR will be presented in the first "Glitch Bill" later this year.

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

**SUMMARY:** Staff recommends approval of Ordinance No. 2021-12 to modify Article 6 of Wellington's Land Development Regulations for consistency with the Comprehensive Plan.