



## Legislation Text

---

File #: 21-4642, Version: 1

---

### 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.**

**REQUEST:** Approval of Ordinance No. 2021-12 to modify Article 6 for consistency with the Comprehensive Plan.

**EXPLANATION:** An update of Wellington's Comprehensive Plan (Comp Plan) was adopted and is now in effect. 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 is being 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 are minor clean ups that include typos, minor clarifications, and any found scrivener's errors. The context of these changes has not changed.

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

On July 14, 2021, this item was heard by the Planning, Zoning and Adjustment Board. The Board recommended approval, unanimously, with a 5-0 vote.

On August 10, 2021, Council heard this item at 1<sup>st</sup> reading and unanimously voted (5-0) to approve it as presented.

**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. 2021-12 to modify Article 6 for consistency with the Comprehensive Plan.