



Legislation Text

File #: 22-5662, Version: 1

ITEM: ORDINANCE NO. 2022-30 (CELL TOWER - ZONING TEXT AMENDMENT TO WELLINGTON'S LAND DEVELOPMENT REGULATIONS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 6.2.2.G. TRANSPORTATION COMMUNICATIONS INFRASTRUCTURE, OF ARTICLE 6, TO PROVIDE STANDARDS FOR COMMERCIAL WIRELESS FACILITIES AND APPROVING A WIRELESS COMMUNICATION TOWER MAP WITH THE LOCATIONS OF PRELIMINARY APPROVED TOWERS AND APPROVED TOWERS WITHIN WELLINGTON, AS MORE SPECIFICALLY CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

REQUEST: Approval of Ordinance No. 2022-30 to amend Wellington's LDR modifying regulations relating to commercial wireless facilities within Wellington.

EXPLANATION: One of the priority actions directed by the Village Council at the 2022 Village Council Directions meeting was to identify ways to improve cellular/wireless service coverage within Wellington. With the development of 5G (fifth generation of wireless technology), communities are seeing the emergence of smart technologies, that will require infrastructure improvements including cell towers, small cells, rooftop antennas, and fiber. Wellington is working with the carriers and tower developers on ways to improve wireless service, including the expansion of the wireless infrastructure within Wellington. To fully support the expansion of the wireless infrastructure, changes to the tower regulations and process are required.

The proposed amendments include adoption of the Wellington Wireless Communication Tower Map that identifies the general locations of preliminary approved tower sites within the municipal boundaries. The preliminary approved (pre-approved) sites as identified on the map are Wellington/Acme-owned properties, other public properties, and Florida Power & Light's (FP&L) major transmission line corridor that are suitable for commercial wireless facilities. The locations illustrated on the map as preliminary approved tower sites will comply with standards as listed in the proposed LDR Section 6.2.2.G.3.D. and only require site plan approval with public notice being required prior to approval.

The proposed amendments also include clean-up and simplification of the regulations to help with streamlining the process, while still maintaining Wellington's aesthetics and neighborhood character.

On October 19, 2022, Wellington's Planning, Zoning and Adjustment Board (PZAB) recommended approval of the text amendment with a 6-0 vote.

On December 13, 2022, Council approved the ZTA first reading with a 3-0 vote.

Staff Report Exhibit A - Proposed Changes to LDR is provided with formatting of new text in underline and text to be deleted as ~~strikethrough~~ format. The final version of the text amendment is provided in Ordinance No. 2022-30 Exhibit A.

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. 2022-30 to amend Wellington's LDR modifying regulations relating to commercial wireless facilities within Wellington.