

# Public Facilities



## What is the Public Facilities Element?

The Public Facilities Element addresses infrastructure facilities and services for the Village of Wellington. What is “infrastructure”; simply, it is the basic physical and organizational structures and facilities (e.g. buildings, roads, drainage systems, and water and wastewater systems), that Wellington provides to its residents.

The Public Facilities Element addresses the management of Wellington’s public facilities and infrastructure services. The Element provides a framework for the management and maintenance of the existing facilities required to meet demand; and provides the standards through which future demands and service requirements will be met.

<b>PUBLIC FACILITIES GOALS</b>	
<b>GOAL PF 1</b>	<b>POTABLE WATER SUPPLY AND DISTRIBUTION AND WASTE WATER COLLECTION AND TREATMENT SYSTEM</b> Plan and provide for the supply and distribution of potable water and the collection and treatment of wastewater.
<b>GOAL PF 2</b>	<b>SURFACE WATER MANAGEMENT</b> Operate and maintain the Wellington’s primary and secondary surface-water management systems to minimize flooding, maximize water conservation, and mitigate water quality impacts in accordance with applicable Federal and State criteria.
<b>GOAL PF 3</b>	<b>SOLID WASTE COLLECTION AND DISPOSAL</b> Utilize solid waste disposal programs and facilities to provide a cost-effective collection and disposal system in conjunction with the Solid Waste Authority.
<b>GOAL PF 4</b>	<b>TRANSPORTATION AND MOBILITY</b> Provide multimodal transportation facilities that provide mobility choices to users of all ages and physical abilities and that maintains and enhances the character of Wellington, its neighborhoods, and corridors.
<b>GOAL PF 5</b>	<b>PUBLIC BUILDINGS AND FACILITIES</b> Implement a coordinated and comprehensive program for the provision of offices and facilities for Wellington business and operations.



## **GOAL PF 1**

### **WATER SUPPLY AND DISTRIBUTION AND WASTE WATER COLLECTION AND TREATMENT**

Plan and provide for the treatment and distribution of potable water and the collection and treatment of wastewater to meet current and future service demands.

*[Revised Goal 1.0]*

## **Objective PF 1.1**

### **Water Supply and Waste Water Disposal**

Implement the Water Supply Facilities 10-Year Work Plan (Work Plan), adopted by reference (*Village of Wellington, 10-Year Water Supply Facilities Work Plan, 2020 Update, prepared by Village of Wellington Utilities Department in association with Hazen, adopted by Ordinance No. 2020-07*).

*[Revised Objective 1.1.]*

#### **Policy PF 1.1.1**

##### **Capacity Fees**

All new development shall be required to pay capacity fees to reserve potable water supply and wastewater treatment capacity for future use.

*[Revised Policy 1.3.2]*

#### **Policy PF 1.1.2**

##### **Reclaimed Water for Irrigation**

Expand and promote the use of reclaimed water for irrigation purposes in accordance with the adopted Water Supply Facilities 10-Year Work Plan.

*[Revised Policy 1.3.3]*

#### **Policy PF 1.1.3**

##### **Adequate Water Supply Planning**

Ensure that adequate water supplies and facilities are planned and programmed to meet projected growth demands that are consistent with the adopted Water Supply Facilities 10-Year Work Plan.

*[Revised Policy 1.3.6]*

#### **Policy PF 1.1.4**

##### **Adequate Water Supplies – New Development**

Ensure adequate water supplies and required infrastructure are available to serve new development no later than the date of the issuance of the first certificate of occupancy. New development and re-development will be responsible for their proportionate share of the cost of existing infrastructure and shall bear the cost of new infrastructure required for its development.

*[Revised Policy 1.3.7]*

#### **Policy PF 1.1.6**

##### **Water and Sewer Service Extension outside USB**

Wellington shall not be responsible for the costs of extending water and sewer service to areas outside of its Urban Service Boundary. The extension of Water and Sewer service to areas outside of the Urban Service Area may be done if there is sufficient existing available plant capacity and all costs associated with the extension are borne by property owner(s) requesting



the extension. Additionally, the work shall be consistent with the adopted Water Supply Facilities 10-Year Work Plan.

*[Revised Policy 1.7.2]*

**Policy PF 1.1.7  
Wellfield Protection**

Protect existing wellfields through continued monitoring and enforcement of the wellfield protections within the Land Development Regulations.

*[New]*

**Objective PF 1.2  
Water Conservation Programs**

Adhere to and implement water conservations programs, measures, strategies as detailed in the adopted Water Supply Facilities 10-Year Work Plan.

*[Revised Objective 1.6]*

**Policy PF 1.2.1  
Water Conservation Ideas**

Regularly explore new methods and strategies for increasing water conservation.

*[Revised Policy 1.6.1]*

**Policy PF 1.2.2  
Water Conservation Promotion**

Continue to promote educational programs, for residential, commercial, and other uses, that will discourage waste and conserve potable water.

*[Revised Policy 1.6.2]*

*[This section intentionally left blank.]*



**GOAL PF 2  
SURFACE WATER MANAGEMENT**

Maintain surface-water management systems to limit property damages and inconveniences to the public by flooding, promote water conservation, and manage surface water quality.

*[Revised Objective 1.1]*

**Objective PF 2.2  
Surface Water Management**

Implement the Acme Improvement District's Water Control Plan to maintain its surface water management systems and work cooperatively with the Lake Worth Drainage District and Pine Tree Water Control District to manage stormwater discharge quantity and quality, promote water conservation, and limit flood plain encroachment.

*[Revised Objective 1.2]*

**Policy PF 2.1.1  
Stormwater Management**

Enforce code provisions regulating the volume, rate and quality of stormwater runoff entering the public system through the application and enforcement of Wellington, state and federal discharge standards. Enforce land development regulations implementing Stormwater Best Management Practices, Land Cover Restrictions, Minimum Maintenance and Monitoring Requirements, Level of Service Standards, and other protection measures.

*[Revised Policy 1.2.1]*

**Policy PF 2.1.2  
Flood Plain Management**

Enforce, strengthen, and monitor flood plain standards. New development and re-development shall ensure no net change in storage volume or elevation for the 100-year return frequency, 5-day duration storm. Commercial parking lots and local

roads shall be free from flooding from the 3-year return frequency, 1-hour duration storm. Stormwater discharge shall be limited to no more than 1.07" for the peak day of the 10-year return frequency, 5-day duration storm.

*[Revised 1.2.2]*

**Policy PF 2.1.3  
Water Quality Compliance**

Monitor and ensure compliance with "Best Management Practices" and the agreements with SFWMD and US EPA to address water quality and quantity issues in the community, to ensure the proper disposal of animal waste, the proper type and use of fertilizer, and site design principles, to reduce phosphorus loading and improve the water quality in surface waters within the Acme Improvement District.

*[Revised Policy 1.2.4]*



**GOAL PF 3  
SOLID WASTE SYSTEMS**

Utilize solid waste disposal programs and facilities to provide a cost-effective collection and disposal system in conjunction with the Solid Waste Authority (SWA).

*[Revised Goal 1.0]*

**Objective PF 3.1  
SWA Coordination**

Coordinate with the Solid Waste Authority (SWA) of Palm Beach County to ensure capacity is available to accommodate new development or redevelopment.

*[Revised Objective 1.4]*

**Policy PF 3.1.1  
SWA Monitoring**

Monitor the policies, plans, and facilities of the Solid Waste Authority regarding solid waste capacity for Wellington.

*[Revised Policy 1.4.1]*

*[This section intentionally left blank.]*



## **GOAL PF 4 TRANSPORTATION AND MOBILITY**

Augment the existing transportation network to create a multi-modal transportation and circulation system. Provide connectivity between neighborhoods and public spaces including schools, parks, shopping, and entertainment centers. Develop a broader range of transportation and mobility options that considers the mobility requirements of users of all ages and physical abilities and that maintains and enhances the character of Wellington, its neighborhoods, and corridors.

*[New]*

### **Objective PF 4.1 Multi-Modal Transportation Network**

Augment Wellington's existing street system to allow for multiple transportation options, provide a safer access to public spaces, develop streetscape alternatives that shelter non-motorized users that are not disruptive to the operation and maintenance of hardscapes.

*[New]*

#### **Policy PF 4.1.1 Sidewalks, Bike Lanes, and Multi-use Pathways**

Continue to enhance the sidewalks, bike lanes, and multi-use pathways to provide a safe, convenient, and connected network for recreation and mobility purposes.

*[New]*

#### **Policy PF 4.1.2 Access to Schools, Parks, and Other Uses**

Prioritize sidewalk, multi-use pathway, and bicycle route improvements that provide access to schools, parks, shopping and entertainment.

*[New]*

*[This section intentionally left blank.]*



**GOAL PF 5  
PUBLIC BUILDINGS AND FACILITIES**

Implement a coordinated and comprehensive program for the provision of offices and facilities for Wellington business and operations.

*[New]*

**Objective PF 5.1  
Implementation of a Facilities Maintenance Program**

Implement a comprehensive program to maintain and upgrade existing public facilities to a state of the art level of service and attractive appearance.

*[New]*

**Policy PF 5.1.1  
Maximize Facility Viability**

Continue the established programs for the maintenance and repair of buildings and facilities in a timely manner to maximize their viability.

*[New]*

**Objective PF 5.2  
Resiliency of Wellington Facilities**

Continue to improve the resiliency of Wellington facilities.

*[New]*

**Policy PF 5.2.1  
Facility Resiliency**

Consider alternatives that increase resiliency when making improvements and repairs to all facilities.

*[New]*

**Policy PF 5.2.2  
Facilities – Capital Improvements**

Prior to adding to the Capital Improvements Element, review projects for resiliency, including impacts from climate change, such as energy use and heat conditions. Wellington shall focus on level of service standards, as one of the points of analysis, to assure that infrastructure useful life and service expectations can be met when faced with climate change impacts.

*[New]*

**Policy PF 5.2.3  
Renewable Energy**

Require any new major public facilities or retrofits (upgrade) to include renewable energy sources, where feasible, and highlight renewable energy projects to the community.

*[New]*

**Policy PF 5.2.4  
Technology Upgrades**



Continue to evaluate and fund technological upgrades and that improve efficiency and the customer service experience.

*[New]*

Continue to use technology which supports effective and timely information to the public and service provision.

*[New]*

**Policy PF 5.2.5  
High Speed Internet (Broadband)**

Assess the need, determine necessary improvements, and identify funding sources to support access to the highest internet speeds available to maintain Wellington's competitiveness for residents and businesses.

*[New]*

**Policy PF 5.2.6  
Technology – Public Information**