



WELLINGTON
STAFF REPORT
PLANNING & ZONING DIVISION

I. PETITION DESCRIPTION:

Petition Number: Ordinance 2015-08

Project Name: Land Development Regulation (LDR) Text Amendment – Amending Driveway and Access Requirements for Aero Club Subdivision

Applicant/Petitioner: Village of Wellington

Request: Zoning Text Amendment of Wellington’s LDR amending Section 7.7.2.A.1 to allow a third driveway access to interior lots within the Aero Club Subdivision when providing access to a permitted accessory structure such as a garage or an aircraft hangar.

II. BACKGROUND:

In 2001, a Zoning Text Amendment was approved to amend Wellington’s Land Development Regulations (LDRs) granting the Village Engineer authority to allow three driveways (1) for lots greater than 1.75 acres and (2) for all corners lots within the Aero Club Subdivision if it is determined that the public health, safety and welfare are not adversely impacted by such approval. At that time, Staff recommended that provision (3), all interior lots within Aero Club Subdivision that are less than 1.75 acres in size if the additional driveway services a detached accessory building such as a garage or hangar, be included.

During the public hearing process, the Planning, Zoning and Adjustment Board (PZAB) removed provision (3) based on concerns that additional driveways would change the residential appearance of the Aero Club Subdivision. The Council approved the Ordinance with PZAB recommendations.

III. JUSTIFICATION:

The Aero Club Subdivision is a unique, aeronautical residential community designed with a centrally located asphalt runway and grass taxiways that lead to private hangars. The average interior lot size within the subdivision

is one acre which under current regulations, would not be permitted to have a third driveway access. Much like a stable, direct access to the hangars and other accessory structures such as a detached garage with a separate driveway is necessary in order to service or transport equipment without interrupting the residents of the property.

The proposed Zoning Text Amendment is consistent with Goals, Objectives and Policies of the Village's Comprehensive Plan Amendment, specifically Policy 1.3.3 of the Housing Element:

Wellington shall continue to enforce its adopted Land Development Regulations that further the objective of protecting the character and quality of the individual neighborhoods that comprise Wellington. At a minimum these regulations shall include: setback, height, density and intensity regulations consistent with this plan and property maintenance standards such as lot mowing, exterior maintenance and use standards consistent with this plan and the individual neighborhoods that make up this community.

Properties within the Aero Club Subdivision are permitted to have aircraft hangars and other accessory structures. Aircraft hangars are unique to this neighborhood as no other properties within Wellington are permitted to have them. Potential for a third driveway on interior lots will encourage the construction of hangars and enable their beneficial use, which are an integral part of the Aero Club Subdivision.

Along with Section 7.7.2.A.1, other provisions exist in the LDR that a property must meet in order to construct a third driveway such as setbacks, separation, drainage requirements, etc. The approval of this proposed ZTA does not automatically grant a property owner permission to build a third driveway as the Village Engineer will still need to review and approve each request.

VII. STAFF RECOMMENDATION:

Approval of Ordinance 2015-08 amending Section 7.7.2.A.1 of Wellington's Land Development Regulations to enable a third driveway access to interior lots within the Aero Club Subdivision when providing access to a permitted accessory structure such as a detached garage or an aircraft hangar.

VIII. REVIEW PROCESS:

1. Planning Zoning and Adjustment Board:

The Zoning Text Amendment was reviewed by the Planning Zoning and Adjustment Board at the August 5, 2015 meeting. The PZAB recommended XXXXXXXX of the proposed amendment.

2. Council:

The First Reading of Ordinance 2015-02 is scheduled for the XXXX, 2015 Council Meeting.

IX. PUBLIC NOTIFICATION:

Public notification of this Zoning Text Amendment shall be accomplished by Newspaper Advertisement. Display advertisements shall be placed in The Palm Beach Post on:

- July 21, 2015 – Planning Zoning and Adjustment Board
- XXXX, 2015 -- Village Council, First Reading
- XXXX, 2015 – Village Council, Second Reading