



**PLANNING & ZONING
STAFF REPORT**

I. DESCRIPTION

Petition: Ordinance No. 2018-06
Article 8 - Subdivision, Platting and Required Improvements

Applicant: Village of Wellington (Planning and Zoning Department)

Project Manager: Cory Lyn Cramer, AICP

Request: Approval of Ordinance No 2018-06 to repeal and replace Article 8, known as Subdivision, Platting and Required Improvements of the LDR.

II. BACKGROUND

Wellington incorporated in 1995 and became operational in 1996. The Village Charter provided that Wellington would adopt the Palm Beach County Unified Land Development Code (ULDC) as the first set of Land Development Regulations (LDR). The first Comprehensive Plan was adopted in 1999. The Comprehensive Plan requires that LDR be established to implement the Goals, Objectives and Policies of the Comprehensive Plan. The Village began to process modifications to the LDR, as needed, to address local community needs and those needs specific to Wellington that differed from Palm Beach County. This reactive approach was the catalyst to the Village's determination that the entire LDR needed to be re-written to continue to be effective and to address the current and future growth and redevelopment of Wellington as we approach build-out.

Article 8 provides requirements for the approval of subdivisions, plats and infrastructure improvements for property in Wellington. It has been updated as follows under Summary and Analysis.

It is accompanied by two new manuals, the Utility, Water and Wastewater Systems Construction Specifications and Standard Details Manual and the Engineering Standards Manual, collectively known as the Standards Manuals, prepared by Wellington's Utilities and Engineering Departments, respectively. These standards are regulated and enforced by the Village Engineer and the Utilities Director, and shall be adopted by reference. The Standards Manuals are part of the record for this petition and are included in the back-up materials.

The Utility, Water and Wastewater Systems Construction Specifications and Standard Details Manual provide required standards to design and construct extensions to water mains, sanitary sewer systems and wastewater pump stations. The Engineering Standards Manual provides required engineering design and construction standards.

SUMMARY AND ANALYSIS

Article 8, as proposed, has been written to simplify the text, remove duplications, and provide the regulations in an order and flow that follows the actual approval process, all while maintaining requirements for subdivisions, platting and improvements, such as those for easements, roads, public parks and civic lands dedications, private recreation lands, drainage, sewer, water and other utilities.

Article 8 lays out the regulations and requirements related to subdivisions, platting and improvements, while the manual will now house the industry standards and typical details for specific types of utilities and engineering improvements. Surety requirements were updated in Article 8 to reflect that improvement costs go up over time. Additionally, the Maintenance and Use Documents section, currently located in Article 7, has been relocated to Article 8. These documents are required during the subdivision and platting process so it made sense to place the document requirements within Article 8. Provisions were added to the section for plat waivers that will encourage multi-family reinvestment by providing a vehicle to subdivide units into individual parcels so they can be sold. A plat waiver for this type of subdivision will require maintenance and use document, which will assist the Village in the enforcement of general property maintenance.

Finally, various citations throughout Article 8 to statutes, LDR sections, titles of agencies or officials, etc. were update or corrected as needed.

The objective is to move this article through the public hearing process up to the first reading by Council. Then the article will be placed on hold until the final articles (3, 6 and 7) are written and heard by PZAB and Council. Once all articles are ready for second reading and adoption, a Council date will be set.

III. PUBLIC HEARINGS

Planning Zoning and Adjustment Board (PZAB):

Newspaper: March 27, 2018

Meeting Date: April 11, 2018

On April 11, 2018, the Planning, Zoning and Adjustment Board recommended unanimous approval of Ordinance No. 2018-06 with a 6-0 vote, with Ken Kopp absent from the meeting.

Village Council – First Reading:

Newspaper: May 7, 2018

Meeting Date: May 22, 2018

IV. STAFF RECOMMENDATION

The proposed Article is consistent with Florida Statutes and the intent of Wellington's Comprehensive Plan. Staff recommends approval of Ordinance No. 2018-06 to repeal and replace Article 8, known as Subdivision, Platting and Required Improvements, in its entirety as presented.