

## STAFF REPORT

## Capital Improvement Element

**Ordinance No:** 2020-12

**Applicant:** Village of Wellington

**Request:** Repeal and replace the Capital Improvements Element as a part of the overall update to the Wellington Comprehensive Plan.

**Project Manager:**  
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**Boards, Committees, and Council:**

	Date	Vote
Other	-----	-----
EPC	-----	-----
PZAB	November 17, 2020	5-0
Council (1 <sup>st</sup> )	December 8, 2020	N/A
Council (2 <sup>nd</sup> )	TBD	N/A

**Wellington Vision**

A Great Hometown: Great Neighborhoods, Great Schools, and Great Parks.

**Wellington Mission**

To provide high-quality services that create economic, environmental, and social sustainability for residents.

**Wellington Goals**

- Economic Development
- Neighborhood Renaissance
- Protecting Our Investment
- Respecting the Environment
- Responsive Government

**Background**

The State of Florida requires municipalities to review and update, where appropriate, their Comprehensive Plan at least every seven years to reflect changes in Growth Management Laws, changing conditions within the community, updates to policies that may no longer be accurate or effective, as well as based on where the community thinks the Plan is working or not working. Wellington has been updating its Plan in this manner regularly since its initial adoption in 1999, but has not performed a complete update of the Plan; that is, until now.

Each element within the Wellington Comprehensive Plan (“Plan”) is being updated, creating a document that is simple yet direct and easy to use with clear separation between this document and Wellington’s Land Development Regulations. The Plan forms the blueprint for Wellington’s future with a focus on the next 10 to 20 years, comprised of 10 “elements” or chapters.

1. Land Use & Community Design
2. Mobility
3. Housing & Neighborhoods
4. Public Facilities and Services
5. Conservation, Sustainability, & Resiliency
6. Parks & Recreation
7. Community Partnerships
8. Capital Improvements
9. Education
10. Equestrian

The Plan is designed to guide development and redevelopment, multimodal transportation, public facilities and infrastructure, community partnerships, parks and recreation, and capital improvements. The Plan includes several optional elements, such as the Equestrian and Education Elements, focused on community priorities generally unique to Wellington. Each element is comprised of goals, objectives, and policies to address statutory requirements as well as community priorities.

The update of the Plan will be presented to the Planning, Zoning and Adjustment Board over the course of several months with one or more elements on each Board agenda. The Council will then consider each element in a similar fashion prior to being transmitted to the Department of Economic Opportunity (DEO). Once the Plan (all elements) have been approved at first reading by Council, transmitted to DEO, and ready for adoption, the full Plan will be presented to Council for adoption. The one exception is the Capital Improvements Element, which will be adopted once a response is received from DEO, to ensure Wellington meets its requirement to annually update the element to incorporate the annual capital budget.

### **Element Update Summary**

The Capital Improvements Plan identifies and funds public facilities and services needed in the upcoming fiscal year and within the next five years to address level of service impacts. Together, the Village's Capital Improvements Plan and Capital Budget provide the planning and funding for all capital improvements in Wellington. The Comprehensive Plan, the Capital Improvements Element, and the Capital Improvements Plan address the services and facilities that the Village provides directly, particularly those which are required to be provided concurrently with the impacts of development.

The update to the Capital Improvements Element revised and reorganized the goals, objectives, or policies. After each goal, objective, and policy, there is a reference (*italicized red text*) identifying whether the current goal, objective, or policy which was revised.

Pursuant to Section 163.3177(3)(b) of Florida Statutes, local governments are required to undertake an annual review of the Capital Improvements Element to update the Five-Year Capital Improvements Plan (CIP) for Level of Service (LOS) projects. Table CI-1 is annually updated to reflect the budgeted CIP projects that address level of service. As required, Table CI-1 has been replaced in its entirety with FY 2021-2025 budgeted LOS projects adopted by the Council in September 2020.

The element was recently amended in 2020 with the adoption of the 10-Year Water Supply Plan which simplified language of the various level of service standards for sanitary sewer, potable water, drainage, and solid waste. This update removes level of service standards for public transit, paratransit services, and public schools as these service are outsourced to other agencies and are not required by statute. Level of service standards were also removed for public buildings.

The update incorporates the current Capital Improvements Plan Implementation Program and Concurrency Management System section of the element into goals, objectives, or policies. Simplified language was added as Policy CI 1.3.1 to fulfill the statutory requirement the Concurrency Management System text served.

School Concurrency is no longer a requirement a Chapter 163, Florida Statutes. Wellington has determined that it is necessary to continue to work with the school district and other municipalities to plan for future growth, monitor capacity, and encourage development patterns so the Level of Service needs are met. Wellington's Council executed an agreement to participate in the Palm Beach County Interlocal Coordinating Plan. In accordance with this plan, Wellington will adopt, by reference, the 10-Year School District of Palm Beach County Capital Improvements Schedule each fiscal year.

### **Statutory Compliance**

Chapter 163.3177, Florida Statutes, requires a "capital improvements element" designed to consider the need for and the location of public facilities in order to encourage the efficient use of such facilities. Exhibit B of the staff report demonstrates the statutory compliance of the proposed element.

### **Planning and Zoning Division Recommendation**

The Planning and Zoning Division recommends approval of Ordinance No. 2020-12 to repeal and replace the Capital Improvements Element.

**List of Exhibits**

- Exhibit A: Current Capital Improvements Element (to be repealed)
- Exhibit B: Proposed Capital Improvements Element (to be adopted)
- Exhibit C: Statutory Compliance Checklist