

Ordinance No. 2018-02 – Exhibit A

ARTICLE 2 – CONCURRENCY MANAGEMENT

CHAPTER 1 – GENERAL

Sec. 2.1.1 – Purpose and Intent

The purpose and intent of this article is to implement the Comprehensive Plan, pursuant to Chapters 163 and 166, Florida Statutes, related to the Level of Service (LOS) for public facilities, utilities, traffic, infrastructure, open space and recreation, which shall be reviewed regularly, and may be amended from time to time, by the Village Engineer. This article shall apply to all development and redevelopment Village-wide.

Sec. 2.1.2 - Concurrency Review and Approval

Concurrency management shall be implemented as follows:

- A. LOS standards for review shall be in accordance with the adopted LOS in the Comprehensive Plan and as further provided for in Articles 8 and 9 of the LDRs.
- B. Wellington shall ensure the issuance of development orders include a determination that the development/redevelopment has met the LOS standards for potable water, sanitary sewer, solid waste, drainage, transportation, parks and recreation. If the LOS is impacted by the proposed development/redevelopment, the development order shall be conditioned to mitigate and/or monitor the LOS to ensure adequate public facilities are available concurrent with the development. If the applicant believes that a modification to a development order does not impact the LOS, then the applicant may request an equivalency determination, which shall be reviewed in the same manner as a concurrency determination.
- C. The following development applications shall require concurrency review, and a determination shall be provided with those development applications in accordance with Article 5 of the LDRs and the Development Review Manual, based on the type of application:
 - 1. Master Plans and Master Plan Amendments;
 - 2. Conditional Use Applications;
 - 3. Site Plan or Subdivision Plans and Site Plan/Subdivision Plan Amendments;
 - 4. Special Use Permits and Equestrian Permits that require Council Approval; and
 - 5. Development Order Time Extension with Conditions of Approval related to LOS.
- D. Table 2.1.2-1 provides the department or agency that shall provide a concurrency determination to the applicant:

Table 2.1.2.-1 – Concurrency Determination

Public Facility/Service	Department/Agency
Potable Water	Wellington Utilities Department
Sanitary Sewer	Wellington Utilities Department
Parks and Recreation	Wellington Planning, Zoning and Building Department
Drainage	Wellington Engineering Department
Solid Waste	Palm Beach County Solid Waste Authority
Transportation	Wellington Engineering Department and Palm Beach County Traffic Division (when applicable)

- E. Concurrency determinations shall expire based on the expiration or build-out date provided by the department or agency. If no specific date is provided, then the concurrency determination shall be subject to the time limitations for development orders, as established in Article 5.

Sec. 2.1.3 – Concurrency Exemption

A concurrency determination for a development application is exempt as follows:

- A. A modification or amendment to a project with an approved development order shall be exempt if the applicant demonstrates that the modification does not create additional impacts on public facilities/services.
- B. The addition of a permitted accessory use or structure that does not create additional impacts on public facilities/services.
- C. The development, or replacement, of a single-family residential unit or duplex on a vacant legally platted or vested lot of record.

Sec. 2.1.4 – Appeals of a Concurrency Determination

Appeals of a concurrency determination shall be processed in accordance with Article 5 and shall be appealed to the decision-making body designated to hear appeals for the related type of development application as set forth in Article 5.