

## STAFF REPORT

## Land Use & Community Design Element

**Ordinance No:** 2020-18

**Applicant:** Village of Wellington

**Request:** Repeal the Land Use Element and replace with the Land Use and Community Design 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	11/17	
Council (1 <sup>st</sup> )	TBD	
Council (2 <sup>nd</sup> )	TBD	

**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 Improvement 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 update of the Land Use and Community Design Element builds upon the original ideas adopted in 1999 to manage development and reorganizes the principles, guidelines, strategies, and standards into four distinct goals – Land Uses; Neighborhoods & Districts; Protect Our Investment; and Sustainability. Some of the continuing concepts for the element include:

- Compatibility with existing conditions and complementary uses
- Development performance standards to achieve high quality development
- Conservation property management
- Neighborhood and resource protection
- Concurrency for infrastructure and public facilities/services to ensure facilities are in place and funded by development

Generally, the land uses within the element remain the same (refer to Table LU&CD 1-1). Certain land uses have been renamed, but their density/intensity and purpose remain the same. These include:

- Residential Land Uses B and C – simplified
- Commercial Recreation – split into two land uses
  - Equestrian Commercial Recreation; only for areas within the Equestrian Preserve Area
  - Open Space Recreation; golf courses within the Wellington Planned Unit Development area
- Commercial – combines neighborhood, community, office, and medical into one land use
- Large Scale Mixed Use (LSMU) – previously referred to as Regional Commercial/LSMU
- Flex – previously referred to as Industrial
- Community Facility – previously referred to as Institutional/Public Facilities/Utilities

The element also begins to shift the focus from managing development to preserving and protecting the community and establishing objectives and policies to address reinvestment. Objective LU&CD 2.1 Community Design & Appearance introduces Wellington's long standing practice of creating attractive streetscapes and a strong aesthetic character within neighborhoods. Objective LU&CD 2.4 Neighborhood Reinvestment introduces the concept of reinvestment which is presented in Table LU&CD 1-1. The Table LU&CD establishes the two levels of density and intensity bonuses. The first level of bonus is for a Planned Unit Development (PUD). The PUD bonus level is currently addressed in the Land Development Regulations and provides the standards and performance measures needed to achieve this level of development. The second and newest level of bonus is the "Reinvestment Bonus Density". This concept is being introduced into the element to support future private reinvestment in existing commercial and multifamily areas. The table and supporting objective/policies establish the potential maximum density bonuses for a particular land use and also identifies the community benefits which may be required to achieve the bonus (Objective LU&CD 3.5 and Policies LU&CD 3.5.1, 3.5.2, 3.5.3, and 3.5.4). The bonus is targeted to certain land uses, but the specific eligible areas must be defined in the Land Development Regulations, along with the specific implementation program, as approved by Village Council. The

Comprehensive Plan sets up the concept, but will require additional program development, public input, and Village Council approval for full execution and utilization by any property owner or developer.

The proposed plan also includes several new objectives and policies to address changing trends and conditions in Wellington. The following are new concepts in the plan:

- Reinvestment in the Wellington Green Mall
- A State Road 7 Medical Hub
- Potential conversion of existing planned development districts into conventional zoning districts
- Golf courses, including the potential conversion to other uses, addressing buffering and loss of open space, and design
- Advisory land use for future annexation areas to define
- Sustainability goal with supporting objectives for economic development, innovative planning, and tree canopy

### **Statutory Compliance**

Chapter 163.3177, Florida Statutes, requires a “future land use element” designating proposed future general distribution, location and extent of the uses of land. Wellington’s current Comprehensive Plan refers to this element as the “Land Use Element” and is proposed to be renamed the “Land Use and Community Design Element”. Exhibit C 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. 2020-18 to repeal the Land Use Element and replace with the Land Use and Community Design Element.

### **List of Exhibits**

- Exhibit A: Current Land Use Element, including maps (to be repealed)
- Exhibit B: Proposed Land Use and Community Design Element, including maps (to be adopted)
- Exhibit C: Land Use and Design Element Data and Analysis, including maps (for information and reference)
- Exhibit D: Statutory Compliance Checklist