

STAFF REPORT

Housing & Neighborhoods Element

Ordinance No: 2020-22

Applicant: Village of Wellington

Request: Repeal the Housing Element and replace with the Housing & Neighborhoods 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
PZAB	12/9	6-0
Council (1 st)	TBD	
Council (2 nd)	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
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 all elements of the Plan are approved at first reading by Council, transmitted to DEO, and are 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

Housing and neighborhoods comprise the “backbone” of Wellington. Residential neighborhoods comprise more than 70 percent of the acreage in Wellington. The proposed Housing & Neighborhoods Element focuses on preserving the character, quality, physical condition, and value of housing and the neighborhoods in Wellington. The proposed Housing & Neighborhoods Element reorganizes the element by expanding it from one (1) goal to five (5) goals. The element addresses new residential development and redevelopment as key elements supporting economic growth and maintaining housing and neighborhood viability. The element addresses contemporary housing needs and seeks to ensure a sufficient supply of quality housing targeted to the needs of a growing, and socio-economically diverse, population. The element provides principles, guidelines, standards, and strategies to improve livability of neighborhoods, provide a range of housing choices, improve equity of the housing market, and increase efficiency of housing delivery system.

The principles carried over from the current element include:

- Ensuring there is safe, well-maintained, and sanitary housing
- Addressing housing needs for current and anticipated populations
- Accommodating group homes and congregate/assisted living facilities
- Encouraging options for senior housing
- Encouraging green construction and energy conservation

The proposed element also introduces the following principles:

- Encouraging reinvestment incentives to “re-energize” certain multi-family properties
- Facilitating high speed internet for all future development and existing areas
- Promoting infill along the State Road 7 corridor
- Additional policies focused on senior housing
- Additional principles for sustainability and energy conservation

Statutory Compliance

Chapter 163.3177, Florida Statutes, requires a “housing element” with strategies for provision of housing for all current and anticipated future residents, including affordable workforce housing. Wellington’s current Comprehensive Plan refers to this element as the “Housing Element” and is proposed to be renamed the “Housing & Neighborhoods Element”. Exhibit D of the staff report demonstrates the statutory compliance of the proposed element.

Planning and Zoning Division Recommendation

The Planning and Zoning Division recommends approval (6-0 vote) of Ordinance No. 2020-22 to repeal the Housing Element and replace with the Housing & Neighborhoods Element with the following changes:

Policy H&N 2.1.1 Reinvestment Incentives

Encourage reinvestment through incentives identified in the Land Use and Community Design Element of this Plan ~~including, but not limited to, density bonuses, financial assistance programs, and relaxed height limitations.~~

Objective H&N 2.2

~~Infill~~ Development – Residential

Promote new development on ~~infill~~ properties within the Village SR-7 corridor ~~and consider golf course conversions~~ that are residential or include residential components that predominantly contain dwelling unit types, sizes, and values consistent with Wellington's goal of providing a full range of housing opportunity ~~for workers in the businesses and industries Wellington seeks to attract as well as senior housing.~~

The Ordinance and proposed element reflect the PZAB recommendations.

List of Exhibits

- Exhibit A: Current Housing Element, including maps
- Exhibit B: Housing & Neighborhoods Element, including maps, with recommended changes
- Exhibit C: Housing & Neighborhoods Element Data and Analysis and/or supporting documentation (for information and reference)
- Exhibit D: Statutory Compliance Checklist