

STAFF REPORT

Public Facilities Element

Ordinance No: 2020-21

Applicant: Village of Wellington

Request: Repeal the Infrastructure Element and replace with the Public Facilities 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	12/9	
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 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 Public Facilities Element addresses infrastructure facilities and services for Wellington, including potable water and wastewater, surface water management, and solid waste, as required by Florida Statutes. The proposed element now also includes transportation, public buildings and facilities. The element goals, objectives, and policies have been reorganized into five goals; one goal and associated objectives and policies for each of the components of infrastructure. The principles continued from the current Infrastructure Element include:

- Water and waste water capacity fees
- Water supply planning
- Water conservation
- Stormwater and flood plain management

Several new principles have been added to the element, including:

- a multi-modal transportation and circulation system; consistent with the Mobility Element
- a comprehensive program for maintaining and upgrading public facilities, including facility resiliency, renewable energy, and technology

In general, the element addresses the management of the Village's public facilities and infrastructure services to meet demand and ensure future demands and service requirements are met.

Statutory Compliance

Chapter 163.3177, Florida Statutes, requires a "general sanitary sewer, solid waste, drainage, potable water, and natural ground water aquifer recharge element" correlated to the principles and guidelines for future land use. Wellington's current Comprehensive Plan refers to this element as the "Infrastructure Element" and is proposed to be renamed the "Public Facilities 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 recommended approval of Ordinance No. 2020-21 to repeal the Infrastructure Element and replace with the Public Facilities Element with a vote of 6-0.

List of Exhibits

- Exhibit A: Current Infrastructure Element, including maps (to be repealed)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