



Legislation Text

File #: PZ-0173, Version: 1

ITEM: ORDINANCE NO. 2018-06 (ARTICLE 8 OF THE LAND DEVELOPMENT REGULATIONS) AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO REPEAL AND REPLACE ARTICLE 8, IN ITS ENTIRETY, AS CONTAINED HEREIN; TO ESTABLISH SPECIFIC STANDARDS RELATED TO SUBDIVISION, PLATTING, AND REQUIRED IMPROVEMENTS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

PUBLIC HEARING: YES

QUASI-JUDICIAL: NO

EXPLANATION: The Planning and Zoning Department is undergoing a complete re-write of Wellington's Land Development Regulations (LDR). The first LDR adopted by the Village was the Palm Beach County's Unified Land Development Code (ULDC). Over the years, the Village has made necessary modifications to resolve inconsistencies or to modify a section, or regulation, to make it suitable for Wellington. This reactive approach is no longer feasible, which was the catalyst to move forward with the re-write project. Some other articles of the LDRs have begun moving through the public hearing process. Thus far, Article 5 and a Development Review Manual have been adopted. Articles 1, 2 and 9 have also been heard by PZAB and Council. Second Reading and adoption will occur at a later date once all remaining Articles have been reviewed.

Article 8 provides standards related to subdivision, platting, and required improvements for all subdivided property in Wellington. It has been written to streamline the process, utilize Wellington Standards Manuals for Engineering and Utilities and be more user-friendly.

The proposed article is consistent with Florida Statutes, Wellington's Comprehensive Plan and the policies and procedures as set forth by Wellington.

SUMMARY: Staff recommends approval of Ordinance No. 2018-06 to repeal and replace Article 8 of the Land Development Regulations.