



Legislation Text

File #: 15-630, Version: 1

ITEM: ORDINANCE NO. 2015-08 DRIVEWAY AND ACCESS REQUIREMENTS FOR AERO CLUB SUBDIVISION ZONING TEXT AMENDMENT

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING SECTION 7.7.2.A.1 OF THE WELLINGTON LAND DEVELOPMENT REGULATIONS RELATED TO DRIVEWAYS AND ACCESS REQUIREMENTS TO PROVIDE FOR ADDITIONAL ACCESS WAYS WITHIN THE AERO CLUB SUBDIVISION; PROVIDING A CONFLICTS CLAUSE; PROVIDING FOR CODIFICATION; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

REQUEST: To approve on First Reading Ordinance No. 2015-08 amending Section 7.7.2.A.1 of Wellington's Land Development Regulations (LDR) providing for additional access ways within the Aero Club Subdivision.

EXPLANATION: This Zoning Text Amendment is to amend Section 7.7.2.A.1 of Wellington's LDR to allow a third driveway access to interior lots within the Aero Club Subdivision when providing access to a permitted accessory structure such as a garage or an aircraft hangar.

Currently, the LDR grants authority to the Village Engineer to allow three driveways: (1) for lots greater than 1.75 acres; and (2) for all corner lots within the Aero Club Subdivision if it is determined that the public health, safety and welfare are not adversely impacted by such approval.

The average interior lot size within the subdivision is one acre which, under current regulations, would not be permitted to have a third driveway access. Much like a stable, direct access to the hangars and other accessory structures such as a garage, from a separate driveway is necessary in order to service or transport the equipment without interrupting the residents of the property. Potential for a third driveway on interior lots will encourage the construction of hangars and enable their beneficial use, which are an integral part of the Aero Club Subdivision.

Along with Section 7.7.2.A.1, other provisions exist in the LDR that a property must meet in order to construct a third driveway such as setbacks, separation, drainage requirements, etc. The approval of this proposed ZTA does not automatically grant a property owner permission to build a third driveway as the Village Engineer will still need to review and approve such a request.

On August 5, 2015, the Planning, Zoning and Adjustment Board unanimously approved (5-0) Ordinance No. 2015-04.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: YES **QUASI-JUDICIAL:** NO

FIRST READING: YES **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Approval on First Reading of Ordinance No. 2015-08 amending Section 7.7.2.A.1 of Wellington's Land Development Regulations (LDR) providing for additional access ways within the Aero Club Subdivision.