



Legislation Text

File #: EPC-158, Version: 1

ITEM: Ordinance No. 2017-11 [Article 5 of the Land Development Regulations (LDR)]

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO REPEAL AND REPLACE ARTICLE 5, IN ITS ENTIRETY, AS CONTAINED HEREIN; TO ESTABLISH SPECIFIC STANDARDS RELATED TO THE DEVELOPMENT REVIEW PROCEDURES FOR DEVELOPMENT APPLICATIONS; 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 the Land Development Regulations. The first LDR adopted by the Village was 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. Article 5 of the LDR is the first of many sections of the LDR to move through the public hearing process.

Article 5 provides the Development Review Procedures that apply to all Planning and Zoning Applications. This section has been written to streamline the process and to be more user-friendly for the community. Additionally, a Development Review Manual has been generated that provides the types of applications, details of the submittal requirements, the review process, appeal process, and includes other miscellaneous information in a single document and will be processed as a companion request to this ordinance.

Finally, the proposed Article 5 is consistent with Florida Statutes, Wellington's Comprehensive Plan, and the policies and procedures as set forth by the Village.

SUMMARY: Staff recommends approval of Ordinance No. 2017-11 to repeal and replace Article 5 of the Land Development Regulations.