



Legislation Text

File #: 20-4265, Version: 1

ITEM: ORDINANCE NO. 2020-22 (REPEAL HOUSING ELEMENT AND REPLACE WITH THE HOUSING AND NEIGHBORHOODS ELEMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON COMPREHENSIVE PLAN, MORE SPECIFICALLY, TO REPEAL THE HOUSING ELEMENT AND REPLACE WITH THE HOUSING & NEIGHBORHOODS ELEMENT, IN ITS ENTIRETY, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

REQUEST: Approval of Ordinance No. 2020-22, a Comprehensive Plan Text Amendment (CPTA) to repeal the Housing Element and replace with the Housing and Neighborhoods Element of Wellington's Comprehensive Plan.

EXPLANATION: 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

The Planning, Zoning and Adjustment Board (PZAB) recommended approval with changes of the proposed CPTA with a 6-0 vote at its December 9, 2020 meeting. The PZAB recommended changes are reflected in the Ordinance.

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 of Ordinance No. 2020-22, a Comprehensive Plan Text Amendment (CPTA) to repeal the Housing Element and replace with the Housing and Neighborhoods Element of Wellington's Comprehensive Plan.