

Ordinance No. 2023-14 Exhibit A

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Sec. 6.5.6. Multiple Use Planned Development (MUPD).

- A. For the purpose of the LDR, there shall be no distinction between MUPD and MXPDP. Any property that is designated as MXPDP on the official zoning map has been converted to MUPD with the adoption of the official zoning map in 2021. This does not change any entitlement that a property may have with a MXPDP designation. This does not give entitlement to a MUPD that have not already been permitted under the LDR. Historically, residential uses were not listed as a permitted use in a MUPD. All MUPD that have been developed in Wellington contain residential uses. In an effort to rectify the standards that were adopted under Palm Beach County, these two designations will be known as MUPD.
- B. The purpose and intent of the MUPD is to promote the use of a PDD that has a unified design of mixed-uses within a single development. It provides flexibility to encourage distinctive design that results in the efficient use of land, parking, landscaping, open space, access, architectural compatibility, and adaptable space for future uses and sustainability. The intent is also to encourage development or redevelopment of sites that are sensitive to the surrounding uses, achieve the desired character of the community, and maximize the availability of public facilities to serve proposed developments. This designation shall foster infill development, deter urban sprawl, and lessen the need for additional vehicular trips through the internalization of trips within the community or within a neighborhood or project. The criteria established herein is to be used for development of sites designated as MUPD.
- C. The use types permitted in MUPD may include a mix of residential, commercial, office, civic and/or institutional, conservation and recreation.
 1. Residential shall include, but not be limited to, any combination of congregate living facility (Type 1, 2, and 3), loft/residence above a non-residential ground floor use, single-family, and multi-family.
 2. Commercial means a variety of uses, including but not limited to entertainment, hotel, personal services, restaurants, and retail.
 3. Office means a building or buildings used primarily for conducting the affairs or administration of professional businesses and services, organizations, limited light industrial, or similar activity, including medical office, medical clinic, medical laboratory, and medical research and development.
 4. Other uses commonly found in an MUPD include, but are not limited to, biomedical/medical research, laboratories, manufacturing of products not involving raw or processed food or hazardous materials, research and development, colleges/universities, cultural facilities, government offices, assembly, and day care.
 5. Parks means land owned or operated by a governmental entity offering the general public an opportunity to participate in a variety of programmed/active, equestrian, passive, or similar recreational activities.

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- 6. Conservation shall mean land permanently dedicated for preservation of environmental, conservation, and natural resources, including public or private lands protecting such resources.
- 7. Open space shall mean land permanently dedicated as common open space within a MUPD, including recreation areas, preservation areas, and water management tracts. For the purposes of this section, if open space is included as a specific use within a mixed-use project, the open space feature or features, including water management tracts, shall be fully integrated as an element of the overall project and shall be designed to enhance the pedestrian, recreational, and visual amenities within the entire MUPD.
- D. A MUPD with a total non-residential gross floor area exceeding 80,000 SF may reduce the parking calculation ratio rate to one space per 500 SF for the amount of gross non-residential floor area above 80,000 SF.
- E. A minimum of 20 percent of parking shall be located to the side or rear of a building.
- F. Entry boulevards with building placement along the boulevard and parking located behind the buildings is encouraged.
- G. Vertical integration of uses shall be part of the design criteria.
- H. The following development regulations regarding use types shall apply to all MUPD:

Gross Acreage	Required Number of Use Types	Maximum Percentage of a Single Use for the District
5–10 acres	2	60%
11–20 acres	3	50%
21–30 acres	4	40%
More than 30 acres	5	30%

- 1. Council shall approve, as part of the project’s master plan, the percentage allocation of each use type based on the project design and efficient use of land, with a maximum percentage allocation for a single use not to exceed 60% of the total MUPD acreage. In consideration of the percentage allocation of uses, Council shall consider the following factors:
 - i. A market study, provided by the applicant/developer, showing the current demand of the use proposed for the project. The project shall include one (1) or more uses that is/are needed in the area as determined by Wellington.
 - ii. If the proposed project furthers the intent of a mixed-use district and encourages development of mixed-use adjacent to other mixed-use developments, while providing enhanced inter-connectivity of both residential and non-residential uses within the project and with adjacent development(s), that exceeds any minimum required.

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- iii. Provides community benefits that are open to the public, within the project or off-site on Wellington property, that exceeds any minimum required. Council approval is required for the community benefit(s) as part of the master plan consideration.
 - iv. The project includes at least two (2) facets/elements of sustainable development, that exceed any minimum requirements, such as a renewable energy source (solar/wind power); at least five percent (5%) of the required non-residential and residential common area on-site parking dedication for electric vehicle (EV) charging stations (Level 2 or Direct-current fast charger); green building design; utilization of recycled materials and/or eco-friendly materials for site and/or vertical construction; water conservation; waste reduction/recycling; etc.
- I. MUPD architectural style and design shall be:
1. Designed with an overall unified architectural style approved as part of the overall master plan. Final architectural plan shall be subject to review by the architectural review board (ARB) as provided in this section of these LDR.
 2. Pedestrian-oriented, including arcades, overhead weather protection, etc., that connects all ground level activities and provides direct access to any outparcels, sidewalks or other pedestrian amenities including transit facilities, bicycle parking areas, etc.
 3. Designed with a central square, plaza, piazza, or similar focal point, with clearly defined pedestrian connections to all activities within the center.
 4. Designed to be a combination of one-, two-, and three-story structures, with pedestrian-oriented uses and services on the ground floor and a vertical integration of residential and non-residential uses on the above-ground floors.
 5. Designed with external sidewalks and walkways a minimum of ten feet in width, and shall be designed to encourage such uses as outdoor restaurant seating, pedestrian street furniture, and similar amenities.