

Exhibit T – Live Local Act Development Potential

The MarketPlace		
	Proposed	Live Local Act (LLA) Potential
Total Acreage	17.855 acres	
Units	89 du (Multi-Family)	392 du ¹ (Multi-Family)
Residential Ownership	Sale	Rent
Density	5.0 du/ac	22.0 du/ac ¹
Affordable Units	0 du	157 du ²
Non-Residential SF	217,000 SF	Maximum 35% of overall SF of project; project must be mixed-use ⁵
Max FAR	0.45	0.675 ³
Max Building Coverage	45%	45%
Max Height	35 feet	3 stories ^{4/8}
Min Number of Uses	3	3 ⁵
Min Setbacks	30 feet (front, side, rear, corner)	30 feet (front, side, rear, corner)
Min Separation	25 feet between buildings	25 feet between buildings
Min Parking⁹	Varies dependent on uses	Varies dependent of uses
% of Acreage Residential	60% maximum	Limited to overall SF – Minimum 65% of overall SF of project must be residential
Max Acreage Residential	10.713 acres	
Min Acreage Non-Residential	7.142 acres	
Landscaping	PD requirements (+30% above LDR minimum), Buffer, Common Area (including street tree), Parking Area requirements of LDR and	PD requirements (+30% above LDR minimum), Buffer, Common Area (including street tree), Parking Area requirements of LDR and
Buffers	Streets: C North: A/F West: B/W	Streets: C North: A/F West: B/W
Park & Rec Facilities^{6 7} (10 ac/1,000)	2.528 acres	11.133 acres
Civic Facilities^{6 7} (1 ac/1,000)	0.2528 acres	1.1133 acres
Private Recreation area⁷ (110 sf/capita)	27,804 SF	122,461 SF
Process	Future Land Use Amendment, Master Plan (Public Hearings: PZAB/ Council), Site plan (Administrative Approval), Architectural Review Board, and Plat	Site plan (Administrative Approval), Architectural Review Board, and Plat

¹ Highest density on any land where residential development is allowed. Residential H is the highest within Wellington with a density maximum of 22 du/ac.

² A minimum of 40% of the residential units shall be affordable for a period of at least 30 years.

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³ 150% max allowable Floor Area Ratio in LDR (Sec. 166.04151(7)(b), FS). Currently 0.5 FAR is max allowed in the LDR.

⁴ 150% of the tallest building on adjacent property, highest height allowed in the LDR or 3 stories, whichever is higher, if the proposed LLA is adjacent to single-family on two or more sides (Sec. 166.04151(7)(d.2), FS).

⁵ All LLA proposed in Wellington shall be a mixed-use project (Sec. 166.04151(7)(g), FS), which is required as Wellington has less than 20% of land designated commercial/industrial (Currently 5.7%). The mixed-use project should include a minimum of 65% of the total square footage for residential (MF rental units) and maximum 35% of the total square footage for non-residential. Sec. 166.04151, FS, does not define “mixed-use”. However, pending legislation (HB 1730), if passed, defines “mixed-use” as “any use that combines multiple types of approved land uses from at least two of the residential use, commercial use, and industrial use categories. The term does not include uses that are accessory, ancillary, incidental to the allowable uses, or allowed only on a temporary basis. Recreational uses, such as golf courses, tennis courts, swimming pools, and clubhouses, within an area designated for residential use are not mixed use, irrespective of how they are operated.”

⁶ Must dedicate land, pay a fee in lieu, or a combination of both.

⁷ Population calculated by multiplying the units by 2.84 persons which is the latest persons per household number provided by the U.S. Census.

⁸ All buildings over 35' shall provide 1' of additional setback for every 1' in height above 35' and provide additional landscaping.

⁹ One (1) additional space required for each bedroom four (4) or more. Per LLA (Sec. 166.04151(7)(f), FS), Wellington must consider reduce parking if a proposed development meets specific locational requirements.