



Legislation Details (With Text)

File #:	PZ-0097	Name:	ORDINANCE NO. 2016-08 (MIXED USE COMPREHENSIVE PLAN TEXT AMENDMENT) AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL; APPROVING A COMPREHENSIVE PLAN TEXT AMENDMENT (PETITION NUMBER 15 – 80 / 2015 – 47 CPTA) TO THE VILLAGE OF WELLINGTON COMPREHENSIVE PLAN
Type:	PZ-Comprehensive Plan Amendment	In control:	Planning, Zoning and Adjustment Board
On agenda:	9/14/2016	Final action:	9/14/2016
Title:	ORDINANCE NO. 2016-08 (MIXED USE COMPREHENSIVE PLAN TEXT AMENDMENT) AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL; APPROVING A COMPREHENSIVE PLAN TEXT AMENDMENT (PETITION NUMBER 15 – 80 / 2015 – 47 CPTA) TO THE VILLAGE OF WELLINGTON COMPREHENSIVE PLAN LAND USE ELEMENT POLICY 1.3.25. MIXED USE; AMENDING THE REQUIREMENT FOR PARCELS WITH MIXED USE FUTURE LAND USE MAP DESIGNATION, REQUIRING BOTH COMMERCIAL AND OFFICE LAND USE FOR MIXED USE DEVELOPMENTS 30 ACRES OR MORE, DELETING THE 60 ACRE MAXIMUM LAND AREA AND REQUIRING FIVE (5) LAND USES FOR MIXED USE DEVELOPMENTS 60 ACRES OR MORE; AUTHORIZING THE MANAGER TO AMEND THE COMPREHENSIVE PLAN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.		

Code sections:

Attachments: 1. ORD. NO 2016-08 MU CPTA, 2. Exhibit 1_MU CPTA, 3. Staff Report_MU CPTA_MXPD ZTA, 4. Legal Ad July ZTA

Date	Ver.	Action By	Action	Result
9/14/2016	1	Planning, Zoning and Adjustment Board	approved	

ITEM: ORDINANCE NO. 2016-08 (MIXED USE COMPREHENSIVE PLAN TEXT AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL; APPROVING A COMPREHENSIVE PLAN TEXT AMENDMENT (PETITION NUMBER 15 - 80 / 2015 - 47 CPTA) TO THE VILLAGE OF WELLINGTON COMPREHENSIVE PLAN LAND USE ELEMENT POLICY 1.3.25. MIXED USE; AMENDING THE REQUIREMENT FOR PARCELS WITH MIXED USE FUTURE LAND USE MAP DESIGNATION, REQUIRING BOTH COMMERCIAL AND OFFICE LAND USE FOR MIXED USE DEVELOPMENTS 30 ACRES OR MORE, DELETING THE 60 ACRE MAXIMUM LAND AREA AND REQUIRING FIVE (5) LAND USES FOR MIXED USE DEVELOPMENTS 60 ACRES OR MORE; AUTHORIZING THE MANAGER TO AMEND THE COMPREHENSIVE PLAN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

PUBLIC HEARING: YES

QUASI-JUDICIAL: NO

EXPLANATION: Comprehensive Plan Text Amendment (CPTA) amending Land Use Element Policy 1.3.25. Mixed Use (MU) of Wellington's Comprehensive Plan.

SUMMARY: The petitioner is requesting to remove the maximum 60 acre land area standard indicated in both the MU and MXPD designations. The removal of this standard will allow a project with no maximum land area. A minimum land area of five (5) acre is still required. Also maximum development standards for square footage and density are still required per Wellington's Comprehensive Plan and Land Development Regulations.

As indicated in the proposed Ordinance and Staff Report, staff is recommending;

- Elimination of the maximum 60 acre land area limitation
- Require both commercial and office land uses when the project is 30 acres or more
- Additional land uses required when a projects is more than 60 acres, and
- Other staff initiated minor amendments.