



## Legislation Details (With Text)

<b>File #:</b>	PZ-0280	<b>Name:</b>	ORDINANCE NO. 2023-06 (SELF-STORAGE ZONING TEXT AMENDMENT TO WELLINGTON'S LAND DEVELOPMENT REGULATIONS) AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT (PETI
<b>Type:</b>	PZ-Zoning Text Amendment	<b>In control:</b>	Planning, Zoning and Adjustment Board
<b>On agenda:</b>	1/18/2023	<b>Final action:</b>	
<b>Title:</b>	ORDINANCE NO. 2023-06 (SELF-STORAGE ZONING TEXT AMENDMENT TO WELLINGTON'S LAND DEVELOPMENT REGULATIONS) AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT (PETITION 2022-0001-ZTA) TO MODIFY ARTICLE 6, SECTION 6.2.1, TABLE 6.2-1 - USE REGULATIONS SCHEDULE, TO ALLOW SELF-STORAGE AS A CONDITIONAL USE WITHIN COMMERCIAL PODS OF THE MULTIPLE USE PLANNED DEVELOPMENT (MUPD) ZONING DISTRICT; TO AMEND SECTION 6.2.2.E.9. TO PROVIDE STANDARDS FOR SELF-STORAGE FACILITIES WITHIN AN MUPD; TO AMENDARTICLE 7, SECTION 7.5.1, TABLE 7.5-1 - MINIMUM OFF-STREET PARKING STANDARDS, TO MODIFY PARKING STANDARDS FOR SELF-STORAGE USES, AS MORE SPECIFICALLY CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.		
<b>Code sections:</b>			
<b>Attachments:</b>	1. 1a.Ordinance 2023-06 ZTA-Self storage, 2. 1b.Ord 2023-06 ZTA Exhibit A-LDR Sections (Self-storage), 3. 4.Staff Report-Lockup ZTA-CPA-MP-CU.v2, 4. 4a.SR Exhibit A-LDR Section_v4, 5. 4b.SR Exhibit B-MP, 6. 4c.SR Exhibit C-Market Study, 7. 4d.SR Exhibit D-Traffic, 8. 4e.SR Exhibit E-Financial, 9. 4f.SR Exhibit F-Justification, 10. 1.18.23 PZAB Legal Ad-ZTA		

Date	Ver.	Action By	Action	Result
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### ITEM: ORDINANCE NO. 2023-06 (SELF-STORAGE ZONING TEXT AMENDMENT TO WELLINGTON'S LAND DEVELOPMENT REGULATIONS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT (PETITION 2022-0001-ZTA) TO MODIFY ARTICLE 6, SECTION 6.2.1, TABLE 6.2-1 - USE REGULATIONS SCHEDULE, TO ALLOW SELF-STORAGE AS A CONDITIONAL USE WITHIN COMMERCIAL PODS OF THE MULTIPLE USE PLANNED DEVELOPMENT (MUPD) ZONING DISTRICT; TO AMEND SECTION 6.2.2.E.9. TO PROVIDE STANDARDS FOR SELF-STORAGE FACILITIES WITHIN AN MUPD; TO AMENDARTICLE 7, SECTION 7.5.1, TABLE 7.5-1 - MINIMUM OFF-STREET PARKING STANDARDS, TO MODIFY PARKING STANDARDS FOR SELF-STORAGE USES, AS MORE SPECIFICALLY CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**PUBLIC HEARING: YES**

**QUASI-JUDICIAL: NO-Legislative**

**EXPLANATION:** Zoning Text Amendment to amend Wellington's Land Development Regulations (LDR), Sections 6.2.1 and 6.2.2.E.9 of to allow self-storage use within commercial pods of the Multiple Use Planned Development (MUPD) zoning district and Section 7.5.1 to amend the parking standard for self-storage uses.

**SUMMARY:** Wellington's LDR currently indicates that self-storage use is not permitted within a Commercial land use and MUPD zoning. The applicant is seeking approval of a self-storage on the Iorizzo project, which has a Commercial land use and MUPD zoning. In order to consider this request, the applicant is first requesting Wellington amend the LDR to allow self-storage as a Conditional Use. Properties within Wellington's MUPD zoning districts are along or are within the State Road 7 corridor.

Exhibit A of the staff report provides the proposed modifications in underline and ~~striketrough~~ format. The final version of the text amendment is provided in Ordinance No. 2023-06 Exhibit A.

The applicant is also seeking a Comprehensive Plan Amendment (FLUM), Master Plan Amendment, and Conditional Use for the proposed self-storage at the Iorizzo project with the companion applications.