



## Legislation Text

---

File #: PZ-0098, Version: 1

---

**ITEM: ORDINANCE NO. 2016 - 09 (MIXED USE PLANNED DEVELOPMENT DISTRICT ZONING TEXT AMENDMENT)**

**AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL; APPROVING A ZONING TEXT AMENDMENT (PETITION NUMBER 15 - 80 / 2015 - 46 ZTA) TO THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS ARTICLE 6, ZONING DISTRICTS, CHAPTER 8 PLANNED DEVELOPMENT DISTRICT REGULATIONS, SECTION 6.8.7. MIXED USE PLANNED DEVELOPMENT DISTRICT (MXPD); AMENDING THE REQUIREMENT FOR PARCELS WITH MXPD ZONING DESIGNATION, DELETING THE 60 ACRE MAXIMUM LAND AREA AND REQUIRING FIVE (5) LAND USES FOR MXPD DEVELOPMENTS 60 ACRES OR MORE; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**PUBLIC HEARING: YES**

**QUASI-JUDICIAL: NO**

**EXPLANATION:** A Zoning Text Amendment (ZTA) amending Article 6, Zoning Districts, Chapter 8 Planned Development District Regulations, Section 6.8.7. Mixed Use Planned Development District (MXPD) of the Wellington Land Development Regulations (LDR).

**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 the petitioner is requesting to delete the requirement for both commercial and office land use for MXPD developments 30 acres or more.

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.