



Legislation Text

File #: PZ-0280, Version: 1

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 AMEND ARTICLE 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 ~~strikethrough~~ 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.