



Legislation Text

File #: 23-5781, 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.

REQUEST: Approval of Ordinance No. 2023-06, Zoning Text Amendment (ZTA) to amend Wellington's Land Development Regulations (LDR), Sections 6.2.1 and 6.2.2.E.9 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.

EXPLANATION: 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 (CPA FLUM), Master Plan Amendment (MPA), and Conditional Use (CU) for the proposed self-storage at the Iorizzo project with the companion applications.

At the January 18, 2023 Planning, Zoning and Adjustment Board (PZAB) meeting, the Board recommended approval (7-0 vote) of the applicant's ZTA/CPA/MPA/CU request per staff recommendations as stated in the staff report.

On February 21, 2023, Council approved (5-0 vote) the first reading of the ZTA and CPA. The combined staff report for the applicant's ZTA/CPA/MPA/CU, along with the supporting exhibits are provided for explanation/reference of the overall request.

Minor changes have been made to the ZTA regarding the proposed Floor Area Ratio (FAR) bonus program to better articulate the expectations of the project and the community benefits.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: YES **QUASI-JUDICIAL:** NO

FIRST READING: **SECOND READING:** YES

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Approval of Ordinance No. 2023-06, Zoning Text Amendment (ZTA) to amend Wellington's Land Development Regulations (LDR), Sections 6.2.1 and 6.2.2.E.9 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.