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RESOLUTION NO. R2024-04

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT (PETITION 2023-0004-MPA) FOR CERTAIN PROPERTY, KNOWN AS IORIZZO, TOTALING 5.45 ACRES, MORE OR LESS, LOCATED APPROXIMATELY ONE MILE NORTH OF FOREST HILL BOULEVARD ON THE WEST SIDE OF STATE ROAD 7/U.S. 441, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO MODIFY CERTAIN CONDITIONS OF THE IORIZZO MASTER PLAN; APPROVING A 8,800 SQUARE FOOT MEDICAL OFFICE USE WITHIN A MULTIPLE USE PLANNED DEVELOPMENT (MUPD) ZONING DISTRICT; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wellington Council, as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes, and the Land Development Regulation is authorized and empowered to consider petitions related to zoning and development orders; and

WHEREAS, the subject property is designated as Commercial on the Wellington Future Land Use Map; and

WHEREAS, the subject property is designated as MUPD on the Wellington Zoning Map; and

WHEREAS, Wellington's Council approved the Iorizzo Master Plan on August 28, 2007 by Resolution No. R2007-01. A Master Plan Amendment was approved July 12, 2011 by Resolution No. R2011-18, and March 14, 2023 by Resolution No. R2023-03; and

WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on February 28, 2024, recommended _____ of the Master Plan Amendment with a ___ to ___ vote; and

WHEREAS, Wellington's Council has taken the recommendations from the Local Planning Agency and Wellington staff, along with the applicant's presentation and comments from the public, into consideration for the proposed Master Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF WELLINGTON, FLORIDA, THAT:

SECTION 1. The Iorizzo Master Plan Amendment is hereby approved for the property legally described in Exhibit A, subject to the following amended and restated Conditions of Approval (Formatting: ~~Strike-through~~ text is to be deleted and underline text is to be added):

45 1. The Iorizzo Property shall be constructed in substantial compliance with the uses,
 46 access, acreage, site design, site amenities, and landscape buffers on the approved
 47 Master Plan (Exhibit B) and shall be consistent with the use limitations presented
 48 below. The final Master Plan consistent with Council approval and conditions of
 49 approval shall be submitted for final processing, as applicable.

USE	LIMITATIONS
Self-Storage	Not to exceed 108,000 gross square feet. *
Quality Restaurant Medical Office	Not to exceed 8,800 gross square feet.

50 *The allowed square footage shall be limited per the FAR bonus in Section 2.
 51

52 2. The subject property shall be limited to a 0.40 FAR, except as approved by the
 53 Conditional Use for self-storage. Any changes to the approved Master Plan and/or
 54 use shall require Council review and approval.
 55

56 3. Site plan review and approval is required prior to building permits. The site plan
 57 shall comply with all applicable requirements of the MUPD zoning district and all
 58 related development orders.
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60 4. ~~The quality restaurant shall not have a drive-through window. Application for a re-~~
 61 ~~plat or plat waiver (as approved by the Village Engineer) shall be submitted within~~
 62 ~~30 days of this approval. The re-plat/plat waiver shall be approved and recorded~~
 63 ~~prior issuance of any permits within the Iorizzo Master Plan, not including interior~~
 64 ~~work for the medical use, or as amended by Wellington. The re-plat/plat waiver~~
 65 ~~shall be approved and recorded prior issuance of any Certificate of Occupancy or~~
 66 ~~Completion for any of the uses as approved within this resolution and on the Iorizzo~~
 67 ~~Master Plan. (PLANNING/ENGINEERING)~~
 68

69 5. Spillover lighting on to the adjacent residential property shall not exceed three-
 70 tenths (0.3) of one foot-candle when measured six (6) feet above grade at the
 71 residential property line and shall be in compliance with the LDR.
 72

73 6. A six (6)-foot fence is required along the northern perimeter of the property to
 74 ensure that a secured barrier exists between the subject site and the Black
 75 Diamond PUD.
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77 7. No building permits shall be issued after December 31, 2025, unless a time
 78 extension has been approved by Palm Beach County Traffic and/or Wellington.
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80 8. Prior to site plan approval, provide secure bicycle parking on the site plan.
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82 9. Prior to site plan approval, provide that five percent (5%) of the parking spaces are
 83 designated for preferred parking for alternative fuel and car pool vehicles.

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- 10. Garbage and recycling pickup, and deliveries shall not occur between the hours of 9:00 PM and 7:00 AM. There shall be no idling of delivery or similar vehicles between the hours of 10:00 PM and 7:00 AM. Overnight storage or parking of delivery vehicles or trucks shall not be permitted on site. Permitted delivery vehicles and trucks shall utilize the designated loading and delivery areas. All delivery and loading areas built to accommodate semi-trucks, tractor trailers, moving vans, etc., shall be screened from view. (PLANNING)
- 11. All above ground and wall mounted utility/transformer box, mechanical equipment, valves, etc., shall be located on-site with required screening and shall meet the requirements of the LDR to ensure mitigation of any impact. The screening opening shall be away from view and shall occur in a manner consistent with the color, character and architectural style of the principal structure and may incorporate landscaping as one element of screening. At the time of inspection, if it is determined by Wellington that the screen regulations do not sufficiently mitigate the impact, additional screening may be required. (PLANNING)
- 12. The State Road 7 median and swale along the project's frontage shall be landscaped and maintained by the Iorizzo Property Master POA. An agreement between Wellington and/or FDOT and the Master POA shall be required for maintenance of the median/swale areas. (PLANNING)
- 13. All property owners within the Iorizzo project shall be notified of this resolution conditions by the owner(s)/applicant(s) amending the project approvals.

SECTION 2. The Self-storage Conditional Use is hereby approved for the property, legally described in Exhibit A, subject to the following Conditions of Approval:

- 1. One (1) self-storage building with 850 storage bays/units is approved in the location as illustrated on the master plan (Exhibit B). (PLANNING)
- 2. The self-storage intensity shall be limited to a total Floor Area Ratio (FAR) bonus of 0.09, as permitted in Wellington's Land Development (LDR) Section 6.2.2.E.9.p.vii. The community benefits required for the FAR bonus include the following:

Approved Community Benefit	FAR Bonus
Install public electric vehicle charging station(s) (Level 2 or more) on-site for a minimum of four (4) vehicle charging ports.	0.04
Tier 1: Provide two (2) amenities on or off-site or pay \$15,000 in lieu. The amenities will be approved as a part of the site plan or the payment shall be required prior to final site plan approval.	0.02
Exceed landscape standards of the requirements of Article 7 and planned development sections of the LDR by a minimum of 30%. The	0.03

applicant may contribute to the Wellington Tree Fund in-lieu of providing additional landscape enhancements on-site. The amount of contribution shall be per a landscape architect certified cost estimate for the equivalent of 30% of additional landscape enhancements.	
Total	0.09

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(PLANNING)

3. Prior to issuance of the Land Development Permit and Building Permit, the self-storage developer/owner shall post a surety bond, letter of credit, or cash in escrow, in favor of Wellington, for the proposed improvements that will be provided for the community benefits FAR bonus. The amount of the security shall be 110% of a certified cost estimate provided from a Florida Licensed Engineer. The certified cost estimate shall include all improvements approved during the site plan process related to the community benefits and FAR bonus. Additional surety may be required by Engineering for other site improvements pursuant to the LDR. (PLANNING)

SECTION 3. This Resolution shall become effective upon approval.

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PASSED AND ADOPTED this _____ day of _____, 2024.

WELLINGTON

BY: _____
Michael J. Napoleone, Mayor

ATTEST:

BY: _____
Chevelle D. Addie, MMC, Village Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: _____
Laurie Cohen, Village Attorney