

## Iorizzo (Lock-up Storage) Abandonment

## STAFF REPORT

**Petition Number(s)/Type(s):**

2024-0018-VCA/Abandonment

**Resolution No.:**

R2025-10

**Applicant/Owner:**

Lock-Up Wellington, LLC  
 800 W Frontage Rd  
 Winnetka, IL 60093

Ancoal Investments, LLC  
 2326 S. Congress Ave #1A  
 West Palm Beach, FL 33406

**Agent:**

JMorton Planning & Landscape Architecture  
 3910 RCA Blvd., Suite 1015  
 Palm Beach Gardens, FL 33410

**Site Address:**

925/931 S State Road 7

**PCN(s):**

73-41-44-12-23-000-0000, -0010 and -0020

**Future Land Use Designation:**

Commercial (C)

**Zoning Designation:**

Multiple Use Planned Development (MUPD)

**Acreage:**

5.45 Acres (+/-)

**Request:**

Abandon a portion of the 12-foot wide Water and Sewer Easement and a 30-foot wide private roadway easement.

**Location/Map:**

The subject site, known as the Iorizzo property/project, is located approximately one (1)-mile north of the Forest Hill Blvd & State Road 7/US 441 intersection, on the west side of State Road 7/US 441. The subject abandonment areas are located in the western section of the site as illustrated on the below map (blue dash lines).



**Adjacent FLUM and Zoning Designation:**

Adjacent Property	FLUM	Zoning
North	Residential C (1 - 3 du/ac)	Planned Unit Development (PUD)
South	Commercial (C)	Multiple Use Planned Unit Development (MUPD)
East	Mixed Use (MU)	MUPD
West	Res. C (1 - 3 du/ac)	PUD

**Project Manager:**

Damian Newell, Senior Planner  
[dnewell@wellingtonfl.gov](mailto:dnewell@wellingtonfl.gov)  
 (561) 753-2577

**Site History and Current Request:**

The 5.45-acre Iorizzo parcel was annexed into Wellington on September 9, 2003 by Ordinance No. 2003-24. The Future Land Use Map (FLUM) designation of Community Commercial (now known as Commercial) was adopted on June 28, 2005 by Ordinance No. 2005-06. The Rezoning (Ordinance No. 2007-01) and Master Plan (Resolution No. 2007-01) were both adopted on August 28, 2007.

Wellington adopted the land use designation (Ordinance No. 2005-06) with site-specific Conditions of Approval limiting the floor area ratio and with maximum allowed square footages for the proposed uses. The site-specific conditions were amended on April 12, 2011, with Ordinance No. 2011-02 to modify these limitations. Also, the Iorizzo Master Plan Amendment (Resolution No. R2011-18) was approved on July 12, 2011, to change the approval from 32,400 square feet of medical office, 4,000 square feet of bank and one (1) quality restaurant to 20,000 square feet of medical office (undeveloped) and 8,800 square feet of quality restaurant (currently developed as the Cheddars restaurant).

In 2023, Council approved Ordinance No. 2023-07, a Comprehensive Plan Amendment (Petition No. 2022-0001-CPA), to delete all site-specific Conditions of Approval adopted with Iorizzo project land use designation, and Resolution No. R2023-03, a Master Plan Amendment and Conditional Use (Petition No. 2022-0002-MPA and 2022-0001-CU) to change the undeveloped 20,000 square foot medical office and amend conditions to allow development of the vacant portion of the site with a self-storage (Conditional Use) building. The western undeveloped section of the project is now in for development permits with the 2023 approval for the self-storage.

In 2024, Council approved Resolution No. R2024-04, a Master Plan Amendment (Petition No. 2023-0004-MPA), to convert the existing restaurant building (Formerly known as Cheddar's) into a medical office building.

The applicant/owner is now requesting to abandon a portion of the 12-foot wide Water and Sewer Easement and a 30-foot wide private roadway easement as shown on the Cheddar's at Wellington Plat recorded in Plat Book 116 Pages 63-64, of the Public Records of Palm Beach County, Florida.

**Analysis:**

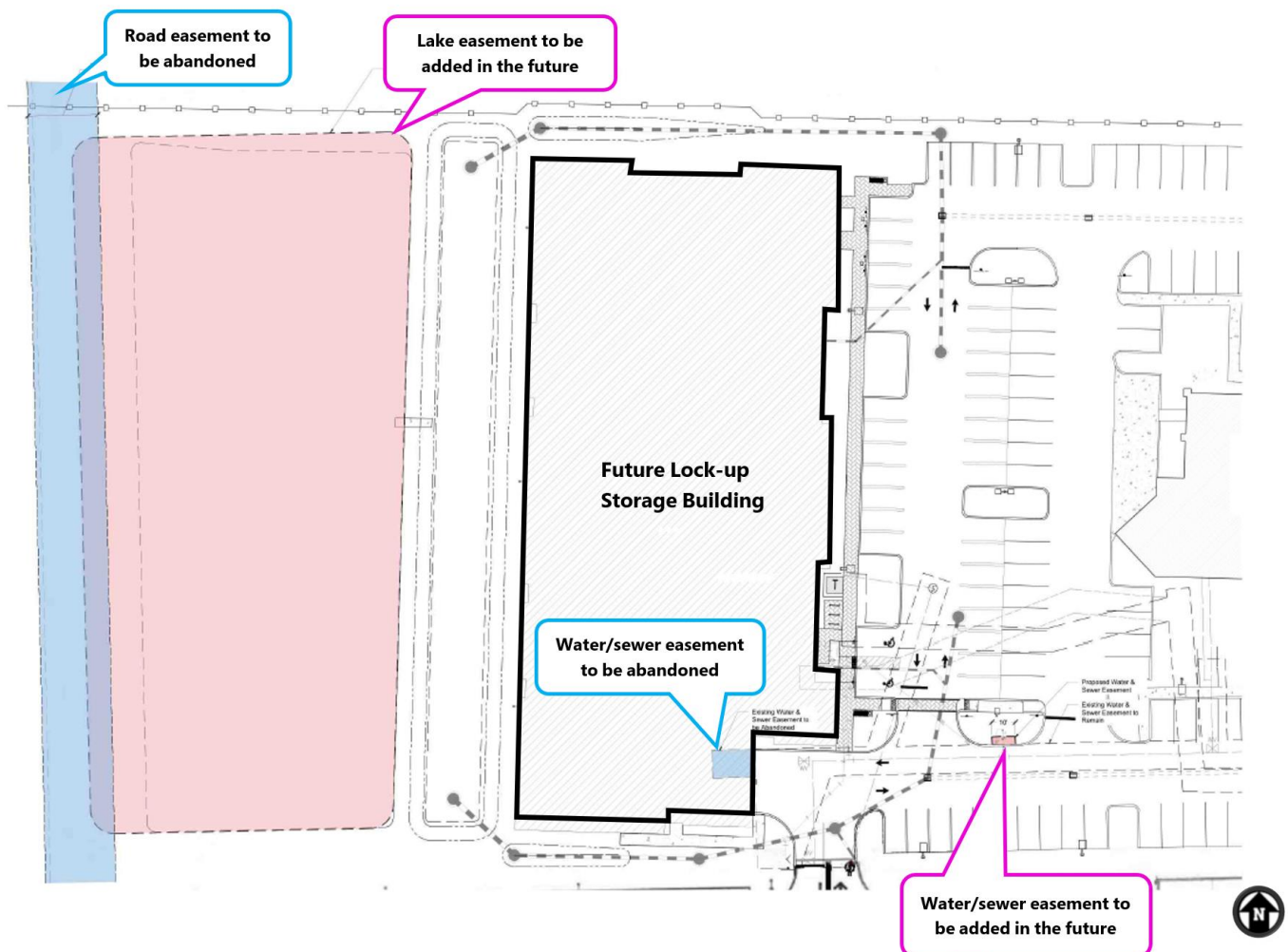
The Wellington Code of Ordinances, Chapter 20, Article II, Section 20-10(B) "Petitions for abandonment of rights-of-way and easements for utility, drainage or maintenance purposes," allows a property owner to petition Wellington to abandon, vacate, discontinue, or close any existing right-of-way or easement following Wellington's prescribed application process.

The request is to vacate/abandon a portion of the 12-foot wide Water and Sewer Easements, totaling approximately 220 square feet, and a 30-foot wide private roadway easement, totaling approximately 10,480 square feet, located within the Iorizzo project (FKA Cheddar's) as recorded on the Cheddar's

at Wellington Plat (Exhibit A). The Lock-up Self-storage building is proposed within a portion of the existing 12-foot wide Water and Sewer Easement, which are required to be abandon, and relocated under separate instrument. The new water and sewer and any other easement(s), as required, will be provided/recorded prior to final inspections of the self-storage building and issuance of Certificate of Occupancy.

A north/south roadway was proposed along the west property line for cross-access connections to the adjacent properties to the north and south. The adjacent property to the north (Black Diamond residential development) did not allow the cross-access connection, and the requirement to provide the north/south roadway connection was removed by Resolution No. R2023-03. Two (2) cross-access connections are provided between this site and the commercial property to the south (Wellington Reserve Office Park) as recorded in the cross-access agreement (O.R.B. 103, P. 178-180), and ensures interconnectivity is provided for the developments along the State Road 7 corridor.

The approximate locations of the proposed easement abandonments (Highlighted Blue) and future easements (Highlighted Red) are as illustrated below and Exhibit B.



**Wellington Council**

Planning and Zoning Division

March 11, 2025



The Engineering Services Department and Utilities Department have determined this requests to abandon a portion of the water/sewer and private roadway easements are consistent with the public interest and will not adversely affect water or sewer access to other properties. The Legal Department has reviewed the application documents and determined the application is legally sufficient.

The proposed easement areas to be abandoned is depicted on the Sketch and Description (See Resolution No. R2025-10 Exhibit A) prepared by Collin Woodyard, a Florida licensed surveyor and mapper (License No. LS7423). The complete abandonment application (Petition 2024-0018-VAC) is available for review at the Planning and Zoning Division office.

**Summary:**

Based on the above and consistency with Wellington's Code of Ordinances, Chapter 20, Article II, the Planning and Zoning Division recommends approval of Resolution No. R2025-10 (Petition 2024-0018-VAC) to abandon any, and all, rights or interests related to a portion of the 12-foot wide Water and Sewer Easement and 30-foot wide private roadway easement as depicted in Resolution No. R2025-10 Exhibit A.

**List of Exhibits:**

- Exhibit A      Cheddar's at Wellington Plat (Plat Book 116 Pages 63-64)
- Exhibit B      Easement Locations (Proposed Abandonments and Future Easements)