

LANDSCAPE REQUIREMENTS CHART

CATEGORY	LAND DEVELOPMENT REGULATION	NUMBER REQUIRED	NUMBER PROPOSED
20' INCOMPATIBILITY BUFFER (ALONG THE NORTH PROPERTY LINE, AS PER SECTION 7.3.10.)			
CANOPY TREES	20' O.C.	22	23
HIGH SHRUBS	> 6' HT., CONTINUOUS	CONTINUOUS	172
MEDIUM SHRUBS	4'-6' HT., CONTINUOUS	CONTINUOUS	256
LOW SHRUBS	2'-3' HT., CONTINUOUS	CONTINUOUS	293
GROUND COVER	6"-24" HT., CONTINUOUS	CONTINUOUS	337
5' COMPATIBILITY BUFFER (ALONG THE SOUTH PROPERTY LINE, AS PER SECTION 7.3.10.)			
CANOPY TREES	20' O.C.	21	23
HEDGE	4' HT., CONTINUOUS	CONTINUOUS	164
25' R.O.W. BUFFER WITH 5' OVERLAP (ALONG THE EAST PROPERTY LINE, AS PER SECTION 7.5.6.T.)			
CANOPY TREES	GROUPS OF 3, 20' O.C./14' O.C.	21	25
SPANISH STOPPER	4' HT., CONTINUOUS	CONTINUOUS	155
IXORA 'NORA GRANT'	24" HT., 2" D.C.	CONTINUOUS	150
VAREGATED SCHEFFLERA	24" HT., 2" D.C.	CONTINUOUS	123
GROUND COVER	CONTINUOUS	CONTINUOUS	167
UPLAND BUFFER - 25' AVERAGE WIDTH, 15' MINIMUM WIDTH (SURROUNDING THE WETLAND/ENHANCED DRY RETENTION AREA, AS PER SECTION 7.3.1.1. & 7.4.4.D.)			
SEE SEC. 7.3.1.1. & 7.4.4.D. ON REGULATING PLAN			
ALSO, SEE 25' UPLAND BUFFER PLANT LIST ON REGULATING PLAN			
INTERIOR LANDSCAPE STANDARDS (AS PER SECTION 7.3.6.C.5.)			
NUMBERS BASED ON TOTAL SITE SQUARE FOOTAGE EXCLUDING PRESERVATION AREA OF 79,165 S.F.			
CANOPY TREES	1 PER 2,500 S.F.	32	32
SHRUBS	3 PER 2,500 S.F.	95	95
BUILDING PERIMETERS (AS PER SECTION 6.5.19.1 & 7.3.6.)			
100 S.F. OF PLANTERS PER 1000 S.F. OF BUILDING GROUND FLOOR AREA			
CANOPY TREES	1 PER 20 L.F. OF BUILDING FACADE, NO LESS THAN 40% OF ONE SIDE	20	20
SHRUBS	2'-3' HT., CONTINUOUS	CONTINUOUS	CONTINUOUS
GROUND COVER	6"-24" HT., CONTINUOUS	CONTINUOUS	CONTINUOUS
THE FIRST ROW OF LANDSCAPE ISLANDS LOCATED CLOSEST TO THE BUILDING FRONT AND SIDES (AS PER SECTION 7.3.9.)			
NOTE: AT THE TIME OF PLANTING, TREES IN VEHICULAR USE AREAS SHALL BE A MIN. OF 16' FEET IN HT. WITH A 6' FOOT SPREAD AND A 2 1/2 INCH CALIPER AND SHALL HAVE A CLEAR TRUNK AREA TO A HEIGHT OF 7' FEET.			
CANOPY TREES	SEE ABOVE NOTE	25	25
INTERIOR LANDSCAPE ISLANDS	120 S.F. PLANTING AREA	1440 S.F.	1440 S.F.
TERMINAL LANDSCAPE ISLANDS	110 S.F. PLANTING AREA	1430 S.F.	1430 S.F.

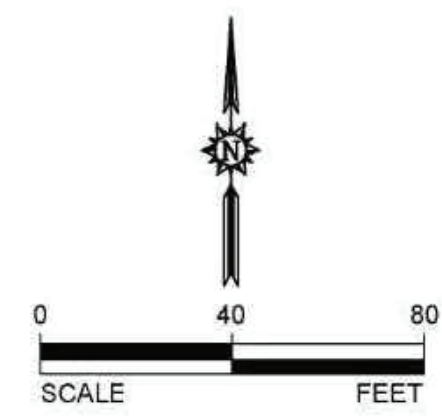
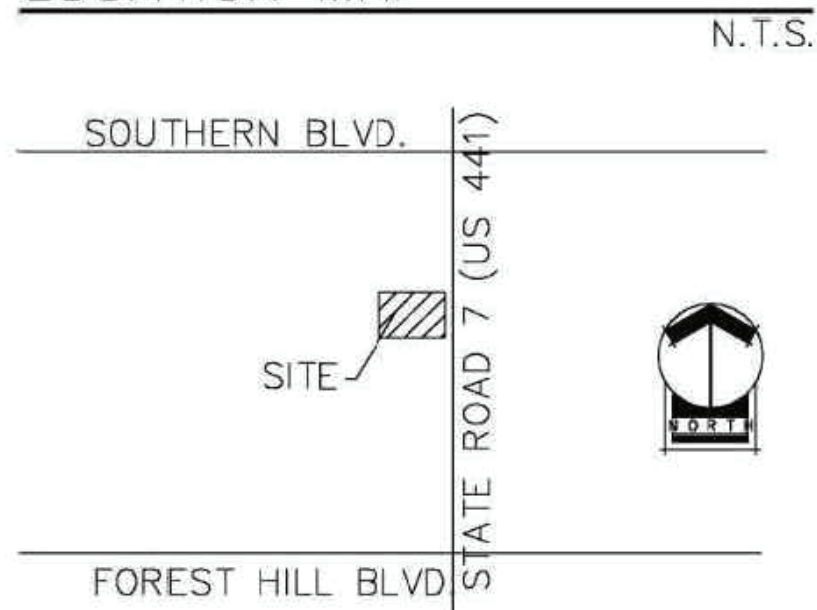


Exhibit B

Resolution No. 2024-04

Iorizzo Master Plan

LOCATION MAP



DEVELOPMENT TEAM

OWNER/DEVELOPER:
MICHAEL IORIZZO
22659 SW 6TH WAY
BOCA RATON, FL 33428
561-481-7388

ENGINEER:
KIMLEY-HORN & ASSOC.
5200 NW 33RD AVE, #109
FT. LAUDERDALE, FL 33309
954-535-5100

TRAFFIC ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC.
4431 EMBARCADERO DRIVE
WEST PALM BEACH, FL 33407
561-840-9874

SURVEYOR:
LANDMARK SURVEYING & MAPPING
1850 FOREST HILL BLVD., SUITE 100
WEST PALM BEACH, FL 33406
561-433-9405

TABULAR SITE DATA

PETITION NUMBER: 2022-0002-MPA, 2022-0001-CU, 2023-0004-MPA
PCN NUMBER: 75-42-43-27-05-018-0012
SECTION: 12
TOWNSHIP: 44
RANGE: 41
ZONING DESIGNATION: COMMUNITY COMMERCIAL (±237,402 S.F.) 5.45 AC.
FUTURE LAND USE DESIGNATION: SELF-SERVICE STORAGE (PHASE II), 116,788 S.F.
TOTAL SITE AREA: 107,988 S.F.
TOTAL BUILDING S.F.: 8,800 S.F.
(MEDICAL OFFICE (PHASE I) QUALITY RESTAURANT (PHASE I))

Unit Size	Unit Range*
5'x5'	100-120
5'x7.5'	40-60
5'x10'	150-170
7.5'x10'	70-90
10'x10'	220-240
10'x15'	120-140
10'x20'	50-70
10'x25'	20-40
10'x30'	0-20
Wine Storage	30-50

BUILDING COVERAGE (MAX. 25%): 18.9%
FAR: 0.49
BUILDING HEIGHT: 15' SP.
TOTAL PARKING REQUIRED: 128 SP. (MAX. HT. 35')
TOTAL PARKING PROPOSED: 157 SP.
SELF-SERVICE STORAGE (1 SP./75 BAYS+2 EMP. SP.+5 CUST. SP.): 119 SP.
SELF-SERVICE ACCESSORY OFFICE (1 SP./250 S.F.): 3 SP.
MEDICAL OFFICE (1 SP./200 S.F.) QUALITY RESTAURANT (1 SP./80 S.F.): 110 SP. (44 SP.)

TOTAL PARKING PROPOSED: 157 SP.
HANDICAP PARKING REQUIRED: 6 SP.
HANDICAP PARKING PROPOSED: 8 SP.
DRY RETENTION AREA (INCLUDES SWALE): 0.34 AC.
WETLAND AREA (INCLUDES MARSH): 0.97 AC.
UPLAND BUFFER AREA: 0.51 AC.
PERVIOUS SURFACE AREA: 73% 3.97 AC.
IMPERVIOUS SURFACE AREA: 27% 1.48 AC.
(Handing Approval of Zoning Text Amendment)

*Unit numbers are estimates and subject to change based upon demand and building permit submittals.

PROPERTY DEVELOPMENT REGULATIONS

LAND USE ATLAS DESIGNATION	MINIMUM DISTRICT DIMENSIONS	MAXIMUM FAR	MAXIMUM BUILDING COVERAGE	MINIMUM BUILDING SETBACKS (FT.)**				
				FRONT	SIDE*	STREET REAR*	REAR*	
COMMERCIAL HIGH	5 AC.	300'	300'	.25**	.30	30'	C - 15' R - 30'	C - 20' R - 30'

NOTES:
C-INDICATES THE BUILDING SETBACK IF THE LOT ABUTS A NON-RESIDENTIALLY ZONED OR DESIGNATED LOT.
R-INDICATES THE BUILDING SETBACK IF THE LOT ABUTS A RESIDENTIALLY ZONED OR DESIGNATED LOT.
* INDICATES THAT THE PROPERTY DEVELOPMENT REGULATION IS FLEXIBLE AND MAY BE MODIFIED BY COMPLYING WITH SEC. 6.8.2.D.2. REGULATING PLAN OF THE VILLAGE OF WELLINGTON LAND DEVELOPMENT REGULATIONS.
** FAR bonus is allowed pursuant to LDR Section 6.2.2.E.9.p.vii.
*** BUILDING SETBACKS SHALL BE MEASURED FROM THE PERIMETER PROPERTY LINES.

LEGAL DESCRIPTION

ALL OF TRACT 1, BLOCK 18, PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 ON PAGE 47 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS, HOWEVER, THE RIGHT OF WAY FOR STATE ROAD NO. 7 AS RECORDED IN PLAT BOOK 1 ON PAGES 35 THROUGH 41 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS, ALSO, THE FOLLOWING SPECIFICALLY DESCRIBED PARCEL OF LAND:
COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 1; THENCE S. 01°57'36" W., ALONG THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 312.20 FEET; THENCE N. 88°39'24" W., A DISTANCE OF 44.76 FEET TO THE POINT OF BEGINNING AND THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 7 AS RECORDED IN ROAD PLAT BOOK 1 ON PAGES 35 THROUGH 41 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE N. 88°39'24" W., A DISTANCE OF 889.19 FEET TO A POINT ON WEST LINE OF SAID TRACT 1, SAID POINT BEING 332.50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT AS MEASURED ALONG THE WEST OF SAID TRACT 1; THENCE N. 00°48'24" W., ALONG SAID WEST LINE, A DISTANCE OF 332.50 FEET TO SAID NORTHWEST CORNER; THENCE S. 87°26'42" E., ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 905.30 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SAID STATE ROAD NO. 7 THENCE S. 01°58'15" W., ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 313.15 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THE FOLLOWING:
PARCEL NO. 121, SECTION 93210-2519

A PORTION OF TRACT 1, BLOCK 18 OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE FOURTH PALM BEACH COUNTY BRASS DISC IN CONCRETE MARKING THE WEST 1/4 CORNER OF SAID SECTION 12; THENCE SOUTH 87°48'12" EAST, A DISTANCE OF 1,613.491 METERS (5,293.61 FEET) TO THE EAST 1/4 CORNER OF SAID SECTION 12; THENCE NORTH 88°21'42" WEST AT RIGHT ANGLES TO THE BASELINE OF SURVEY FOR STATE ROAD 7 (U.S. 441), A DISTANCE OF 0.360 METERS (1.18 FEET) TO SAID BASELINE OF SURVEY; THENCE NORTH 01°38'18" EAST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 106.05 METERS (347.93 FEET); THENCE NORTH 01°38'26" EAST CONTINUING ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 509.852 METERS (1,672.74 FEET); THENCE NORTH 88°21'34" WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 73.153 METERS (240.00 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 01°38'26" EAST, A DISTANCE OF 97.501 METERS (319.88 FEET); THENCE SOUTH 89°12'02" EAST, A DISTANCE OF 50.299 METERS (165.02 FEET) TO THE WESTERLY EXISTING RIGHT-OF-WAY LINE FOR SAID STATE ROAD 7 (U.S. 441); THENCE SOUTH 01°38'26" WEST ALONG SAID WESTERLY EXISTING RIGHT-OF-WAY LINE, A DISTANCE OF 95.829 METERS (314.40 FEET); THENCE SOUTH 88°53'48" WEST, A DISTANCE OF 50.351 METERS (165.19 FEET) TO THE POINT OF BEGINNING.

THE SUBJECT PARCEL SHOWN HEREON ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

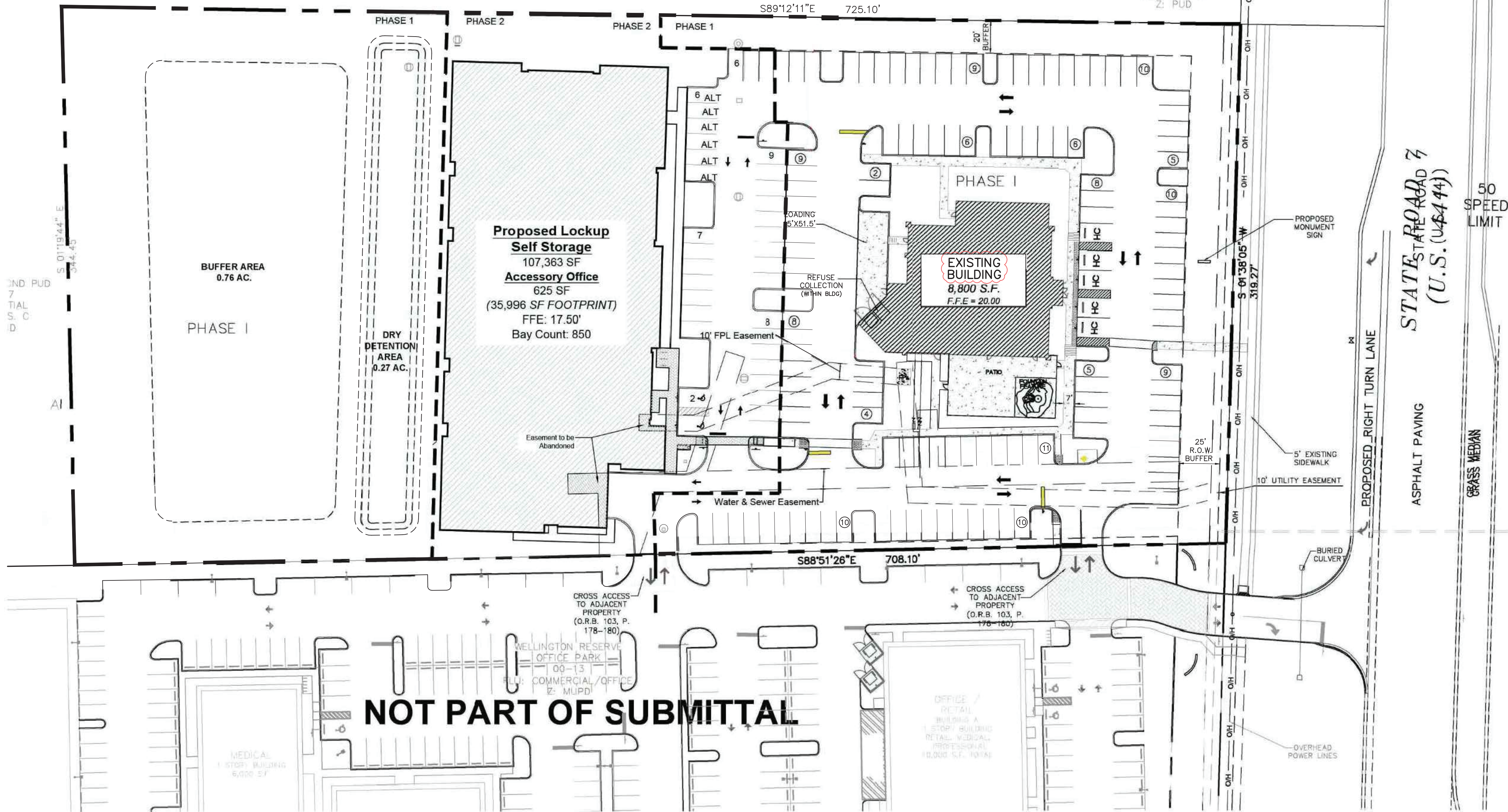
A PARCEL OF LAND BEING A PORTION OF TRACT 1, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 87°54'21" WEST ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 235.27 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 7 (U.S. 441), ALSO BEING THE EAST LINE OF THE PLAT OF BLACK DIAMOND - PHASE 1 AS RECORDED IN PLAT BOOK 94, PAGES 83-91, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°38'05" WEST ALONG SAID RIGHT-OF-WAY AND PLAT LINE, A DISTANCE OF 336.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°38'05" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 319.27 FEET; THENCE SOUTH 88°51'26" WEST ALONG THE SOUTH LINE OF SAID TRACT 1, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 3, A DISTANCE OF 708.10 FEET; THENCE NORTH 01°19'44" WEST ALONG THE WEST LINE OF SAID TRACT 1, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 3 AS IDENTIFIED ON SAID PLAT OF BLACK DIAMOND - PHASE 1, A DISTANCE OF 344.45 FEET; THENCE SOUTH 89°12'11" EAST ALONG THE SOUTH LINE OF SAID PLAT OF BLACK DIAMOND - PHASE 1, A DISTANCE OF 725.10 FEET TO THE AFORE MENTIONED POINT OF BEGINNING.

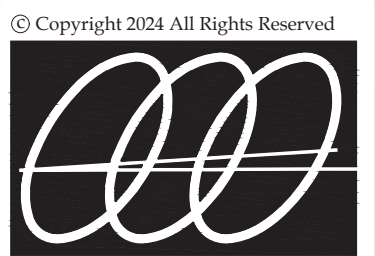
CONTAINING 5.45 ACRES MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

NOTES

- ALL REFERENCES TO A SPECIFIC SECTION CAN BE FOUND IN THE VILLAGE OF WELLINGTON, FLORIDA LAND DEVELOPMENT REGULATIONS.
- SPEED BUMPS ARE NOT ALLOWED ON THE PROPERTY.
- NO LANDSCAPING SHALL BE PERMITTED WITHIN ANY EASEMENT. NO LANDSCAPING PLACED IN UTILITY OR DRAINAGE EASEMENTS OR OVER UTILITIES OR DRAINAGE AREAS.
- ARCHITECTURAL STANDARDS MUST CONFORM TO VILLAGE LAND DEVELOPMENT REGULATIONS.
- ALL ABOVE GROUND EQUIPMENT, VALVES, TRANSFORMERS, ETC. SHALL BE SCREENED ON AT LEAST 3 SIDES BY SHRUBS AND LANDSCAPING TO BE INSTALLED AT A MINIMUM HEIGHT OF 24".
- ALL PLANT MATERIAL WITHIN SAFE SIGHT TRIANGLES/CORNERS SHALL BE MAINTAINED BELOW 30' HT. OR ABOVE 10'-6" HT. ABOVE FINISH GRADE TO PROTECT VEHICLE AND PEDESTRIAN VISIBILITY.
- REMOVE CULVERT IN FRONT OF PROPERTY AND EXTEND & CONNECT SWALES (SUBJECT TO FDOT APPROVAL).
- ACCESS EASEMENT FOR WETLANDS MAINTENANCE TO BE DEDICATED TO THE VILLAGE OF WELLINGTON PRIOR TO CERTIFICATE OF OCCUPANCY.



NOT PART OF SUBMITTAL



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Wellington, Florida

REVISIONS	
SUBMITTAL	DATE
SUBMITTAL	2022-06-14
SUBMITTAL	2022-10-04
SUBMITTAL	11/1/23
SUBMITTAL	1/2/24
SUBMITTAL	1/22/24

Master Plan	
SCALE	AS SHOWN
DRAWN BY	KB/RT
CHECKED BY	JML/M
FILE	278.01 - Lock Up Storage MP
DATE	2022-10-04