

Self-storage at Iorizzo (Color)

STAFF REPORT

Petition Number: 2025-0024-ARB

Owner/ Lock Up Wellington, LLC
Applicant: 800 Frontage Road
Northfield, IL 60093

Agent: Lauren McClellan
JMorton Planning &
Landscape Architecture
3910 RCA Blvd., Suite 1015
Palm Beach Gardens, FL

33410

Site Address: 931 S State Road 7

PCN(s): 73-41-44-12-23-000-0020

Future Land Use Designation:

Commercial (C)

Zoning Designation:

Multiple Use Planned Development (MUPD)

Acreage: 5.45 Acres (+/-)

Request:

Architectural Review Board (ARB) approval of exterior color for the self-storage proposed within the west section of the Iorizzo project.

Project Manager:

Damian Newell, Senior Planner
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(561) 753-2577

Location/Map:

The Iorizzo project (was developed as the former Cheddars restaurant) is located approximately one (1)-mile north of the Forest Hill Boulevard and State Road 7/US 441 intersection, on the west side of State Road 7/US 441. The proposed self-storage site is located west of the existing building (formerly the Cheddars restaurant, now LA Medical) within the Iorizzo project, as illustrated on the map below.



Adjacent FLUM and Zoning Designation:

Adjacent Property	FLUM	Zoning
North	Residential C	Planned Unit Development (PUD)
South	Commercial	Multiple Use Planned Development (MUPD)
East	Mixed Use	MUPD
West	Residential C	PUD

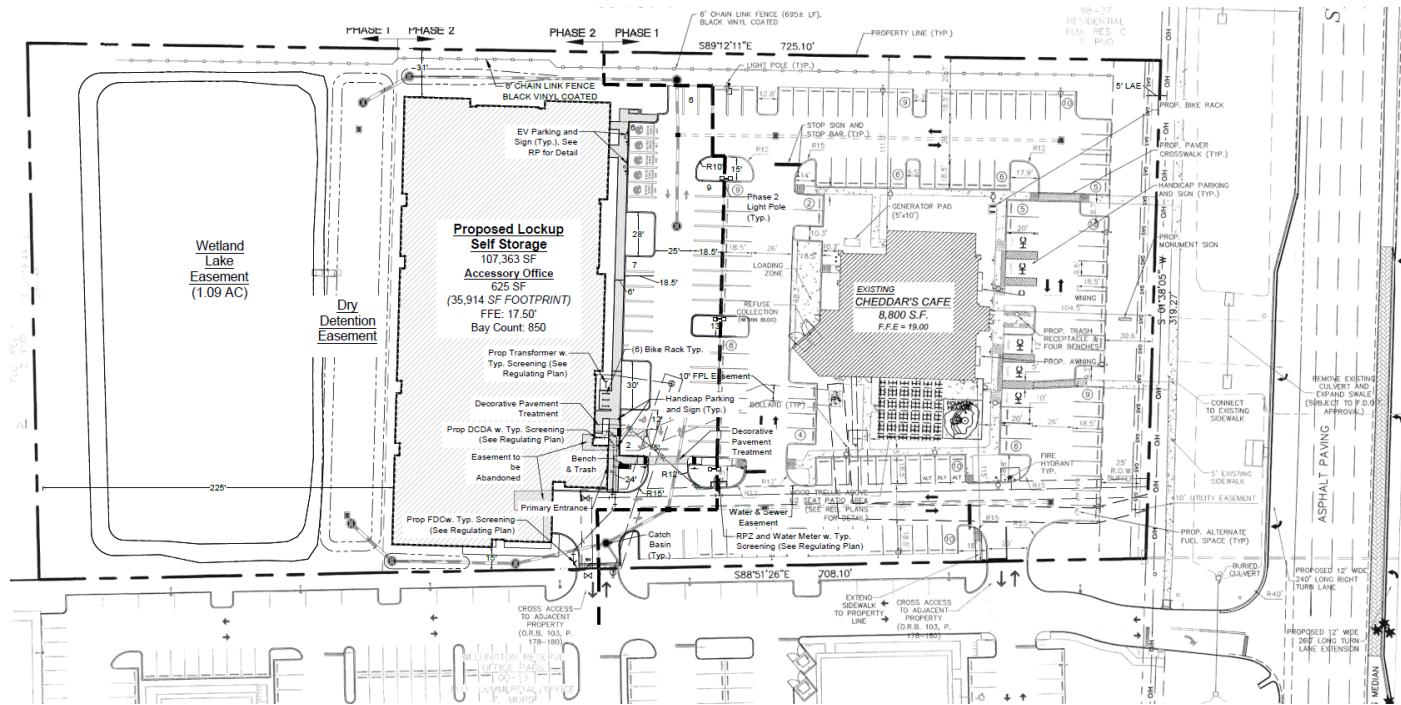


Site History and Current Request:

The 5.45-acre Iorizzo (AKA Cheddars) project was annexed into Wellington on September 9, 2003, by Ordinance No. 2003-24. The Future Land Use Map designation of Commercial (FKA Community 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. A Comprehensive Plan Amendment (Ordinance No. 2011-02) and Master Plan Amendment (Resolution No. 2011-18) were approved by Council in 2011 to allow a single 8,800 square foot quality restaurant (Phase I) and a 20,000 square foot two-story medical office building (Phase II). The Cheddars Casual Café Site Plan for the restaurant building was approved in 2011. Architectural Review Board (ARB) approval (ARB 11-17) was obtained in 2011, and construction was completed in 2012.

Phase II (western section) of the project/parcel remained vacant until the Wellington Council approved a Comprehensive Plan Amendment (Ordinance No. 2023-07), Master Plan Amendment, and Conditional Use (Resolution No. 2023-03) to allow development of the vacant portion of the site with a self-storage building. In 2023, the ARB approved (2023-0016-ARB) the self-storage building architectural details/features, materials, exterior color scheme, and signage.

Below is an illustration of the overall site plan showing the existing building (formerly the Cheddars restaurant, now LA Medical) along the east and the proposed self-storage building (currently under construction) along the west.



This request (2025-0024-ARB) is for ARB approval to amend the color scheme of the proposed self-storage to add a green color, within the western section of the Iorizzo project.

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Planning and Zoning Division

January 28, 2026

**Analysis:**

Staff reviewed the applicant's request for ARB approval to add the green color (Exhibit A) for consistency/compatibility with Wellington's Land Development Regulations (LDR), the surrounding area, Wellington's approved ARB Color Board/Chart, and the overall approved color/material palette for the existing building within the Iorizzo project. The self-storage building color palette scheme was approved with beiges and browns for the walls, and off-white accent color for trim, banding, parapet cap, louvers, shutters, etc., which are colors on the ARB Color Chart.

The prior approval included awnings finished in a blue color that was not on the approved ARB Color Chart, but was approved specifically for this commercial building only. The illustration below is of the prior ARB approval for the self-storage building's east elevation, with the blue awnings.



The blue color is not on the ARB Color Chart, but is similar to other blue colors on the chart, not unique or limited to a specific tenant, so it was supported by staff.

The current request is to change the color of the awnings and wall sign from blue to green and black, and add green as a banding/trim color on the building, as illustrated below and on Exhibit A.



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The proposed green color, as shown on the above illustrations and Exhibit A, is not on the approved ARB Color Chart or similar to another green on the chart. This green color is unique, more limited to a specific tenant (like the proposed Extra Space self-storage tenant), is being used as branding, and is not consistent/compatible with the surrounding area or the existing building colors within the Iorizzo project. It's recommended that the awnings be finished in black and the banding/trim color remain as was approved with the prior ARB approval (2023-0016-ARB). Staff did request that the applicant provide an elevation drawing to illustrate the black awnings for review/ARB, but it was not provided. The wall sign color change from blue to green and black may be allowed without requiring ARB approval if it's a trademark color and they already have ARB approval for a wall sign.

The proposed green for the awnings and banding/trim is not a consistent/compatible color, and is not recommended for the reasons below.

- Does not enhance the building or the overall project design/style.
- If allowed, will be considered branding/signage, which will require deviations.
- Not on the ARB Color Chart, and too specific for the self-storage tenant branding.
- The tenant has other new/recent locations that do not use the proposed green on the building.

The complete Architectural Review Board application (2025-0024-ARB) is available for review at the Planning and Zoning Division office.

Summary:

Based on the findings, the Planning and Zoning Division recommends approval of Petition 2025-0024-ARB with the following conditions:

1. All previous ARB conditions of approval not specifically amended with this approval shall be in effect.
2. The self-storage building exterior color scheme is amended to allow black color for the awnings, and the green color for the wall sign, as illustrated on Exhibit A (Modify as conditioned). All other exterior colors and materials shall be consistent with the prior ARB approval (2023-0016-ARB) for the self-storage building.

Exhibits:

Exhibit A

Proposed Color Scheme/Palette