

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

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

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

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

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 53 2. The subject property shall be limited to a 0.40 FAR, except as approved by the
 54 Conditional Use for self-storage. Any changes to the approved Master Plan and/or
 55 use shall require Council review and approval.
 56
 57 3. Site plan review and approval is required prior to building permits. The site plan shall
 58 comply with all applicable requirements of the MUPD zoning district and all related
 59 development orders.
 60
 61 4. ~~The quality restaurant shall not have a drive-through window.~~ Application for a re-
 62 plat or plat waiver (as approved by the Village Engineer) shall be submitted within
 63 30 days of this approval. The re-plat/plat waiver shall be approved and recorded
 64 prior issuance of any permits within the Iorizzo Master Plan, not including interior
 65 work for the medical use, or as amended by Wellington. The re-plat/plat waiver shall
 66 be approved and recorded prior issuance of any Certificate of Occupancy or
 67 Completion for any of the uses as approved within this resolution and on the Iorizzo
 68 Master Plan. (PLANNING/ENGINEERING)
 69
 70 5. Spillover lighting on to the adjacent residential property shall not exceed three-
 71 tenths (0.3) of one foot-candle when measured six (6) feet above grade at the
 72 residential property line and shall be in compliance with the LDR.
 73

- 74 6. A six (6)-foot fence is required along the northern perimeter of the property to
75 ensure that a secured barrier exists between the subject site and the Black Diamond
76 PUD.
77
- 78 7. No building permits shall be issued after December 31, 2025, unless a time extension
79 has been approved by Palm Beach County Traffic and/or Wellington.
80
- 81 8. Prior to site plan approval, provide secure bicycle parking on the site plan.
82
- 83 9. Prior to site plan approval, provide that five percent (5%) of the parking spaces are
84 designated for preferred parking for alternative fuel and car pool vehicles.
85
- 86 10. Garbage and recycling pickup, and deliveries shall not occur between the hours of
87 9:00 PM and 7:00 AM. There shall be no idling of delivery or similar vehicles between
88 the hours of 10:00 PM and 7:00 AM. Overnight storage or parking of delivery vehicles
89 or trucks shall not be permitted on site. Permitted delivery vehicles and trucks shall
90 utilize the designated loading and delivery areas. All delivery and loading areas built
91 to accommodate semi-trucks, tractor trailers, moving vans, etc., shall be screened
92 from view. (PLANNING)
93
- 94 11. All above ground and wall mounted utility/transformer box, mechanical equipment,
95 valves, etc., shall be located on-site with required screening and shall meet the
96 requirements of the LDR to ensure mitigation of any impact. The screening opening
97 shall be away from view and shall occur in a manner consistent with the color,
98 character and architectural style of the principal structure and may incorporate
99 landscaping as one element of screening. At the time of inspection, if it is determined
100 by Wellington that the screen regulations do not sufficiently mitigate the impact,
101 additional screening may be required. (PLANNING)
102
- 103 12. The State Road 7 median and swale along the project's frontage shall be landscaped
104 and maintained by the Iorizzo Property Master POA. An agreement between
105 Wellington and/or FDOT and the Master POA shall be required for maintenance of
106 the median/swale areas. (PLANNING)
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- 108 13. All property owners within the Iorizzo project shall be notified of this resolution
109 conditions by the owner(s)/applicant(s) amending the project approvals.
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111 **SECTION 2.** The Self-storage Conditional Use is hereby approved for the property, legally
112 described in Exhibit A, subject to the following Conditions of Approval:
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- 114 1. One (1) self-storage building with 850 storage bays/units is approved in the location
 115 as illustrated on the master plan (Exhibit B). (PLANNING)
 116
 117 2. The self-storage intensity shall be limited to a total Floor Area Ratio (FAR) bonus of
 118 0.09, as permitted in Wellington’s Land Development (LDR) Section 6.2.2.E.9.p.vii. The
 119 community benefits required for the FAR bonus include the following:
 120

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 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.	0.03
Total	0.09

- 121 (PLANNING)
 122
 123 3. Prior to issuance of the Land Development Permit and Building Permit, the self-
 124 storage developer/owner shall post a surety bond, letter of credit, or cash in escrow,
 125 in favor of Wellington, for the proposed improvements that will be provided for the
 126 community benefits FAR bonus. The amount of the security shall be 110% of a certified
 127 cost estimate provided from a Florida Licensed Engineer. The certified cost estimate
 128 shall include all improvements approved during the site plan process related to the
 129 community benefits and FAR bonus. Additional surety may be required by
 130 Engineering for other site improvements pursuant to the LDR. (PLANNING)
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132 **SECTION 3.** This Resolution shall become effective upon approval.
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PASSED AND ADOPTED this _____ day of _____, 2024.

WELLINGTON

BY: _____
Anne Gerwig, Mayor

ATTEST:

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

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: _____
Laurie Cohen, Village Attorney