

Orlando Master Plan Amendment (PETITION 2022-002-MPA / RESOLUTION NO. 2022-003)

The following conditions shall be approved subject to the following amended and revised Conditions of Approval:

1. The lot/zero Property shall be constructed in substantial compliance with the uses, access, acreage, site design, site amenities, and landscape buffers on the adjacent lots. The proposed Project shall conform to the standards set forth in the Comprehensive Zoning Ordinance as Exhibit-B dated September 20, 2010 and shall be consistent with the use limitations presented below. The final Master Plan consistent with the amendments and conditions of approval shall be submitted for final processing, as applicable.

USE	LIMITATIONS
Medical Office Self-Storage	Not to exceed 20,000 108,000 gross square feet. *
Quality Restaurant	Not to exceed 8,600 gross square feet.

*The allowed square footage shall be limited per the FAR shown in Section 7.2.

2. The subject property shall be limited to a 0.40 FAR, except as approved by the Commission for off-street parking. Any changes to the approved Master Plan project uses shall require the Planning, Zoning and Adjustment Board and Council review and approval.
3. Site plan review and approval by the Development Review Committee (DRC) is required prior to building permits. The site plan shall comply with all applicable requirements of the MUPD zoning district and all related development orders.
4. The site is subject to all provisions of the "Big Box" ordinance and shall comply with all other parts of the ordinance including, but not limited to, outdoor seating and gathering areas.
5. The quality restaurant shall not have a drive-through window.
6. A plan for the preservation and/or relocation of the stable palms must be provided to the City Engineer and approved by the City Engineer before removal. (COMPLETED)
7. Peltitioner shall provide four native tree species to the 25-foot upland buffer plant strip along the perimeter boundary to ensure adequate barrier between the perimeter buffer. Trees shall be arranged -in natural-clusters or groupings. (COMPLETED)
8. The applicant shall DRC certification of the site plan, the petitioner must submit approved preservative management plan in accordance with Section 7.4.7.E of the Land Development Regulations. (COMPLETED)
9. Approval of the first site plan shall be contingent upon approval of the landscape management plan. (COMPLETED)
10. Prior to final DRC certification of the site plan, an Alternate Landscape Plan (ALP) shall be submitted by the applicant. ALP shall enhance the perimeter buffer of the site from the north and western perimeters of the property to provide additional, multi-tiered buffering for the adjacent residential community and use the following guidelines:
 - Existing trees that either invasive or exotic species may be incorporated into the landscape;
 - Only native tree, palm and plant species shall be added to the buffer unless otherwise approved by the City Engineer;
 - Minimum height at time of installation for canopy trees shall be 14 feet, minimum height for flowering trees shall be 12-feet and minimum height for shrubs shall be 16 feet;
 - Trees -or clusters- planted within the perimeter buffer shall average a minimum of 20' tall on center. (COMPLETED)
11. 5.5. Signage lighting on the adjacent residential property shall not exceed three (3) ft. One (1) foot above the roofline and six (6) feet above ground at the residential property line and shall be in conformance with Section 7.6.2.d of the LDR.
12. 6. The applicant shall construct a six (6) ft foot fence is required along the northern side of the property to serve as a security barrier between the perimeter buffer and the Black Diamond PUD. Openings and/or security gates may be permitted in accordance with Condition 16 below to provide vehicle, bicycle and pedestrian egressivity.
13. Prior to the first building permit, construction shall begin to lengthen the northbound left turn lane at the Old Hammock Way + I-406 Drive / SR 7 intersection at an estimated cost of \$1,000,000. Construction shall be completed prior to the first certificate of occupancy. (COMPLETED)
14. Prior to the first building permit, construction shall begin for the southbound right turn lane shared with the northbound left turn lane at the Old Hammock Way + I-406 Drive / SR 7 intersection at an estimated cost of \$1,000,000. Construction for turn-lanes shall be completed prior to the first certificate of occupancy. (COMPLETED)

15. 7. No building permits for the site may be issued after December 31, 2016. shall be amended to read: "No building permits shall be issued after December 31, 2020." The extension has been approved by Palm Beach County Traffic and roadway staff.
16. Prior to the first building permit for Way II, provide the internal north-south roadway for the proposed Way II. The Way II roadway shall be paved and pedestrian friendly or provide a letter from Westview stating that the roadway construction is not required on this property. (COMPLETE)
17. 8. Prior to site plan approval, provide shall be amended to read: "Prior to site plan approval, provide a letter from Westview stating that the roadway construction is not required on this property. (COMPLETE)"
18. 9. The site plan shall be approved, provided that five percent (5%) of the parking spaces are designated for preferred parking for alternative fuel and car pool vehicles.
19. 10. Garbage and recycling pickup, and deliveries shall not occur between the hours of 9:00 PM and 7:00 AM. Deliveries shall be limited to loading of delivery or service vehicles between the hours of 7:00 AM and 10:00 PM. All Compost storage or pickup of deliveries between the hours of 7:00 AM and 10:00 PM shall not be permitted on site. Permitted delivery vehicles shall be required to use the designated delivery area. All deliveries, loading and loading areas shall be used to accommodate semi-trucks, tractor trailers, moving vans, etc., shall be screened from view. (PLANNING)
20. 11. All screening shall be constructed with a minimum height of 10 feet. Screening equipment, valves, etc., shall be located on-site with required screening, and shall meet the requirements of the City of Westview Ordinance 2009-01. The screening shall be opened, 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 be integrated as one element of the structure. As the time of the review, if it is determined by Westview that the screen requirements do not sufficiently mitigate the impact, additional screenings may be required. (PLANNING)
21. 12. The State Road 7 median and swale along the projects frontage shall be landscaped and maintained by the lotzor Property Master POA. A agreement between Wellington and/or FDOT and the Master POA shall be required for maintenance of the median/lanes areas. (PLANNING)

Conditional Use /PETITION 2022-001-CU/ RESOLUTION NO. R20203-03 is hereby approved subject to the following Conditions of Approval:

1. One (1) self-storage with 200 storage spaces is approved in the location as illustrated on the map.
2. The self-storage intensity shall be limited to the FAR approved as stated in Wellington's Land Development LDR Section 2.2.8.9.6. Prior to the self-storage site plan approval, the self-storage developer shall provide what economic benefits will be provided to the surrounding community. The self-storage developer shall also provide the economic benefits to be proposed/approved. The FAR approved shall not apply and the FAR shall be limited to the proposed improvements. (PLANNING)
3. Prior to Issuance of the Land Development Permit and Building Permit, the self-storage developer must provide a letter from the City of Westview, dated and signed in favor of Wellington, for the proposed improvements that will be provided for the surrounding community. The self-storage developer shall also provide the economic benefits to be proposed/approved from a Florida Licensed Engineer. The certified cost estimate shall include all improvements approved during the site plan process and the surrounding community benefits to be proposed/approved. All community benefits required by Engineering for other site improvements approved by the LDR (PLANNING)
4. If the self-storage developer utilizes the monetary contribution option to Wellington for the surrounding community benefits, the self-storage developer shall provide a payment shall be provided prior to issuance of the Land Development Permit (PLANNING)

(Formatting: Strike-through text is deleted and underlining text is added)

OWNER/DEVELOPER:	TRAFFIC ENGINEER:
MICHAEL IORIZZO	WILEY-HORN ASSOCIATES, INC.
5200 SW 8TH WAY	4431 EMBARCADERO DRIVE
Boca Raton, FL 33428	WEST PALM BEACH, FL 33407
561-487-7388	561-840-0874
ENGINEER:	SURVEYOR:
KIMLEY-HORN & ASSOC.	LANDMARK SURVEYING & MAPPI
5200 NW 13RD AVE, #109	1850 FOREST HILL BLVD., SUITE
FT. LAUDERDALE, FL 33309	WEST PALM BEACH, FL 33406
954-535-5100	561-433-5405

PETITION NUMBER 2
 PCN NUMBER 12
 SECTION: 12
 TOWNSHIP: 44
 RANGE: 41
 ZONING DESIGNATION
 FUTURE LAND USE DESIGNATION
 TOTAL SITE AREA
 TOTAL BUILDING S.F.
 MEDICAL OFFICE (15,000 S.F.) + 11,000 S.F. FLUOR. SELF-SERVICE STORAGE (PHASE II)
 QUALITY RESTAURANT (PHASE I)
 BUILDING COVERAGE (MAX. 25%)
 FAR (MAX. 25 PER. OR. 2006-06)
 BUILDING HEIGHT
 TOTAL PARKING REQUIRED
 MEDICAL OFFICE (1 SP. / 200 S.F.) SELF-SERVICE STORAGE
 QUALITY RESTAURANT (1 SP. / 80 S.F.)
 TOTAL PARKING PROPOSED
 HANDICAP PARKING REQUIRED
 HANDICAP PARKING PROPOSED
 DRY RETENTION AREA (INCLUDES SWALE)
 WETLAND AREA (INCLUDES MARSH)
 UPLAND BUFFER AREA
 PERVIOUS SURFACE AREA
 IMPVIOUS SURFACE AREA

2009-017 MPA++ 2022-0002-MPA 2022-0001-CU
 73-42-43-27-05-018-0012
 28,000 S.F. 117,788 S.F.
 28,000 S.F. 107,988 S.F.
 8,800 S.F.
 0% - 19.9%
 +72.04%
 MAX. 31' 35"
 240 SF - 120 SP.
 110 SF - 10 SP.
 110 SP.
 240 SF - 127 SP.
 75 SF - 6 SP.
 60 SF - 3 SP.
 0.34 AC.
 0.97 AC.
 0.51 AC.
 60% - 2.70 AC. 73% 3.97 AC.
 60% - 2.72 AC. 27% 1.48 AC.

* Pending Approval of Zoning Text Amendment

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

** PER COMPREHENSIVE PLAN APPROVAL (ORDINANCE NO.) THE MAXIMUM FAR IS 25% AND A MAXIMUM OF 20,000 SQUARE FEET CONSISTING OF 20,000 SQUARE FEET OF MEDICAL OFFICES AND ONE QUALITY RESTAURANT NOT TO EXCEED 8,000 SQUARE FEET.

*** FAR bonus is allowed pursuant to LDR Section 6.2.2.E.9.g.vii.

**** BUILDING SETBACKS SHALL BE MEASURED FROM THE PERIMETER PROPERTY LINES.

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:

COMMERCE 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 310.20 FEET; THENCE N. 88°39'24" W., A DISTANCE OF 344.76 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 1 AS MEASURED ALONG THE WEST OF SAID TRACT 1; THENCE N. 00°48'24" W., ALONG SAID WEST LINE, A DISTANCE OF 10.00 FEET TO SAID NORTHWEST CORNER, THENCE S 87°29'24" E., ALONG THE EAST 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 33210 3510

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 FOUND BLM 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 (5,293.617 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 88°21'34" EAST, A DISTANCE OF 97.501 METERS (319.88 FEET); THENCE SOUTH 88°12'02" EAST, A DISTANCE OF 165.299 METERS (542.29 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 LINE AND PLAT LINE, A DISTANCE OF 336.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°38'05" WEST ALONG SAID PLAT LINE, A DISTANCE OF 319.27 FEET, THENCE SOUTH 88°51'28" 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

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 PLANTED IN UTILITY OR DRAINAGE EASEMENTS OR UTILITIES OR OVER UTILITY 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 ADJACENT MATERIAL WITHIN SAFETY BIGHT TRIANGLE/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