

**2022-002-MPA**

**1. The lot/property shall be constructed in substantial compliance with the uses, access, acreage, site design, site amenities, and landscape buffers on the approved Master Plan Amendment. Any changes to the approved Master Plan/lot/property shall be submitted to the Planning Commission as Exhibit-B, date-stamped December 30, 2010 and shall be consistent with the use limitations presented below. The final Master Plan consistent with the approved Master Plan/lot/property 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 8,000 gross square feet.

**\*The allowed square footage shall be limited per the FAR shown in Section 2.6.2.**

**2. The subject property shall be limited to a 0.40 FAR, except as approved by the Commission for self-storage. Any changes to the approved Master Plan/lot/property shall require the Planning, Zoning and Adjustment Board and Council review and approval.**

**3. Site plan and approval by the Development Review Committee (DRC) is required prior to building zoning. 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 Planning Commission and approved by the Planning Commission. Removal Plan/lot/property. (COMPLETED)**

**7. Peltitioner shall provide four native tree species to the 25-foot upland buffer plant list. The native tree species shall be selected from the following list: live oak, slash pine, perimeter buccell, and shall be arranged in natural-clusters or groupings. (COMPLETED)**

**8. The applicant shall DRC certification of the site plan, the petitioner must submit approved preservation 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 plan, 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 Planning Commission.
- 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 feet on center. (COMPLETED)

**11. 5.5. The existing lighting on the adjacent residential property shall not exceed three (3) foot candles. The lighting shall be located six (6) feet above ground at the residential property line and shall be in compliance with Section 7.6.2 of the Land Development Regulations. (COMPLETED)**

**12. 6. The applicant shall construct a six (6) foot fence is required along the northern perimeter of the site. The fence shall be constructed of a solid material and shall be subject to the Black Diamond PUD. Openings and/or security gates may be permitted in accordance with Condition 16 below to provide vehicle, bicycle and pedestrian egress. (COMPLETED)**

**13. Prior to the first building permit, construction shall begin to lengthen the northbound left turn lane at the Old Hammock Way / I-956 Drive / SR 7 intersection at an intersection. 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 at the Old Hammock Way / I-956 Drive / SR 7 intersection at an intersection. 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 issued after December 31, 2020, unless a time extension has been approved by Palm Beach County Traffic and/or and/or Planning.
16. Prior to the first building permit for Phase II, providing the internal north-south connectivity or providing a letter from Williamson stating that the roadway connection will be provided.
17. 8. Prior to the plan approval, provide secure bicycle parking on the site.
18. 9. Prior to the plan approval, provide 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 7:00 a.m. and 7:00 p.m. on any day of delivery or similar vehicles or trucks that are in excess of 10:00 PM and 7:00 AM. Overnight storage or parking of vehicles and trucks shall be prohibited. All vehicles and trucks shall be screened by trees and shrubs. All vehicles and trucks shall utilize the designated loading and delivery areas. All delivery and loading areas shall be screened by trees and shrubs. Tractor Trailers, and other trucks shall be screened by trees and shrubs. (PLANNING)
20. 11. All above ground and well-mounted utility/transformer box, mechanical equipment, and other structures shall be screened by trees and shrubs. The screening shall be in accordance with the requirements of the LDR to ensure mitigation of any impact. The screening opening shall be away from front and shall occur in a manner consistent with the requirements of the LDR to ensure mitigation of any impact. If the screening is not appropriate landscaping as one element of screening. At the time of issuance, if the screening is not appropriate, additional screening may be required. (PLANNING)
21. 12. The State Road 7 median and swale along the project's frontage shall be landscaped and maintained by the lotowner Property Master PMA. An agreement between Williamson and/or LDCI and the Master PMA shall be required for maintenance of the median/swale areas. (LAND-USE)

**Conditional Use / PETITION 2022-0001 / CV / RESOLUTION No. R2023-03 to hereby approved subject to the following Conditions of Approval:**

1. One (1) self-storage with 200 storage bays is approved in the location as illustrated on the master plan (Exhibit B). (PLANNING)
2. The self-storage intensity shall be limited to the FAR bonus as stated in Williamson's master plan. The self-storage shall be in accordance with the LDR. If the self-storage site plan approval, the self-storage developer shall state what community benefits will be provided for the site. If the self-storage developer does not provide a statement of community benefits to be proposed/approved, the FAR bonus shall not apply and the FAR shall be limited to the standard requirements. (PLANNING)
3. Prior to issuance of the Land Development Permit and Building Permit, the self-storage developer shall provide a bond to the County in the amount of \$100,000 in lieu of certification for the proposed improvements that will be provided for the site. The self-storage developer shall provide a certified estimate provided from a Florida Licensed Engineer. The certified cost estimate shall include all improvements approved during the site plan process. The self-storage developer shall provide a certified estimate of the cost of the improvements to be provided for Engineering for other site improvements pursuant to the LDR. (PLANNING)
4. If the self-storage developer utilizes the monetary contribution option to Williamson in-lieu of providing the improvements (as allowed per LDR Sec. 6.2.2 & 6.9.1), the payment shall be provided prior to issuance of the Land Development Permit and Building Permit. (PLANNING)

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

N.T.S

ED  
ION

**TRAFFIC ENGINEER:**  
KIMLEY-HORN & ASSOCIATES, INC.  
4431 EMBARCADERO DRIVE  
WEST PALM BEACH, FL 33407  
561-840-0874

**SURVEYOR:**  
LANDMARK SURVEYING & MAPPING  
1850 FOREST HILL BLVD., SUITE 100  
WEST PALM BEACH, FL 33406  
561-433-5405

2003-017-MPA4 2022-0002-MPA, 2022-0001-CU  
73-42-43-27-05-018-0012

MUPD  
COMMERCIAL  
5.45 AC  
1,800 S.F. 116,788 S.F.  
1,000 S.F. 107,988 S.F.  
3,800 S.F.

$\frac{8\% - 18.9\%}{-12.049}$   
 X HT 35  
 $\frac{240 \text{ SP} - 120 \text{ SP} \cdot}{100 \text{ SP} - 10 \text{ SP} \cdot}$   
 110 SP.  
 $\frac{24 \text{ SP} - 157 \text{ SP} \cdot}{100 \text{ SP} - 10 \text{ SP} \cdot}$

~~7 SP.~~ 6 SP.  
~~6 SP.~~ 8 SP.  
 0.34 AC.  
 0.97 AC.  
 0.51 AC.  
3.97 AC.  
1.48 AC.

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

### 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:

COMMERCE AT THE NORTHWEST 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 SAID TRACT 1 AS MEASURED ALONG THE WEST LINE OF SAID TRACT 1; THENCE N. 02°04'18" 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:

PARCELS 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 FOUND L&M 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 509.85 METERS (1,672.74 FEET); THENCE NORTH 88°21'34" WEST ALONG A LINE AT RIGHT ANGLES TO THE BASELINE OF SAID DESCRIBED SURVEY, A DISTANCE OF 151.53 METERS (497.07 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 08°12'26" 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 KNOWN AS THE PLAT OF P.L. 90-160, BEARING SOUTHWESTERLY, BEING 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 SECTION 12, A DISTANCE OF 18.18 FEET TO BLACK DIAMOND FARMS COMPANY PLAT NO. 3, BEARING SOUTHWESTERLY, BEING PAGES 10-12, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°19'44" WEST ALONG SAID TRACT OF BLACK DIAMOND 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 SIGN 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 A FENCE AND AT LEAST 3' MINIMUM.
- 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).
- THE EASEMENT FOR LANDS MAINTENANCE TO BE DEDICATED TO THE VILLAGE OF WELLINGTON PRIOR TO CERTIFICATE OF OCCUPANCY.