Staff Report Exhibit B - Master Plan

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
GROUNDCOVER	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' O.C.	CONTINUOUS	150
VARIEGATED SCHEFFLERA	24" HT., 2' O.C.	CONTINUOUS	123
GROUNDCOVER	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.I & 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	~~46~~ 20	~~46~~ 20
SHRUBS	2'-3' HT., CONTINUOUS	CONTINUOUS	CONTINUOUS
GROUNDCOVER	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 ½ INCH CALIPER AND SHALL HAVE A CLEAR TRUNK AREA TO A HEIGHT OF 7' FEET.			
CANOPY TREES	SEE ABOVE NOTE	~~84~~ 25	~~84~~ 25
INTERIOR LANDSCAPE ISLANDS	120 S.F PLANTING AREA	~~1680 S.F.~~ 1440 S.F.	~~1680 S.F.~~ 1440 S.F.
TERMINAL LANDSCAPE ISLANDS	110 S.F PLANTING AREA	~~220 S.F.~~ 1430 S.F.	~~220 S.F.~~ 1430 S.F.

Iorizzo Master Plan Amendment (PETITION 2022-0002-MPA / RESOLUTION NO. R2023-03) is hereby approved subject to the following amended and restated Conditions of Approval:

1. The Iorizzo Property shall be constructed in substantial compliance with the uses, access, acreage, site design, site amenities, and landscape buffers on the approved Master Plan (Exhibit B) prepared by Kimley-Horn and Associates, included as Exhibit "B" date-stamped December 20, 2010 and shall be consistent with the use limitations presented below. The final Master Plan consistent with Council approval 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 8,800 gross square feet.

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

2. The subject property shall be limited to a 0.40 FAR, except as approved by the Conditional Use for self-storage. Any changes to the approved Master Plan and/or 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 provisions 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 sable palms must be provided showing quantities and locations prior to approval of a Vegetation Removal Permit. **(COMPLETED)**
7. Petitioner shall provide four native tree species to the 25-foot upland buffer plant list. Tree quantities shall be equivalent to one tree per 30 linear feet of upland perimeter buffer, and shall be arranged in natural clusters or groupings. **(COMPLETED)**
8. Prior to final DRC certification of the site plan, the petitioner must submit an approved preserve management plan in accordance with Section 7.4.7.E of the Land Development Regulations. **(COMPLETED)**
9. Approval of the final site plan is contingent upon approval of the preserve 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 project along the northern and western perimeters of the property to provide additional, multi-tiered buffering for the adjacent residential community and use the following guidelines:
    - Existing trees other than invasive or exotic species may be incorporated into the buffer.
    - Only native tree, palm and plant species shall be added to the buffer unless otherwise approved by the Planning and Zoning Manager.
    - 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 palms shall be 16 feet.
    - Trees or clusters planted within the perimeter buffer shall average a minimum of 20 feet on center. **(COMPLETED)**
11. 5. Spillover lighting on to the adjacent residential property shall not exceed three-tenths (0.3) of one foot-candle when measured six (6) feet above grade at the residential property line and shall be in compliance with Section 7.8.2 of the LDR.
12. 6. The applicant shall construct a 6 six (6) foot fence is required along the northern perimeter of the property to ensure that a secured barrier exists between the subject site and the Black Diamond PUD. Openings and or security gates may be permitted in accordance with Condition 18 below to provide vehicular, bicycle and pedestrian connectivity.
13. Prior to the first building permit, construction shall begin to lengthen the northbound left turn lane at the Old Hammock Way / Isle Verde Drive / SR 7 intersection by an additional 250 feet. 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 shared SR 7 driveway with Wellington Reserve Office Park. 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, 2015 shall be issued after December 31, 2025, unless a time extension has been approved by Palm Beach County Traffic and/or Wellington.
16. Prior to the first building permit for Phase II, provide the internal north-south roadway connection to Old Hammock Way with vehicular, bicycle and pedestrian connectivity or provide a letter from Wellington stating that the roadway connection is not required on this property. **(COMPLETED)**
17. 8. Prior to site plan approval, provide secure bicycle parking on the site.
18. 9. Prior to site plan approval, provide that five percent (5%) of the parking spaces are designated for preferred parking for alternative fuel and car pool vehicles.
19. Garbage and recycling pickup, and deliveries shall not occur between the hours of 9:00 PM and 7:00 AM. There shall be no idling of delivery or similar vehicles between the hours of 10:00 PM and 7:00 AM. Overnight storage or parking of delivery vehicles or trucks shall not be permitted on site. Permitted delivery vehicles and trucks shall utilize the designated loading and delivery areas. All delivery and loading areas built to accommodate semi-trucks, tractor trailers, moving vans, etc., shall be screened from view. (PLANNING)
20. All above-ground and wall mounted utility/transformer box, mechanical equipment, valves, etc., shall be located on-site with required screening and shall meet the requirements of the LDR to ensure mitigation of any impact. The screening opening 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 incorporate landscaping as one element of screening. At the time of inspection, if it is determined by Wellington that the screen regulations do not sufficiently mitigate the impact, additional screening may be required. (PLANNING)
21. The State Road 7 median and swale along the project's frontage shall be landscaped and maintained by the Iorizzo Property Master POA. An agreement between Wellington and/or FDOT and the Master POA shall be required for maintenance of the median/swale areas. (PLANNING)

Conditional Use (PETITION 2022-0001-CU / RESOLUTION NO. R2023-03) is 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 B1 (PLANNING)
2. The self-storage intensity shall be limited to the FAR bonus as stated in Wellington's Land Development (LDR) Section 6.2.2.E.9.g.vii. Prior to the self-storage site plan approval the self-storage developer shall state what community benefits will be provided to determine the associated FAR bonus. Should no community benefits 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/owner shall post a surety bond, letter of credit, or cash in escrow in favor of Wellington, for the proposed improvements that will be provided for the community benefits FAR bonus. The amount of the security shall be 110% of a certified cost estimate provided from a Florida Licensed Engineer. The certified cost estimate shall include all improvements approved during the site plan process related to the community benefits and FAR bonus. Additional surety may be required by Engineering for other site improvements pursuant to the LDR. (PLANNING)
4. If the self-storage developer utilizes the monetary contribution option to Wellington in-lieu of providing the improvements (as allowed per LDR Sec. 6.2.2.E.9.g.vii.) the payment shall be provided prior to issuance of the Land Development Permit and Building Permit. (PLANNING)

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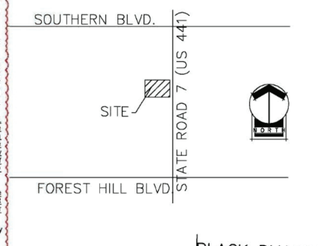
LOCATION MAP

N.T.S.



DEVELOPMENT TEAM

OWNER/DEVELOPER:
MICHAEL IORIZZO
22659 SW 6TH WAY
BOCA RATON, FL 33428
561-487-7388

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
561-840-0874

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

TABULAR SITE DATA

PETITION NUMBER	~~2003-017-MPA1~~ 2022-0002-MPA, 2022-0001-CU
PCN NUMBER	73-42-43-27-05-018-0012
SECTION: 12	
TOWNSHIP: 44	
RANGE: 41	
ZONING DESIGNATION	MUPD
FUTURE LAND USE DESIGNATION	COMMUNITY COMMERCIAL
TOTAL SITE AREA	(± 237,402 S.F.) 5.45 AC.
TOTAL BUILDING S.F.	~~28,800 S.F.~~ 116,788 S.F.
~~MEDICAL OFFICE (9,000 1st FL, 11,000 2nd FL, PHASE I~~ SELF-SERVICE STORAGE (PHASE II)	~~20,000 S.F.~~ 107,988 S.F.
QUALITY RESTAURANT (PHASE I)	8,800 S.F.
BUILDING COVERAGE (MAX. 25%)	~~8%~~ 18.9%
FAR (MAX. 25 PER ORD. 2005-067)	~~.10~~ 0.49
BUILDING HEIGHT	MAX. HT. 35'
TOTAL PARKING REQUIRED	~~218 SP.~~ 128 SP.*
~~MEDICAL OFFICE (1 SP. / 200 S.F.)~~ SELF-SERVICE STORAGE	~~100 SP.~~ 18 SP.*
QUALITY RESTAURANT (1 SP. / 80 S.F.)	110 SP.
TOTAL PARKING PROPOSED	~~224 SP.~~ 157 SP.*
HANDICAP PARKING REQUIRED	~~7 SP.~~ 6 SP.
HANDICAP PARKING PROPOSED	~~9 SP.~~ 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	~~50% 2.73 AC.~~ 73% 3.97 AC.
IMPERVIOUS SURFACE AREA	~~50% 2.72 AC.~~ 27% 1.48 AC.

* *Pending Approval of Zoning Text Amendment*

Self Service Storage Bay Mix

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

*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.)***			
	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 REGULATIONS.
~~** 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 8,800 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.

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 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 1 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 FOUND 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°12'07" 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:

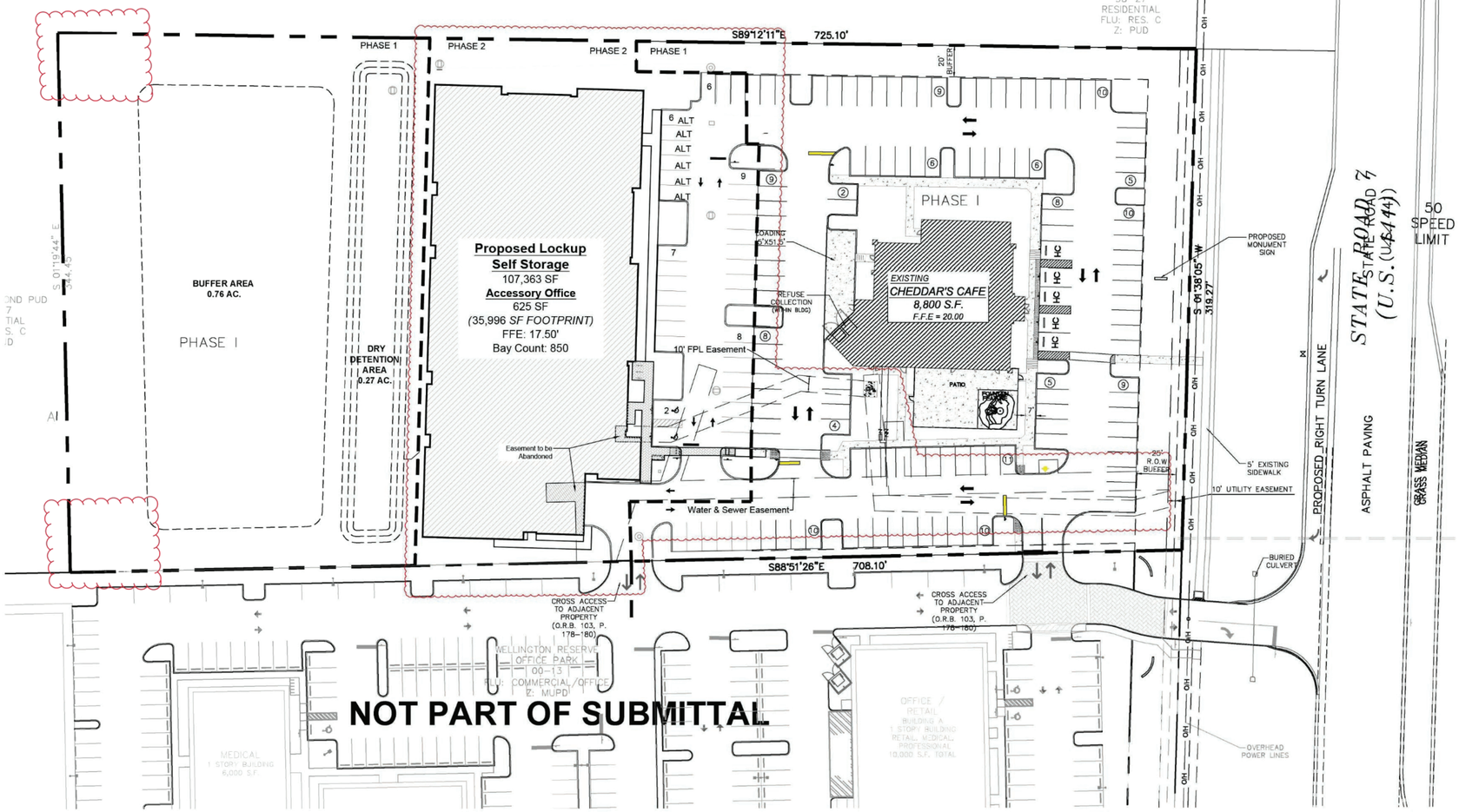
COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 87°54'21" WEST ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 235.27 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 7 (U.S. 441), ALSO BEING THE EAST LINE 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.



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SCALE FEET

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Morton
PLANNING | LANDSCAPE ARCHITECTURE
3910 RCA Blvd. Suite 1015 | Palm Beach Gardens, FL 33410

Iorizzo Lock-Up Self Storage

Wellington, Florida

REVISIONS

SUBMITTAL	DATE
SUBMITTAL	2022-06-14
SUBMITTAL	2022-10-04

Master Plan

SCALE | AS SHOWN
DRAWN | KB/RT
CHECKED BY | JM/LM
FILE | 278.01 - Lock Up Storage MP
DATE | 2022-10-04

MP

Sheet: 1 of 1