

JUSTIFICATION STATEMENT

Iorizzo Lock Up Self-Storage
Initial Submittal: June 10, 2022
Resubmittal: August 22, 2022
Resubmittal: October 4, 2022
Resubmittal: November 1, 2022
Resubmittal January 24, 2023

REQUEST

On behalf of the Applicant, JMorton Planning & Landscape Architecture is requesting the following in order to develop a 107,988 square foot specialty self-storage facility on the Property:

- Comprehensive Plan Amendment to Amend Conditions;
- Zoning Code Text Amendment;
- Master Plan Amendment
- Site Plan Amendment; and
- Conditional Use Approval for Self Storage.

SITE CHARACTERISTICS

The property is 5.45 acres and is located on the west side of State Road 7 south of Black Diamond Planned Unit Development, approximately one mile north of Forest Hill Boulevard ("Property"). The Property was previously approved for a 8,800 square foot restaurant and 20,000 square feet of medical office. The restaurant has since been developed on the property, while the western portion of the property which was approved for the medical office use has remained vacant since the approval of Ordinance No. 2011-02 on April 12, 2011.

An existing wetland/drainage retention area exists on the westernmost portion of the Property. The proposed redevelopment of the Property will not impact that existing area.

Development History

The Future Land Use designation of the Property is Community Commercial. Ordinance No. 2011-02 has conditions that limit the maximum development of the Property as follows:

1. The property shall be limited to a maximum floor area ratio (FAR) of 0.25.
2. Unless an amendment is approved by Council, the proposed uses shall not exceed a maximum of 28,800 square feet consisting of 20,000 square feet for medical offices and 8,800 square feet for one quality restaurant.

The Property has been the subject of several land use and zoning applications. These applications are further detailed in the table below:

App. No.	Reso. No./ Ord. No.	Status	Type	Description
	Ord 2005-06	Adopted	Future Land Use Amendment	Future Land Use Amendment to Community Commercial, subject to conditions.
2003-017MP	R-2007-01	Approved	Master Plan	Rezoning to MUPD and Master Plan approval for development of 16,750 SF medical office, 4,500 SF quality restaurant, and 1,500 SF of fast food restaurant.
	Ord 2011-02	Adopted	Future Land Use Amendment	Amend existing conditions of approval.
2003-017MP	R-2011-18	Approved	Master Plan	Master Plan Amendment for development of 20,000 SF of medical office and 8,800 SF of restaurant.
2003-017SP	R-2011-18	Approved	Site Plan	Site Plan Approval for development of 20,000 SF of medical office and 8,800 SF of restaurant.

Surrounding Properties

The property is located on State Road 7 which is a major north-south corridor linking the southernmost portion of Palm Beach County with the central part of Palm Beach County with a future planned expansion to Northlake Boulevard. This corridor within the Village of Wellington is comprised of many commercial uses which include, medical office, retail, and restaurants. A single family residential project known as Black Diamond has been developed to the north of the Property. A breakdown of the surrounding uses is provided below:

Adjacent Property	Land Use Designation	Zoning Designation	Existing Use
North	C LL (1.01-3 du/ac)	Planned Unit Development	Black Diamond Single Family Residential
South	OC	Multiple Use Planned Development	Professional & Medical Office
East	MU	Multiple Use Planned Development	Isla Verde Commercial Plaza
West	C LL (1.01-3 du/ac)	Planned Unit Development	Black Diamond Single Family Residential

COMPREHENSIVE PLAN AMENDMENT

General Information

1. Location – The Property is located on the west side of State Road 7, approximately one mile north of Forest Hill Boulevard.
2. Frontage – The Property has approximately 320 feet of frontage on State Road 7.
3. Property Under Same Ownership – None.
4. Property Acquisition – The Property was acquired on August 1, 2011 by Pepperjack Palm, LLC from Michael Iorizzo.
5. Manner of Acquisition – The Property was purchased for \$1,350,000 as indicated on Warranty Deed recorded in ORB 24665, pg. 1582.
6. Contiguous Ownership – None.
7. Exemptions – None.
8. Previous FLUM – The Property was previously the subject of two Future Land Use Map Amendments. Ordinance 2005-06 was adopted on June 28, 2005 and amended the Future Land Use designation on the Property to Community Commercial and imposed the following conditions: 1) The subject site shall be limited to a maximum 0.25 floor area ratio (FAR) subject to the following: a) Traffic associated with uses on the site shall not exceed the potential traffic generated by the uses indicated in the traffic impact analysis date stamped on March 30, 2005 and prepared by Kimley-Horn and Associates; b) Unless an amendment is approved by the Village Council, the proposed uses shall not exceed 32,400 square feet of medical office, 4,000 square feet of bank, one quality restaurant (as defined in Palm Beach County's Unified Land Development Code) not to exceed 4,500 square feet and one fast food restaurant not to exceed 1,500 square feet.

Subsequently, Ordinance 2011-02 was adopted on April 12, 2011 which modified the previous conditions of approval as follows: 1) The property shall be limited to a maximum floor area ratio (FAR) of 0.25; 2) Unless an amendment is approved by Council, the proposed uses shall not exceed a maximum of 28,800 square feet consisting of 20,000 square feet for medical offices and 8,800 square feet for one quality restaurant.

9. Previous Denials – None.
10. Other Development Approvals – None.

LDR Requirements

1.a) Changed Projections – The recent increase in residential growth in the Village as well as throughout all of Palm Beach County was not anticipated to occur at such a rapid annual rate. The recent pandemic has created a population surge throughout all of South Florida as many people continue to move to the area from the Northeast, Midwest, and even California due to various factors including, but not limited to, increased ability to work remotely, favorable local economics and government policies, and of course weather. The increases in population have created an amplified demand for housing that the market is currently struggling to meet as evidenced by the rapidly escalating housing prices. While the Comprehensive Plan does account for the increased population, the rate of growth has caught many residents and local governments off guard. This growth rate has impacts on public services especially given the recent employment trends. Many commercial, hospitality, and even governmental agencies are not able to fill vacant positions. Thus, there are impacts to service provision within the private, non-profit, and governmental sectors. The proposed self-storage use is not a large draw on public services.

Medical office is typically a high traffic generating use while self storage generates very few trips per day. Given the recent increase in development along the State Road 7 corridor within the Village limits as well as outside of the Village limits, the reduction in traffic would be a benefit to the surrounding neighbors and property owners. The proposed self-storage use does not create as high of a demand for public services and infrastructure as medical office. Water, wastewater, police, and fire-rescue demands for a self-storage facility are far less than for a medical office use. The proposed decrease in demand for services would benefit the surrounding rapidly growing community.

1.b) Changed Assumptions – The Applicant is requesting that the two existing conditions of approval be struck in order to allow for the development of a 107,988 square foot self-storage building to the west of the existing 8,800 square foot restaurant. The existing restaurant is oriented on the Property in such a way that limits visibility to any use developed on the western portion of the Property behind the restaurant. The existing approval of restaurant and medical office situated two intensive parking uses to be served by a shared parking lot. The restaurant has served as the cornerstone of the development and ensuring abundance of parking is a critical market need. The Applicant contends that the minimal parking needs of self-storage complements the adjacent restaurant use and the intended shared infrastructure that is in place. Additionally, as demonstrated by the Market Study provided as part of this application package, there is a need for self-storage in the area. With the recent increase in residential and commercial development in the area, many residents and businesses need storage space for home goods and office files/equipment.

2.b) Demonstrated Need – A market study has been included with this application submittal package.

3. Floor Area Ratio (FAR) – 0.40 FAR (94,961 SF) is the maximum permitted per the existing regulations. The Applicant is proposing to develop the Property with a total of 116,098 square feet which is 0.49 FAR. The proposed zoning text language allows for an increase in FAR to account for the self-storage use. Historically, FAR has been a design regulation utilized by municipalities to limit traffic generation of developments. Due to the low traffic generation of the self-storage use, the approval of the proposed increase in FAR would not result in an increase in traffic generation previously approved.

4. Trade or Market Area - A market study including this information has been included with this application submittal package.

5. Commercial Inventory - A market study including this information has been included with this application submittal package.

6. Market Study - A market study including this information has been included with this application submittal package.

Land Use Data

1. Previous Petition Numbers & Resolutions – The Petition Number for the Property is 2003-017 and the following Ordinances and Resolutions were previously approved for the Property:
 - Ord. No. 2007-01 – Rezone from AR to MUPD
 - Ord. No. 2011-02 – Amend Condition of Approval
 - Res. No. 2011-18 – Amend site and master plan
2. Concurrency Exception – None.
3. Plat or Master Plan – The Property has been Platted and is subject to an approved Master Plan. Copies of both are attached to this application submittal package.
4. Developer's Agreement or Utility Reservation – The Applicant is requesting concurrency and utility approval concurrent with the Comprehensive Plan Amendment.
5. Flood Zone – The portion of the Property proposed to be developed is not located within a Flood Zone. There is a wetland on the Property that is within Flood Zone AE.
6. Wellfield Zone – The Property is not located within a Wellfield Zone. See Wellfield Zone Map attached to application submittal package.
7. Redevelopment Area, Neighborhood Planning Area, or Special Planning Area – None.
8. Compatibility – The proposed amendment to delete conditions of approval is compatible with the surrounding uses. To the south of the Property are commercial uses that include medical and professional office. To the north and west of the Property is the Black Diamond single family residential community. The proposed change to allow self-storage on the Property will remain compatible with the adjacent residential use. The self-storage facility will generate less traffic than the previously approved medical office use. This reduction in traffic will be more compatible with the surrounding residential use. Additionally, the proposed self-storage facility will be completely contained within the proposed structure with highly controlled/securitized access. The design provides an internal loading bay that allows its customers loading to take place within the building outside of the natural elements. Additionally, the hours of operation are proposed be typical business operating hours. Both of these additional factors will be more compatible with the residential use that the previously approved medical office use. The proposed site plan will be designed to ensure appropriate screening and buffering which is consistent with the previously approved site and master plan
9. Compatibility – The proposed amendment will be compatible with the surrounding FLUM designations.

The proposed amendment is not changing the actual Future Land Use Map designation, rather deleting antiquated conditions of approval. The Property will remain Community Commercial which was determined to be consistent with the surrounding FLUM designations when initially approved. The deletion of the condition is more specifically related to uses as described above.

10. Objectives & Policies – The proposed amendment is consistent with the objectives and policies as further described below:

Mass Transit

1. Mass Transit Provider – Palm Tran
2. Nearest Bus Stop – The Property is located approximately 0.1 mile south of Stop # 3859 located at the intersection of Old Hammock and State Road 7 on Route 52 (Royal Palm Beach x-Town).
3. Tri-County Commuter Rail – The Tri-Rail Stations located at Lake Worth Road or Okeechobee Boulevard can be accessed via connections from Palm Tran.

Fire Rescue

1. Fire Rescue Facility – The Property is served by Station #29 located at 10055 Belvedere Road, approximately 2.4 miles to the north of the Property.
2. Response Time – The estimated response time for this Station is 4.8 minutes.
3. Effect on Response Time – As the estimated response time is less than 5 minutes, the presumption is that there will be no negative impacts of the proposed change on that fire station.

Historic Preservation

1. Historic or Architecturally Significant Resources – There are no significant resources located within 500 feet of the Property.
2. Archeological Resources – There are no significant resources located within 500 feet of the Property. See included letter from Palm Beach County.

Intergovernmental Coordination

1. Local Governments within 1 Mile – The Village of Royal Palm Beach and Palm Beach County are located within one mile of the Property.
2. Annexation – The Property is not located within another municipality's annexation area, nor has any other municipality initiated annexation of the Property.
3. Impact – The proposed amendment will be an overall reduction in traffic, thus the change will be a benefit to the other municipality and local government as traffic impacts all within Palm Beach County.

MASTER PLAN AMENDMENT, SITE PLAN AMENDMENT & CONDITIONAL USE

As part of this application, the Applicant is requesting a Master Plan Amendment, Site Plan Amendment and Conditional Use approval for the existing approved Multiple Use Planned Development (MUPD) to allow development of a self-storage facility. The Applicant is in compliance with all nine (9) criteria standards, as provided below.

A. Consistency with the Plan

The proposed applications are consistent with the existing Community Commercial future and use designation. The concurrent Comprehensive Plan Amendment to delete the following conditions of approval will allow for the development of the proposed self-storage facility:

1. The property shall be limited to a maximum floor area ratio (FAR) of 0.25.
2. Unless an amendment is approved by Council, the proposed uses shall not exceed a maximum of 28,800 square feet consisting of 20,000 square feet for medical offices and 8,800 square feet for one quality restaurant.

The proposed modification to the MUPD is proposing a maximum square footage of 116,098 square feet which equates to a floor area ratio of 0.49. Additionally, the proposed use is consistent with the existing Future Land Use designation. The proposed Master Plan amendment, Site Plan amendment and conditional use are consistent with the following Comprehensive Plan Goals, Objectives, & Policies:

Goals

Land Use & Community Design 3 – Protect Our Investment. Ensure that established land use patterns are protected and the distinctive characteristics of the individual communities are preserved, discourage urban sprawl, promote energy efficiency, maintain a high standard of aesthetics, respect environmental constraints, and provide services at the adopted levels of service.

Response: The proposed self-storage facility will be developed on a portion of an existing developed property that was previously approved for a two story medical office. This portion of the Property has remained undeveloped for many years as visibility to the western portion of the parcel is limited due to the development of the restaurant adjacent to the State Road 7 frontage. The proposed building will also incorporate four-sided architecture with an exterior façade that will appear as a two-story building comparable to the previously approved medical office. The upper stories of the self-storage building will be fully enclosed from the outside with faux windows and openings for architectural purposes only which will reduce impacts on the residential to the north and west.

Land Use & Community Design 4 – Sustainability. Promote development and reinvestment sensitive to the environment, fosters improved social and economic sustainability and reduces public facility and service costs.

Response: The proposed self-storage facility will provide a needed service to the surrounding community that will also be a reduction in traffic generation, reduction in demand for water and sewer services, and reduction in impacts on public safety (fire rescue and police) services from the previously approved medical office use.

Objectives

Land Use & Community Design 2.3 – Commercial & Flex Centers. Maintain and support Wellington's commercial and flex centers to serve Wellington's residents, provide local business and employment opportunities, and contribute to the local economy.

Response: The proposed self-storage facility will provide a needed service to the surrounding community that will serve the Village residents and business owners. The proposed self-storage facility will be located on a portion of the Property that has been available to the market for development since 2011. Over that period of time, Wellington has experienced growth and development on other properties throughout the community. Lack of interest in the subject development pad has generally been attributed to the lack of visibility from State Road 7 and the complexities of the shared parking of the overall development. Medical office uses often generate a high demand for parking as do restaurants during peak hours. The proposed self-storage facility will complement the existing restaurant as it will not compete for parking spaces that would otherwise be occupied by the restaurant customers.

Land Use & Community Development 4.1 – Direct Future Growth. Direct future development and

reinvestment to vacant developable property, areas targeted for reinvestment, or within the State Road 7 corridor and within areas served by Wellington public facilities and services.

Response: The proposed self-storage facility will be developed on a portion of an existing developed property that was previously approved for medical office. This portion of the Property has remained undeveloped for over ten years. It is generally believed that the site's development has been restrained by multiple factors including the lack of visibility to State Road 7 and the complexities of shared parking by adjacent restaurant use. The Property was envisioned to provide additional uses to those that already exist in neighboring Wellington Reserve development.

Policies

Land Use & Community Design 2.3.1 – Commercial Centers (Reinvestment). Facilitate future reinvestment in Wellingtons existing commercial centers that contribute to the continued economic viability of the centers, promote economically sustainable and locally supported business and industry.

Response: The proposed self-storage facility will be developed on a portion of an existing commercial property that was previously approved for medical office. The proposed self-storage facility will contribute to the economic viability of the surrounding area by adding to the tax base without being a large draw on public infrastructure or services.

Mobility 1.1.1 – Roadway Level of Service Targets. Regulate the timing of development to maintain the following peak hour Level of Service (LOS) targets on streets and roads that lie within Wellingtons Boundaries:

State Road 7/U.S. 441 – LOS D

Response: The proposed self-storage facility will be a significant reduction in traffic generation than the previously approved medical office. The reduction in traffic for the State Road 7 corridor will be a significant benefit to those residents and businesses in the corridor.

Mobility 2.1.3 – Connectivity. Require proposed new development to include connections with existing and proposed collectors and adjacent properties to increase connectivity and reduce traffic impacts on Wellington's major thoroughfares.

Response: The proposed existing approved Master Plan and Site Plan provide a connection to the commercial property to the south. The proposed amendment will retain that existing connection point.

B. Consistency with the Code

The proposed applications to allow a self-storage facility on the Property are consistent with the current code as proposed to be amended by the concurrent Zoning Text Amendment. The Property was previously approved for development as an MUPD with a restaurant and medical office uses. The Applicant is proposing to modify the portion of the approved MUPD where the medical office was proposed and locate a self-storage facility on that portion of the Property continues to meet the minimum frontage and access requirements. The proposed applications also meet the concurrency management standards as evidenced by the attached traffic study, drainage statement, and other utility information. The proposed self-storage facility has less impacts on all public services and facilities than the current approved medical office. The proposed storage unit sizes and mix are as follows:

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

The proposed unit numbers are estimates and may be subject to change based upon demand and final development of permit plans. The total square footage of the facility is fixed and the number of units only impacts parking requirements for the Property. The Property provides for parking in access of the proposed 850 bays within the facility.

C. Compliance with Environmental Requirements

The subject Property currently contains an approved wetland on the western portion of the Property. The proposed applications are not intending to impact this area of the Property. Rather the proposed self-storage facility will be located within the building pad previously approved medical office. The eastern portion of the Property was previously cleared and developed with the Cheddar's Restaurant. The Applicant is proposing a few changes to the parking area to the east of the proposed facility and several landscape improvements to ensure that the proposed building is appropriately screened. The design will replace impervious parking areas with impervious rooftop areas which will result in cleaner surface water runoff into the stormwater systems prior to treatment. The proposed changes will not negatively impact the environment or any significant vegetation or animal habitat.

D. Compliance with Property Development Regulations

The proposed applications are in compliance with the proposed amended development regulations of the zoning district. The proposed building meets the current setback requirements and landscape requirements. The proposed amendments to the MUPD still comply with the requirements related to architectural style. Pedestrian connections are provided connecting the uses as well as the existing pedestrian network. The existing restaurant is a 23.5 foot high, one-story building and the proposed self-storage facility will be 3-stories, but visually look like a 2-story building with a 35 foot building height. The Property was previously designed to protect the existing wetland on the western portion of the Property. The proposed change will not impact that existing wetland. The Applicant has designed the self-storage use so as to fit within the previously approved building pad for the medical office. This will ensure that there are minimal impacts to the existing vegetation within the existing parking lot. The parking lot will retain its connectivity with the commercial property to the south. The project has also been designed so ensure compatibility with the surrounding uses. As previously mentioned all activity will occur within the proposed self-storage building therefore, there will be no noise associated with the use that will impact adjacent properties. The proposed lighting on the Property will not be significantly modified to accommodate the self-storage use. Building mounted lighting will be added, however no light pollution or spillover will occur.

E. Design Minimizes Impact

The Property was previously approved for the development of a restaurant and medical office. The proposed change to allow a self-storage facility in place of the medical office will ensure that the two uses can easily co-exist and complement one another rather than be competition for parking, etc. The proposed self-storage building has been designed to look like a 2-story building with four-sided architecture. The self-storage facility is limited access and is serviced by an internal loading bay for loading and unloading within the proposed facility. The facility has limited hours of operation to ensure that the use does not negatively impact any of the surrounding uses. The facility is highly securitized and monitoring access of each customer through specific controlled access codes under closed circuit video security. The parking has been designed to that it does not interfere with the existing restaurant on the eastern portion of the Property.

F. Compliance with Supplemental Regulations

The proposed applications meet all supplemental regulations as proposed to be modified and associated with a self-storage use as further detailed below:

9. Self-storage, indoor and/or outdoor:

- a. Self-service storage facilities shall be limited to the rental of storage bays and the pickup and deposit of goods or property in storage.

Response: Proposed facility will comply with requirement and shall be limited to the rental of storage bays and the pickup and deposit of goods or property in storage.

- b. Truck and trailer rental used for moving limited to a maximum of five vehicles per lot shall be permitted subject to site plan approval. Truck and trailer rental shall not be permitted in conjunction with self-storage within an MUPD.

Response: Proposed facility is not proposing to provide truck/trailer rental services. Addition of language further explicitly prohibits such activity for uses within an MUPD.

- c. A maximum of 1,000 square feet of the rental office may be devoted to the rental and sale of retail items used for moving and storage including but not limited to: hand trucks, cartons, tape, and packing materials.

Response: Proposed facility will comply with requirement. The proposed site plan indicates a 625 square foot accessory rental office

- d. Use of storage bays shall be limited to the storage of personal goods only. The use of storage bays to conduct any commercial or industrial activity is prohibited.

Response: Proposed facility will comply with requirement. Storage bays will not be used to conduct any commercial or industrial activity.

- e. Individual storage bays or private postal boxes within a self-service storage facility use shall not be considered premises for the purpose of assigning a legal address to obtain an occupational license or other governmental permit or license to do business nor as a legal address for residential purposes. Violation of this subsection shall cause revocation of any license or permit obtained to conduct such activity.

Response: Proposed facility will comply with requirement. As previously indicated storage units are only for the storage of goods and no business activity will occur within bays.

- f. The minimum lot size for a self-service storage facility shall be two acres. If self-storage facility is part of an MUPD, the total acreage of the MUPD shall be a minimum of five acres.

Response: Proposed facility will comply with requirement as the MUPD is a total of 5.45 acres. Additional zoning text has been included for clarification of parcels size.

- g. A security or caretaker quarters use may be established on the site of a self-storage facility pursuant to this section.

Response: Proposed facility is not proposing an on-site security or caretaker quarter. Controlled access to the facility is limited and monitored by a customer specific access code with 24-hour monitoring even though hours of operation are limited to typical business operation hours.

- h. Except as provided in this section, all property stored in the area devoted to a self-service storage facility use shall be entirely within enclosed buildings. Open or dry storage of recreational vehicles of the type customarily maintained by persons for their personal use shall be permitted within a self-service storage facility use, provided that the following standards are met.
 - i. The storage shall occur only within a designated area. The designated area shall be clearly delineated on the site plan.
 - ii. The storage area shall not exceed 25 percent of the lot area unless approved by the Wellington Council. In no case shall the storage area exceed 50 percent of the lot area.
 - iii. The storage area shall be entirely screened from view from adjacent residential areas and public roads by a building or by installation of a six-foot high wall meeting the requirements of Article 7.
 - iv. Storage shall not occur within the area set aside for minimum building setbacks or within the require parking area for the indoor self-storage use.
 - v. Pleasure boats stored on the site shall be placed and maintained upon wheeled trailers. No dry stacking of boats shall be permitted on site.
 - vi. No vehicle maintenance, washing, or repairs shall be permitted in a self-storage facility.
Response: Proposed facility will comply with requirement. All storage and loading activities are proposed to occur within the building.
- i. Outdoor lighting shall be the minimum necessary to discourage vandalism and theft. If a facility abuts a residential district, outdoor lighting fixtures shall be no more than 15 feet in height and properly shielded to prevent light overflow onto the residential property.
Response: Proposed facility will comply with requirement. Lighting will be no more than 15 feet in height and no spillover will occur.
- j. No exterior loudspeakers or paging equipment shall be permitted on the site.
Response: Proposed facility will comply with requirement as no loudspeakers are proposed.
- k. Storage bay doors, overhead loading doors, and loading areas shall not face any abutting property located in a residential district/pod, nor shall they be visible from any public road.
Response: Proposed facility will comply with requirement. The proposed entry faces to the east while the residential uses are located to the north and west. The language has been revised to include overhead loading doors and areas to ensure adjacent residential uses are further protected. The proposed self-storage building has one point of access to the interior of the building where all loading and unloading activities are conducted.
- l. The exterior facades of all structures shall receive uniform architectural treatment, including stucco and painting of surfaces. The colors selected shall be on the color chart approved by the architectural review board.
Response: Proposed facility will comply with requirement. The proposed self-storage building provides for 4-sided architecture. The Applicant will proceed through the Village's ARB review process as required.
- m. In addition to the general standards above, multi-access self-service storage facilities shall comply with the following regulations:
 - i. Separation between buildings within the facility shall comply with the circulation standards in this subsection or be a minimum of ten feet.
 - ii. The maximum size of a storage bay shall be 450 square feet.
 - iii. Interior parking shall be provided in the form of aisle ways adjacent to the storage bays. These aisle ways shall be used both for circulation and temporary customer parking while using storage bays. The minimum width of these aisle ways shall be 21 feet if only one-way traffic is permitted, and 30 feet if two-way traffic is permitted.
Response: Proposed facility is not a multi-access facility, therefore this provision does not apply.

- n. In addition to the general standards above, limited-access self-storage facilities shall comply with the following regulations:
 - i. Each entry point used to access hallways leading to the storage bays shall accommodate a minimum of two loading berths and related maneuvering area. The loading areas shall not interfere with the primary circulation system on site.
 - ii. Parking allocated to the storage bays shall be distributed among and conveniently located to the loading areas.

Response: Proposed facility is not a limited-access self-storage facility, therefore this provision does not apply.

- o. Portable storage units shall mean any portable, above-ground containers including but not limited to, non-licensed trailers and other containers used for temporary storage of personal property, merchandise or materials. Portable storage units are intended only to be used for short-term storage.
 - i. In residential zoning districts/pods, portable storage units shall be placed on either the driveway, approved parking areas, or within the buildable portion of the lot. In nonresidential zoning districts/pods, portable storage units shall only be allowed in conjunction with the issuance of a valid building permit and located so as not to create a hazard for either pedestrian or vehicular traffic. Portable storage units shall not be placed within any rights-of-way, on top of any easements, on any required parking areas or drive aisles, on landscape buffers, or any drainage areas.
 - ii. Portable storage units shall be allowed to be placed at a location for a period of no more than seven calendar days if the unit is placed in the front or side corner of the property with a maximum of two such placements per year for that property.
 - iii. In conjunction with a valid building permit, portable storage units may be located in the rear or side yards for the duration of a valid building permit, under the following conditions: the unit must meet setback requirements for accessory structures in the applicable zoning district, the unit is screened from view and the unit is properly secured via approved storm wind strips. When installed as part of a valid building permit, portable storage units shall be removed prior to the issuance of a certificate of occupancy.
 - iv. Portable storage units shall be secured at all times whenever loading or unloading is occurring. No hazardous materials shall be stored in these units at any time.

Response: Proposed facility is not a portable storage unit facility, therefore this provision does not apply.

- p. In addition to the general standards above, self-storage facilities that contain specialty self-storage shall comply with the following regulations:
 - i. Shall not be located no less than 2 miles from another self-storage facility within the MUPD zoning district within the Village municipal limits, to be determined by a straight line from the nearest edge of each such facility to the nearest edge of any other such facility.
 - ii. Buildings will have no exterior storage bay doors for individual storage units.
 - iii. Buildings shall incorporate 4-sided architecture and shall have architectural features and patterns.
 - iv. Facades shall be designed to integrate with surrounding buildings and incorporate designs to reduce the mass/scale of the self-storage building.
 - v. Building wall articulation, including fenestrations, projections, recesses, and changes in floor level may be used to add architectural interest and variety, and to relieve the visual effect of blank walls or large areas of a plain appearance.
 - vi. Design treatments shall include: vertical and horizontal breaks of the plane of the building; ornamental and structural architectural details; canopies or porticos, integrated with the building massing style; and overhangs proportional in size to the mass of the building.
 - vii. A common area shall be provided for the loading and unloading of furniture, personal goods,

and other articles into the individual units.

viii. Total Floor Area Ratio of MUPD may exceed 0.40 FAR to accommodate specialty storage provided the Applicant can justify an overall community benefit and the following criteria are met. However maximum square footage of entire MUPD shall not exceed Floor Area Ratio of 0.5 FAR.

1. Limited customer access outside of typical business hours to be between the hours of 6:00am to 9:00 pm.
2. Provide a minimum of two (2) electric vehicle charging spaces within required parking area.
3. Provide highly visible entryways. Special paving, including stamped asphalt, should be utilized on pedestrian crosswalks in front of the building entrance, and public meeting areas.
4. Trash dumpsters and recycling areas shall not be located outside. Use of roll-out containers is mandatory.
5. Buildings 3-stories and greater shall be architecturally designed to appear as 2-stories.
6. Community benefit must meet at least two (2) of the following criteria:
 - a. Provide monetary contribution to the Village's Art and Beautification Fund in the amount of \$0.05 per square foot of gross floor area.
 - b. Demonstrate traffic reduction for specialty self-storage facilities proposed as part of a site plan amendment.
 - c. Provide a loading area that is fully enclosed where loading and unloading can be done completely within the confines of the building.
 - d. Provide on-site amenities such as benches, civic spaces, and/or focal points such as decorative or ornate landscape materials.

Response: Proposed specialty storage facility will comply with the proposed language above as follows:

- The Applicant is proposing a use that will provide an overall community benefit as further described below.*
- The proposed facility is not located within a 2-mile radius of any other similar facility within the MUPD zoning district within the municipal limits of the Village of Wellington. See market study radius map for verification of such.*
- No exterior storage bays are proposed as part of this application.*
- The Applicant is proposing 4-sided architecture for the specialty storage facility. The proposed architecture of the facility has been designed to match the other surrounding projects. The architecture of the facility incorporates articulation, fenestrations, recesses and projections in order to create visual interest. Design treatments include vertical and horizontal breaks through the use of scoring, color, awnings, etc.*
- A common area has been provided within the interior of the building for the loading and unloading of furniture, personal goods, etc.*
- The total FAR of the MUPD is proposed at 0.49. Per the addition standards and requirements, this is permitted because the proposed specialty storage facility provides for loading within the enclosed building and is limited to specific hours of operation. The proposed site plan provides multiple electric vehicle charging spaces. The site plan also provides for a highly visible building entrance with decorative pavers at all crosswalks and at the front entry. The Applicant has provided a wider parking islands with ornate landscape materials that will enhance the entrance of the building.*
- The proposed building, while proposed as three stories appears from the exterior as a 2-story building.*
- The Applicant is proposing to contribute funds to the Village's Public Art and Village Beautification Fund.*

- *The Applicant is proposing to amend an existing approved site plan and master plan that identify a restaurant which has already been developed as well as medical office, which has not been developed. The approved medical office is a high traffic generating use, while the proposed self-service storage is a low traffic generating use. The reduction of traffic provides an overall community benefit as the Property is located on State Road 7 which is a major north-south roadway that operates at a low level of service. Benches, bicycle racks and an area for the public has been proposed at the southeast corner of the building.*

G. Consistent with Neighborhood Plans

The proposed applications are not located within any neighborhood planning area.

H. Consistent with Development Pattern

The proposed applications to allow for the development of a self-storage facility on the previously approved MUPD will result in a logical, timely, and orderly development pattern. As mentioned above, the population throughout the South Florida region has exploded. Residential development is increasing in the immediate area within the Village, unincorporated Palm Beach County and Village of Royal Palm Beach. This growth in development has increased demand for services as well as traffic on area roads. The proposed self-storage facility will provide a needed service to the area residents and surrounding businesses while decreasing the traffic impacts on the adjacent State Road 7 which already operates well above level of service limitations. Additionally, the Village of Wellington is unique due to its equestrian community. During “season” it is not uncommon for current residents to rent out their homes to those visitors in town for equestrian activities. This unique practice often requires residents to find locations to store personal items during short term rental periods. Additionally, as homes in South Florida do not have basements and are limited to storage within attic space due to high temperatures, many residents utilize self-storage facilities for household items used only during specific times of the year (i.e. Holiday decorations). New homes in the area do not have large storage areas within the house as land is a precious commodity that is typically not taken up by large closet/storage spaces. Due to all of the above and as evidenced by the market study included within this application package, the need for self-storage is great and timely. The proposed location, behind an existing restaurant and adjacent Wellington Reserve utilizes a development pad that the commercial market has rejected for over 10 years and provides a low intensity commercial service that is underserved in the community. The proposed use does not negatively impact the existing development within the corridor.

I. Compliance with Building Standards

The proposed applications will comply with the Villages Building Code regulations and requirements. The Applicant has submitted an Architecture Review Board application concurrent with the Master Plan amendment, site plan amendment, and conditional use applications to ensure consistency with the high quality development within the Village. The proposed self-storage facility will have four-sided architecture.

ZONING TEXT AMENDMENT

The proposed Zoning Text Amendment is as follows:

Article 3.2.2

Specialty Storage means a type of self-service storage that offers a more sophisticated means of storage and provides customers with a more custom and amenitized offering specific to the customer’s needs. Additional security and redundant mechanical systems are designed to withstand all kind of weather conditions and provide users with peace of mind. Specialty storage may include storage of wine, fine art, legal documents, jewelry, valuable collectables, etc. Wine storage provides a controlled temperature and humidity necessary for preserving wines for long periods. High security storage is another type of specialty storage that provides a higher level security than conventional storage. The offering is comparable to storage within a storage facility

and provides users with enhanced security options including biometric access and live video streams of their possessions.

Table 6.2-1. Use Regulations Schedule

Use Type	Zoning District
Self storage, Indoor and/or Outdoor	MUPD – Commercial Pod
	<u>C</u>

9. Self-storage, indoor and/or outdoor:

- a. Self-service storage facilities shall be limited to the rental of storage bays and the pickup and deposit of goods or property in storage.
- b. Truck and trailer rental used for moving limited to a maximum of five vehicles per lot shall be permitted subject to site plan approval. Truck and trailer rental shall not be permitted in conjunction with self-storage within an MUPD.
- c. A maximum of 1,000 square feet of the rental office may be devoted to the rental and sale of retail items used for moving and storage including but not limited to: hand trucks, cartons, tape, and packing materials.
- d. Use of storage bays shall be limited to the storage of personal goods only. The use of storage bays to conduct any commercial or industrial activity is prohibited.
- e. Individual storage bays or private postal boxes within a self-service storage facility use shall not be considered premises for the purpose of assigning a legal address to obtain an occupational license or other governmental permit or license to do business nor as a legal address for residential purposes. Violation of this subsection shall cause revocation of any license or permit obtained to conduct such activity.
- f. The minimum lot size for a self-service storage facility shall be two acres. If self-storage facility is part of an MUPD, the total acreage of the MUPD shall be a minimum of five acres.
- g. A security or caretaker quarters use may be established on the site of a self-storage facility pursuant to this section.
- h. Except as provided in this section, all property stored in the area devoted to a self-service storage facility use shall be entirely within enclosed buildings. Open or dry storage of recreational vehicles of the type customarily maintained by persons for their personal use shall be permitted within a self-service storage facility use, provided that the following standards are met.
 - i. The storage shall occur only within a designated area. The designated area shall be clearly delineated on the site plan.
 - ii. The storage area shall not exceed 25 percent of the lot area unless approved by the Wellington Council. In no case shall the storage area exceed 50 percent of the lot area.
 - iii. The storage area shall be entirely screened from view from adjacent residential areas and public roads by a building or by installation of a six-foot high wall meeting the requirements of Article 7.
 - iv. Storage shall not occur within the area set aside for minimum building setbacks or within the required parking area for the indoor self-storage use.
 - v. Pleasure boats stored on the site shall be placed and maintained upon wheeled trailers. No dry stacking of boats shall be permitted on site.
 - vi. No vehicle maintenance, washing, or repairs shall be permitted in a self-storage facility.
- i. Outdoor lighting shall be the minimum necessary to discourage vandalism and theft. If a facility abuts a residential district, outdoor lighting fixtures shall be no more than 15 feet in height and properly shielded to prevent light overflow onto the residential property.
- j. No exterior loudspeakers or paging equipment shall be permitted on the site.
- k. Storage bay doors, overhead loading doors, and loading areas shall not face any abutting property located in a residential district/pod, nor shall they be visible from any public road.

- l. The exterior facades of all structures shall receive uniform architectural treatment, including stucco and painting of surfaces. The colors selected shall be on the color chart approved by the architectural review board.
- m. In addition to the general standards above, multi-access self-service storage facilities shall comply with the following regulations:
 - i. Separation between buildings within the facility shall comply with the circulation standards in this subsection or be a minimum of ten feet.
 - ii. The maximum size of a storage bay shall be 450 square feet.
 - iii. Interior parking shall be provided in the form of aisle ways adjacent to the storage bays. These aisle ways shall be used both for circulation and temporary customer parking while using storage bays. The minimum width of these aisle ways shall be 21 feet if only one-way traffic is permitted, and 30 feet if two-way traffic is permitted.
- n. In addition to the general standards above, limited-access self-storage facilities shall comply with the following regulations:
 - i. Each entry point used to access hallways leading to the storage bays shall accommodate a minimum of two loading berths and related maneuvering area. The loading areas shall not interfere with the primary circulation system on site.
 - ii. Parking allocated to the storage bays shall be distributed among and conveniently located to the loading areas.
- o. Portable storage units shall mean any portable, above-ground containers including but not limited to, non-licensed trailers and other containers used for temporary storage of personal property, merchandise or materials. Portable storage units are intended only to be used for short-term storage.
 - i. In residential zoning districts/pods, portable storage units shall be placed on either the driveway, approved parking areas, or within the buildable portion of the lot. In nonresidential zoning districts/pods, portable storage units shall only be allowed in conjunction with the issuance of a valid building permit and located so as not to create a hazard for either pedestrian or vehicular traffic. Portable storage units shall not be placed within any rights-of-way, on top of any easements, on any required parking areas or drive aisles, on landscape buffers, or any drainage areas.
 - ii. Portable storage units shall be allowed to be placed at a location for a period of no more than seven calendar days if the unit is placed in the front or side corner of the property with a maximum of two such placements per year for that property.
 - iii. In conjunction with a valid building permit, portable storage units may be located in the rear or side yards for the duration of a valid building permit, under the following conditions: the unit must meet setback requirements for accessory structures in the applicable zoning district, the unit is screened from view and the unit is properly secured via approved storm wind strips. When installed as part of a valid building permit, portable storage units shall be removed prior to the issuance of a certificate of occupancy.
 - iv. Portable storage units shall be secured at all times whenever loading or unloading is occurring. No hazardous materials shall be stored in these units at any time.
 - p. In addition to the general standards above, self-storage facilities that contain specialty self-storage shall comply with the following regulations:
 - i. Shall not be located no less than 2 miles from another self-storage facility within the MUPD zoning district within the Village municipal limits, to be determined by a straight line from the nearest edge of each such facility to the nearest edge of any other such facility.
 - ii. Buildings will have no exterior storage bay doors for individual storage units.
 - iii. Buildings shall incorporate 4-sided architecture and shall have architectural features and patterns.
 - iv. Facades shall be designed to integrate with surrounding buildings and incorporate designs to reduce the mass/scale of the self-storage building.
 - v. Building wall articulation, including fenestrations, projections, recesses, and changes in floor level may be used to add architectural interest and variety, and to relieve the visual

- effect of blank walls or large areas of a plain appearance.
- vi. Design treatments shall include: vertical and horizontal breaks of the plane of the building; ornamental and structural architectural details; canopies or porticos, integrated with the building massing style; and overhangs proportional in size to the mass of the building.
 - vii. A common area shall be provided for the loading and unloading of furniture, personal goods, and other articles into the individual units.
 - viii. Total Floor Area Ratio of MUPD may exceed 0.40 FAR to accommodate specialty storage provided the Applicant can justify an overall community benefit and the following criteria are met. However maximum square footage of entire MUPD shall not exceed Floor Area Ratio of 0.5 FAR.
 - 1. Limited customer access outside of typical business hours to be between the hours of 6:00am to 9:00 pm.
 - 2. Provide a minimum of two (2) electric vehicle charging spaces within required parking area.
 - 3. Provide highly visible entryways. Special paving, including stamped asphalt, should be utilized on pedestrian crosswalks in front of the building entrance, and public meeting areas.
 - 4. Trash dumpsters and recycling areas shall not be located outside. Use of roll-out containers is mandatory.
 - 5. Buildings 3-stories and greater shall be architecturally designed to appear as 2-stories.
 - 6. Community benefit must meet at least two (2) of the following criteria:
 - a. Provide monetary contribution to the Village's Art and Beautification Fund in the amount of \$0.05 per square foot of gross floor area.
 - b. Demonstrate traffic reduction for specialty self-storage facilities proposed as part of a site plan amendment.
 - c. Provide a loading area that is fully enclosed where loading and unloading can be done completely within the confines of the building.
 - d. Provide on-site amenities such as benches, civic spaces, and/or focal points such as decorative or ornate landscape materials.

Table 7.5-1. Minimum Off-Street Parking Standards

Use	Parking Standard
<u>Self-service Storage</u>	<u>One space per 200 NSF of indoor storage and office space with a</u> <u>One space per 75 storage bays plus one space per employee of the</u> <u>shift of greatest employment; plus minimum of five customer</u> spaces.

2a) Reason and Need for Change

The Zoning Text was recently changed to make self-storage facilities a prohibited use within the MUPD zoning district. The Applicant is proposing a different type of self-storage facility than that which is presently established within the code which is intended to characterize previous generations of self-storage that was not exclusively climate controlled, provided for drive up garage door access and was more predominantly single-story drive-up product. This alternative self-storage will provide for a high-end storage product that will include additional services such as wine storage. This type of storage caters to those residents that desire a more inviting storage experience. Many residents of Wellington travel and leave their residents for extended periods of time during a typical year. The proposed storage provides alternatives as presently limited options exist for safe and secure wine storage that monitors temperatures of highly valuable wine collections. An example of such a storage facility is the Store facility in Palm Beach Gardens. The proposed self-storage facility will be similar to that facility in that they both are completely enclosed facilities where all loading and unloading occurs indoors. Additionally, there is no ancillary truck or trailer rental associated with the use. Self-storage uses often offer surrounding communities various benefits as they are quiet uses which do not generate a high amount of traffic. These uses also do not put any strain on public facilities, such as utilities, police, and fire-rescue however they do provide additional tax base to the community.

Architecture elevations and rendering have been provided for informational purposes to show consistency of proposed specialty self-storage building with the design criteria.

The proposed parking calculation has been adjusted to reflect typical demand for parking related to self-service storage facilities. The proposed language based upon the number of units rather than square footage matches other code requirements throughout Palm Beach County including: unincorporated Palm Beach County, Boynton Beach, Lake Park, Loxahatchee Groves, Palm Beach Gardens, North Palm Beach, and Royal Palm Beach. See chart below for other municipal code regulations:

Municipality	Code Requirement
Palm Beach County	1 space per 200 storage bays; minimum of 5 customer spaces
Boynton Beach	One space per 75 bays, plus one space per 300 sq ft of office
Lake Park	One parking space for each employee on the shift of greatest employment plus two customer parking spaces conveniently located adjacent to the facility's leasing office, plus one additional customer parking space for every 200 storage bays.
Loxahatchee Groves	Two parking spaces plus one parking space per 200 storage bays.
Palm Beach Gardens	One space per 75 storage spaces plus two spaces per security quarters plus 4 spaces per office.
North Palm Beach	One space for each 200 storage units plus five customer parking spaces.

Royal Palm Beach	One space for each employee of the shift of greatest employment, one space for every 100 bays and two spaces for customers.
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The proposed text change would incorporate a parking generation rate per bay, per employee and require a minimum of 5 customer parking spaces. This parking rate would sufficiently satisfy any demand for parking associated with a proposed self-service storage facility.

2b) Reason for Present Text Being Invalid/Inappropriate

The existing text language related to self-storage facilities is not proposed to be modified as it does not apply to this type of “specialty storage facility”. The Applicant is proposing to develop a different type of storage that is unmet in an already underserved self-storage market. The proposed storage will cater to the surrounding residents by providing a higher quality storage option that accommodates household goods and wine. The facility is completely enclosed and climate controlled. The security for the facility is through customer specific access codes only and monitored 24 hours a day. This new type of facility does not allow access 24 hours a day, rather will have limited business operating hours.

As previously discussed, and as demonstrated by the traffic study provided, the proposed self-service storage facility does not generate a significant amount of traffic daily. This low traffic generation rate would corroborate the lower parking generation rates reflected in various local zoning codes referenced above. Utilizing a parking generation rate based upon building square footage is not practical as the number of customers utilizing the storage facility is based upon the number of bays (i.e. a 200 bay facility will have a maximum of 200 customers). It is highly unlikely that customers will frequently visit their storage units and even more unlikely that they will all be at the facility at the same time.

2c) Compliance with Comprehensive Plan

The proposed amendment is consistent with the Comprehensive Plan as follows:

Goals

Land Use & Community Design 3 – Protect Our Investment. Ensure that established land use patterns are protected and the distinctive characteristics of the individual communities are preserved, discourage urban sprawl, promote energy efficiency, maintain a high standard of aesthetics, respect environmental constraints, and provide services at the adopted levels of service.

Response: The proposed change to allow a specialty self-storage facility will allow for an additional use to be developed that will serve the diverse community of the Village. Self-storage facilities contribute to the overall community tax base while having a relatively low impact on public services and facilities.

Land Use & Community Design 4 – Sustainability. Promote development and reinvestment sensitive to the environment, fosters improved social and economic sustainability and reduces public facility and service costs.

Response: The proposed text change to allow a specialty self-storage facility will provide a needed service to the surrounding community that will also be a reduction in traffic generation, reduction in demand for water and sewer services, and reduction in impacts on public safety (fire rescue and police) services from the previously approved medical office use.

Objectives

Land Use & Community Design 2.3 – Commercial & Flex Centers. Maintain and support Wellington’s commercial and flex centers to serve Wellington’s residents, provide local business and employment opportunities, and contribute to the local economy.

Response: The proposed change to allow a specialty self-storage facility will allow for an additional use to be developed that will serve the diverse community of the Village. Self-storage facilities provide

convenient access to a market need of the community and contribute to the overall tax base while having a relatively low impact on public services and facilities. The proposed use will serve the surrounding residents and businesses that are looking for high quality, safe storage options for their household and business items as well as a wine storage opportunity.

Policies

Land Use & Community Design 2.3.1 – Commercial Centers (Reinvestment). Facilitate future reinvestment in Wellingtons existing commercial centers that contribute to the continued economic viability of the centers, promote economically sustainable and locally supported business and industry.

Response: The proposed change to allow a specialty self-storage facility will allow for an additional use to be developed that will serve the diverse community of the Village while not creating a high demand for public services and facilities.

Based on the above justification and attached information, the Applicant respectfully requests approval of the proposed applications to allow for the development of a self-storage facility.