



## Legislation Details (With Text)

<b>File #:</b>	PZ-0282	<b>Name:</b>	RESOLUTION NO. R2023 – 03 IORIZZO MASTER PLAN AND CONDITIONAL USE
			A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT (PETITION 2022-0002-MPA) AND CONDITIONAL USE (PETITION 2022-0001-CU) FOR CERTAIN PROPERTY, KNOWN AS IORIZZO, TO
<b>Type:</b>	PZ-Conditional Use	<b>In control:</b>	Planning, Zoning and Adjustment Board
<b>On agenda:</b>	1/18/2023	<b>Final action:</b>	
<b>Title:</b>	RESOLUTION NO. R2023 – 03 IORIZZO MASTER PLAN AND CONDITIONAL USE		
	A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT (PETITION 2022-0002-MPA) AND CONDITIONAL USE (PETITION 2022-0001-CU) FOR CERTAIN PROPERTY, KNOWN AS IORIZZO, TOTALING 5.45 ACRES, MORE OR LESS, LOCATED APPROXIMATELY ONE MILE NORTH OF FOREST HILL BOULEVARD ON THE WEST SIDE OF STATE ROAD 7/U.S. 441, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO MODIFY CERTAIN CONDITIONS OF THE IORIZZO MASTER PLAN ; APPROVING A CONDITIONAL USE FOR A SELF-STORAGE WITHIN A MULTIPLE USE PLANNED DEVELOPMENT (MUPD) ZONING DISTRICT; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.		
<b>Code sections:</b>			
<b>Attachments:</b>	1. 3a.Resolution No. 2023- MP-CU-Lockup.v2, 2. 3b.Reso 2023- MP-CU Exhibit A, 3. 3c.Reso MP-CU Exhibit B-Master Plan		

Date	Ver.	Action By	Action	Result
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### ITEM: RESOLUTION NO. R2023 - 03 IORIZZO MASTER PLAN AND CONDITIONAL USE

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT (PETITION 2022-0002-MPA) AND CONDITIONAL USE (PETITION 2022-0001-CU) FOR CERTAIN PROPERTY, KNOWN AS IORIZZO, TOTALING 5.45 ACRES, MORE OR LESS, LOCATED APPROXIMATELY ONE MILE NORTH OF FOREST HILL BOULEVARD ON THE WEST SIDE OF STATE ROAD 7/U.S. 441, AS MORE SPECIFICALLY DESCRIBED HEREIN, TO MODIFY CERTAIN CONDITIONS OF THE IORIZZO MASTER PLAN ; APPROVING A CONDITIONAL USE FOR A SELF-STORAGE WITHIN A MULTIPLE USE PLANNED DEVELOPMENT (MUPD) ZONING DISTRICT; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**PUBLIC HEARING:** YES

**QUASI-JUDICIAL:** YES

**EXPLANATION:** Master Plan Amendment (MPA) and a Conditional Use (CU) to allow development of the vacant portion of the Iorizzo site with a self-storage project within the MUPD.

**SUMMARY:** The applicant is seeking approval to change the Iorizzo Master Plan from the approved 20,000 square foot medical office, which is currently undeveloped, to a proposed 107,988 square foot, 200 bay self-

storage building. The CU request is to allow the self-storage use, which is part of the supportive Zoning Text Amendment (ZTA) and requires Council approval. The Iorizzo site is currently developed with an 8,800 square foot quality restaurant (Cheddar's restaurant) along the project's eastern frontage on State Road 7. The self-storage project is proposed for the area west of the existing restaurant building.

As mentioned, the applicant is also seeking a supportive ZTA and Comprehensive Plan Amendment (FLUM).