



## Legislation Text

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File #: 23-5783, Version: 1

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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.**

**REQUEST:** Approval of Resolution No. R2023-03, a Master Plan Amendment (MPA) and a Conditional Use (CU) to allow development of the vacant portion of the Iorizzo site with a self-storage within a MUPD.

**EXPLANATION:** 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, 850 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 will require Council approval. The Iorizzo site is currently developed with an 8,800 square foot quality restaurant (Cheddars restaurant) along the project's eastern frontage on State Road 7. The self-storage building is proposed for the area behind the existing restaurant building.

The applicant is also seeking a Zoning Text Amendment (ZTA) and Comprehensive Plan Amendment (FLUM) for the proposed self-storage at the Iorizzo project with the companion applications.

At the January 18, 2023 Planning, Zoning and Adjustment Board (PZAB) meeting, the Board recommended approval (7-0 vote) of the applicant's ZTA/CPA/MPA/CU request per staff recommendations as stated in the staff report.

The combined staff report for the applicant's ZTA/CPA/MPA/CU, along with the supporting exhibits are provided for explanation/reference of the overall request.

**BUDGET AMENDMENT REQUIRED:** NO

**PUBLIC HEARING:** YES

**QUASI-JUDICIAL:** YES

**FIRST READING:** YES

**SECOND READING:**

**LEGAL SUFFICIENCY:** YES

**FISCAL IMPACT:** N/A

**WELLINGTON FUNDAMENTAL:** Responsive Government

**RECOMMENDATION:** Approval of Resolution No. R2023-03, a Master Plan Amendment (MPA) and a Conditional Use (CU) to allow development of the vacant portion of the Iorizzo site with a self-storage within a MUPD.