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***LA Medical Associates fka Cheddars at Iorizzo
Village of Wellington
Site Plan Amendment/Architectural Review Board
Project Narrative
May 27, 2025***

Request:

On behalf of the Owner, 2GHO, Inc. respectfully request the Village's review/approval of the submitted Site Plan/Architecture Review applications in order to make exterior modifications to the existing 8,800 sf medical office building.

The site is located on the west side of State Road 7, approximately one mile north of Forest Hill Boulevard, and has a land use designation of Commercial, and a zoning designation of Multiple Use Planned Development.

Property History and Site Characteristics:

The subject property was originally apart of unincorporated Palm Beach County before being annexed into the Village of Wellington on August 27, 2003. In 2005, the property was assigned a FLU designation of CC; Community Commercial. More recently, an approval was granted to modify conditions of approval, and allow a self-storage facility within an MUPD (**via Resolution (R2023-03)**). The existing structure that is the subject of this application has historically operated as Cheddar's Scratch Kitchen.

A history of the approvals is provided below:

App. No.	Reso. No./ Ord. No.	Status	Type	Description
	R-2023-03	Approved	Conditional Use /Master Plan	Approval of a self-storage facility.
	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.
2023-004 MPA	R-2024-04	Approved	Master Plan	Master Plan Amendment approving a 8,800 sf medical office use withing a MUPD zoning district
2023-0013-MSPA	N/A	Approved	Site Plan	Site Plan approval for existing 8,800 sf structure to be designated as medical office

Surrounding Property:

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	CLL (I.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	CLL (1.01-3 du/ac)	Planned Unit Development	Black Diamond Single Family Residential

Proposed Changes:

As the Owner has evaluated the existing wood trellis structure at the beginning of this interior renovation, it was determined that it was not aesthetically pleasing (as it is dated), and also poses a potential threat to public safety, as it's durability in weather related events have become a concern.

With the interior buildout modifications proceeding through the Village's building department, it has been decided that now is a good time to propose the removal of the existing trellis covered patio area to replace with a new open porch structure.

Criteria for Architectural Review Board:

See below on how the Owner's request conforms to the criteria set forth in the ARB application form.

1. That the proposed request is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan.

Response: The proposed applications are consistent with the existing Community Commercial future and use designation.

The Village's Land Use goal is to enhance the quality and character of its neighborhoods, commercial districts, travel corridors, and equestrian community to continue to maintain a great hometown.

The proposed Master Plan amendment, and Site Plan amendment are consistent with the following Comprehensive Plan Goals, Objectives, & Policies, as described below.

➤ 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 modification to the existing wood trellis feature will ensure the ability for the Owner to continue to maintain quality aesthetics, ultimately providing for a more functional space for the medical office building.

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 medical office 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 established restaurant use.

Objective LU&CD 2.5 - SR 7 Corridor Development

Facilitate the continued development and reinvestment in the properties along State Road 7 as a mixed-use corridor with businesses, job creation, and residential development consistent with the regional focus of the corridor.

Response: The proposed use of a medical office is directly consistent with the above-mentioned objective, as it will not only provide for high quality jobs, but will also provide for a highly needed use within the main part of the community.

2. That the proposed request is not in conflict with any portion of Wellington's Land Development Regulations (LDR), and is consistent with the purpose and intent of the LDRs.

Response: Note, in a previous application, the Village approved a use change to medical office for the subject site. This application only requests to eliminate an existing wood trellis feature for the purpose of replacing with an open-air porch system. The Owner's proposal will remain consistent with the Village's land development regulations.

3. That the proposed request is compatible and consistent with existing uses and the zoning of properties surrounding the subject site the proposed request is appropriate for the site and surrounding area.

Response: As the proposal only contains an external modification to an existing building, it will remain compatible and consistent with the existing surrounding properties, in addition to enhancing the aesthetics in the general area.

4. That the proposed request is consistent with Wellington neighborhood aesthetics.

Response: As a traditional and popular architectural element, porches are often seen as enhancing a structure's character and curb appeal rather than detracting from it. When designed thoughtfully to complement the existing style, and materials of the existing structure, the proposed open-air porch will integrate seamlessly into the overall center. Further, it will represent a widely accepted and often desirable addition that promotes outdoor enjoyment and fits comfortably within the visual norms of typical South Florida environment.

Minor Site Plan Amendment

Companion to the Architecture Review Board request, the Applicant also request approval of a site plan amendment for the Cheddar's parcel within the Iorizzo Multiple Use Development.

The subject parcel is considered Phase I of the Iorizzo development, and was recently approved to be designated as a medical office. The Owner's proposal is simply to request the removal of the exterior wood trellis feature to be replaced with an open-air porch.

1. Minor changes not significant enough to warrant Development Manager approval require administrative approval to ensure that plans are updated and distributed to appropriate agencies. Confirm no proposed changes or corrections contradict a Board imposed condition.

Response: The Owner's proposal is not in conflict with any previously issued conditions of approval.

2. List all proposed amendments. Be as specific as possible and provide plans that are clouded to show the proposed changes.

The proposed site plan has been clouded around the area that is being changed.

3. Provide explanation why the proposed site/master plan amendment modifications are necessary.

As explained elsewhere in this narrative, this request responds to the Owner's desire to enhance aesthetics and increase safety. Additionally, replacing a wood trellis structure with an open-air porch offers substantial benefits in terms of functionality, comfort, and usability. An open-air porch features a solid roof that will deliver consistent, reliable shade from the sun and crucial protection from rain, significantly maximizing the full potential that the outdoor space can be comfortably used throughout the year and in various weather conditions.

Conclusion

In closing, the subject application proposes to increase aesthetic value with replacing the existing wood trellis feature with an open-air porch system for the existing building to be known as LA Medical Associates. An updated site plan, as well as architectural drawings have been provided as part of this application indicating this proposal. As this modification intends to increase safety, functionality, and aesthetic value, 2GHO, Inc. respectfully requests approval of this Architecture Review and Site Plan Amendment.