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RESOLUTION NO. R2015-60

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A CONDITIONAL USE FOR PETITION NUMBER 15-044 (2015-019CU4) TO ALLOW MEDICAL OFFICE WITHIN RETAIL BUILDINGS A, B, C AND E FOR CERTAIN PROPERTY KNOWN AS VILLAGE GREEN CENTER, TOTALING 15.89 ACRES, MORE OR LESS, LOCATED WEST OF STATE ROAD 7, SOUTH OF ROYALE BOULEVARD AND NORTH OF STRIBLING ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Council, as the governing body of Wellington, Florida, pursuant to the authority in Chapters 163 and 166, Florida Statutes, and the Land Development Regulations, as adopted by Wellington, is authorized and empowered to consider petitions related to zoning and land development orders; and

WHEREAS, the notice and hearing requirements as provided in Article 5 of the Land Development Regulations, as adopted by Wellington, have been satisfied; and

WHEREAS, the subject site is located within a Community Commercial Zoning District; and

WHEREAS, the subject site has a Community Commercial Future Land Use Map designation; and

WHEREAS, the Land Development Regulations Article 6, Section 6.4.3 Table 6.4-1 (Use Regulations Schedule) states medical office within an Community Commercial land use requires a Conditional Use approval; and

WHEREAS, the Conditional Use application for medical office within Buildings A, B, C and E (in-line retail) at Village Green was reviewed and certified for public hearing by the Development Review Committee as of August 3, 2015; and

WHEREAS, on September 2, 2015, the Planning, Zoning & Adjustment Board, after notice and public hearing, has considered the request and recommended approval to Council with a 7 to 0 vote; and

WHEREAS, the Council has considered the evidence and testimony presented by the Petitioner and other interested parties and the recommendations of the various Wellington review agencies and staff; and

WHEREAS, the Council has made the following findings of fact:

1. The conditional use for medical office is consistent with the Comprehensive Plan;

1 **SECTION 5:** This Resolution shall become effective immediately upon adoption.
2

3 **PASSED AND ADOPTED** this _____ day of _____, 2015.
4

5 **ATTEST:**

WELLINGTON, FLORIDA

6
7 BY: _____
8 Awilda Rodriguez, Clerk

BY: _____
Bob Margolis, Mayor

9
10 **APPROVED AS TO FORM AND**
11 **LEGAL SUFFICIENCY**

12
13 BY: _____
14 Laurie Cohen, Village Attorney

Resolution No. R2015-60

Exhibit A - Legal Description

VILLAGE GREEN CENTER, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 115, PAGES 153 THROUGH 155, INCLUSIVE.

CONTAINING 15.899 ACRES, MORE OR LESS.

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