STAFF REPORT
PLANNING & ZONING DIVISION

I. PETITION DESCRIPTION

Project Name: **Village Green Center – Medical Office (in-line retail buildings)**

Petition No: 15-044 (2015-019CU4) **- Conditional Use**

Owner: W & W V LLC
12180 South Shore Boulevard, Suite 104
Wellington, Florida 33414

Agent: Tricia Holloway
W & W V LLC, Managing Member

Requests: Approval of a Conditional Use for Petition Number 15-044 (2015-019CU4), to allow medical office within retail buildings A, B, C and E at Village Green.

Location: West of State Road 7, south of Royale Boulevard and north of Stribling Road.

Land Area: 15.89 +/- Acres (Legal Description Exhibit A)

Project Location:

II. LAND USE AND ZONING

	Existing Uses	Future Land Use	Zoning
Subject Site	Retail, Professional Office, Bank and Restaurant	Community Commercial	Community Commercial
North	Regional Mall	LSMU	MUPD
South	Vacant	Institutional/Public Facility and Community Commercial	Community Facilities and Community Commercial
East	Residential	Residential C (1-3 DU/AC)	PUD
West	Residential	Residential C (1-3 DU/AC)	PUD

III. BACKGROUND

The 15.89 acre project known as Village Green was annexed into Wellington on February 25, 2004. The site was designated Community Commercial on the Future Land Use Map in 2007. In 2008, a rezoning to Community Commercial was approved. In 2010, a Conditional Use was approved to allow two (2) fast food restaurants with drive-thru service. In 2012, the property owner petitioned to amend the development order to allow for a third fast food restaurant with drive-thru.

The site is partially developed and includes three (3) fast food drive-thru restaurants, one (1) site down restaurant and approximately 56,000 square feet of in-line retail. Future development includes a bank and a 39,000 3-story professional office building.

The applicant is seeking a Conditional Use to allow medical office to be located within the retail component of Village Green. The retail buildings are identified as Buildings A, B, C and E (see Exhibit B – Site Plan).

IV. STAFF ANALYSIS

A Conditional Use request must meet all standards for Conditional Use approvals pursuant to Section 5.4.4.E of Wellington's Land Development Regulations (LDRs). The following standards have been analyzed:

1. **Consistent with the Comprehensive Plan**: This Conditional Use request to allow medical office to operate within the retail component located at Village Green is consistent with Objective 1.2, 1.3 and 1.3.12 of the Land Use Element of the Comprehensive Plan.

2. **Consistent with the supplementary use standards:** The application meeting the standards for medical office as indicated in Section 6.4.4 of the LDRs.

3. **Compatibility:** The medical office use is a compatible use with the surrounding area and the uses that exist on site. The medical office use shall be limited to 15,000 square feet. Village Green is regulated by a site specific comprehensive plan amendment. Medical office is not a permitted use established in the site specific comprehensive plan amendment. The limitation of 15,000 square feet is intended to ensure that the commercial retail component that is required remains as the primary use in Buildings A, B, C and E.

4. **Design and environment impacts:** The retail component of Village Green has been completed and is operational. Medical office has the same trip generation as retail use. Medical office and retail also require the same number of parking spaces per square foot of building. The proposed use will occupy a portion of the existing structure; therefore no design or environmental impacts are evident with this application.

5. **Adequate public facilities:** The site has been reviewed and has adequate public facilities to operate the additional medical office use.

6. **Design minimizes adverse impacts:** The application has been reviewed and there are no adverse impacts that required modifications to the site. The traffic statement found the proposed use does not trigger on or off site road improvements.

7. **Development pattern:** The retail component of Village Green is already developed. There is no proposed development that will have impacts on the adjacent properties or roadways.

8. **All applicable standards of the code:** The application meets the standards of Section 5.4.4 for Conditional Uses.

9. **Consistent with neighborhood plans:** The proposed use at the existing commercial site is not regulated by a neighborhood plan.

V. ADVISORY BOARDS

1) The Village Green Conditional Use to allow the medical office use within retail Buildings A, B, C and E was certified for public hearing on August 3, 2015 by the Development Review Committee (DRC).

2) Planning, Zoning and Adjustment Board considered this request on September 2, 2015 and unanimously recommends approval of the request with the conditions provided by staff.

VI. STAFF RECOMMENDATION

Staff recommends approval of the Resolution R2015-60 for the conditional use to allow medical office use within the in-line retail buildings at Village Green with the following conditions:

1) Medical office shall be permitted only within in-line retail buildings A, B, C and E. (PLANNING AND ZONING)

2) The medical office use shall not exceed 15,000 square feet. (PLANNING AND ZONING)

STAFF REPORT - 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.

STAFF REPORT - EXHIBIT B

Site Plan

Village Green Center

Retail Buildings A, B, C and E

Information

- 15.89 Acres (Total Site)
- The retail buildings total approximately 56,000 square feet
- The proposed medical office use will shall not exceed 15,000 square feet of the total retail square footage.