

**Justification Statement**  
**The Plaza at Wellington Green Tract “E”**  
**Building A (Office Depot Expansion)**  
**Village of Wellington**  
**Site Plan Amendment Approval Request**  
**Original Submittal: March 27, 2025**  
**Resubmittal: August 29, 2025**  
**Resubmittal: October 6, 2025**

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**Request**

On behalf of the applicant, JBL Plaza at Wellington, LLC (“Applicant”), Schmidt Nichols respectfully requests your consideration of this Site Plan Amendment and Architectural Review Board application for the project known as The Plaza at Wellington Green Tract “E” - Building A (Office Depot Expansion). The 10.26-acre subject property (73-41-44-13-01-005-0020) is located at 2205 S State Road 7 on the west side of State Road 7, north of Lime Drive in the Village of Wellington (“subject property”). The site is currently vested for retail, restaurant, and office uses and has been maintaining its current operations for the past 20 years. Site access is provided via the existing main entrance along S State Road 7, one existing secondary driveway along Lime Drive along the south property line, two existing secondary driveways on Ring Road along the west property line, and an existing driveway on Emerald Drive on the north property line. Site access remains unchanged in this application.

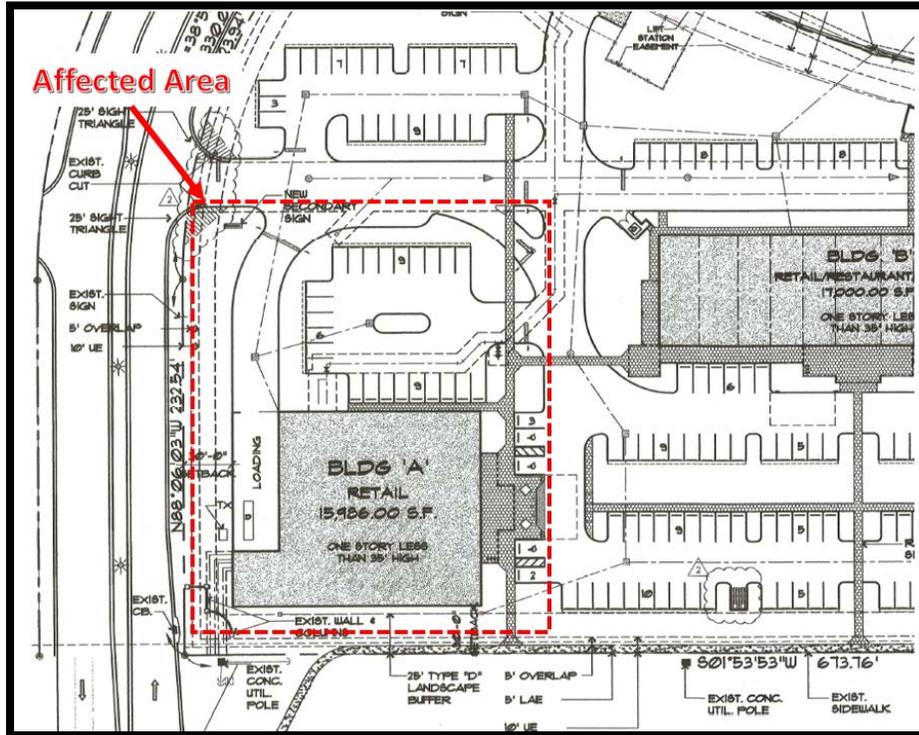
The Applicant requests consideration of the following:

**Request 1: Site Plan Amendment** for the expansion of the existing Office Depot (Building A) at the southeasternmost corner of the site by 2,494 s.f. into the existing covered loading area from 15,986 s.f. to 18,480 s.f. and repurposing the existing retail to 11,826 s.f. of retail and the balance of 6,654 s.f. to medical office, and associated parking site improvements.

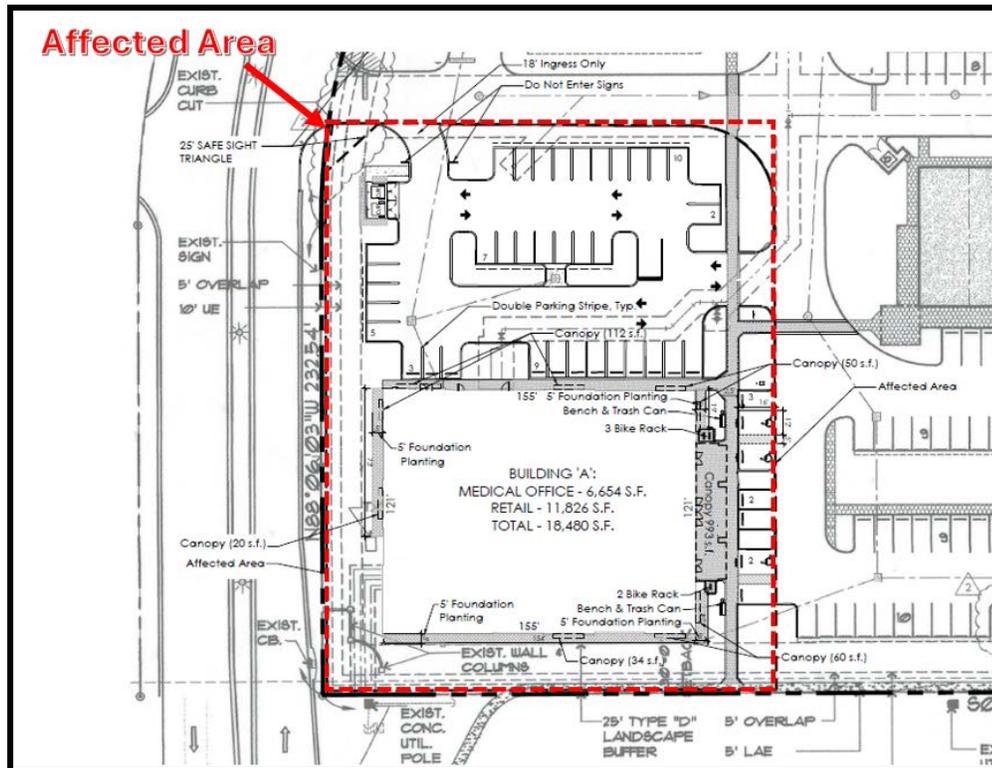
**Request 2: Architectural Review Board (ARB)** for the expansion of the existing Office Depot (Building A).



Site Aerial



Affected Area - Approved Site Plan



*Affected Area –Proposed Site Plan*

## Site Plan

According to the Village of Wellington Land Development Code Article 5, Chapter 6 (Section 5.6.2.B – Certification Standards) and Section VIII. Justification Statement, an application for Site Plan approval must take the following standards into consideration:

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

**Response:** The subject property supports a FLU designation of the Regional Commercial/LSMU and is within the Multiple Use Planned Development (MUPD) Zoning District. The existing zoning designation of MUPD is consistent with the FLU designation of the subject property.

2. The proposed request is in compliance with Article 11 of the LDR (Adequate Public Facility Standards).

**Response:** The approval of this site plan will have no negative impacts on public facilities.

**Traffic:** The proposed change in use will result in 11 net new trips in the PM Peak Hour (6 in/5 out). Please refer to the traffic study from Lisa

Bernstein, PE for further details.

**Mass Transit:** The subject property is not adjacent to any existing mass transit systems.

**Potable Water & Wastewater:** The subject property already has sufficient water capacity reserved.

**Drainage:** The subject property already has sufficient drainage capacity reserved within the overall development. Please refer to the conceptual civil plans from Craven Thompson and Associates, Inc. for further details.

3. The proposed request is in compliance with Article 9 of the LDR (Environmental Standards)

**Response: As part of an existing development, there is not any substantial vegetation, wildlife, etc. on the subject property that will be adversely affected by the redevelopment of the affected area.**

4. The proposed request is in compliance with Article 6 of the LDR (Zoning District, Use, Property Development and Supplementary Regulations).

**Response: The proposed project is in compliance with the approved MUPD Development Regulations.**

5. The proposed request is in compliance with Article 7 of the LDR (Site Development Standards).

**Response: The site plan provides the required number of parking spaces (341 spaces required vs. 358 spaces provided).**

6. The proposed request is in compliance with Section 8.12 of the LDR (Subdivision regulations).

**Response: At this point, the applicant is not proposing to further subdivide the subject property.**

7. The proposed request is consistent with applicable neighborhood plans.

**Response: The subject property does not fall within the boundaries of a neighborhood plan.**

8. The Site Plan or Final Subdivision Plan shall comply with the Village's or the County's health, fire and building standards and all other relevant and applicable provisions of the Village Code.

**Response:** There would not be adverse impacts in relation to the County's health, fire and building standards. The proposed project will comply with all other relevant and applicable provisions of the Village Code.

**Architectural Review Board:**

The applicant shall provide a written Justification Statement to explain how the request conforms to the following:

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

**Response:** The project is proposed to construct an expansion of the existing Office Depot (Building A) at the southeasternmost corner of the site by 2,494 s.f. into the existing covered loading area and associated parking site improvements within the Plaza at Wellington Green shopping center. The subject property supports a FLU designation of the Regional Commercial/LSMU and is within the Multiple Use Planned Development (MUPD) Zoning District.

The MUPD is established to promote the design of unified, multiple use developments for land which has a residential, commercial industrial, or commercial recreation designation on the Future Land Use Map and to provide for the efficient use of land by the integration of multiple uses within a single development. The intent of the MUPD is to provide for the development of multiple nonresidential uses with enlightened and imaginative approaches to community planning. The MUPD is consistent with the Regional Commercial/LSMU Future Land Use Map designation in the Land Use Element of the Comprehensive Plan. The proposed Office Depot expansion project will directly enact upon these goals, objectives and policies.

2. That the proposed request is not in conflict with any portion of Wellington's LDR and is consistent with the purpose and intent of the LDR.

**Response:** The proposed Office Depot expansion project is designed to not conflict with any portion of Wellington's LDR and is consistent with the purpose and intent of the LDR.

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: The proposed Office Depot expansion is completely compatible and constant with the existing and proposed surrounding Plaza at Wellington Green project site.**

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

**Response: The proposed Office Depot expansion building has been designed to utilize colors, materials and building design elements to match or be very similar to the Plaza at Wellington Green throughout the rest of the subject site. The proposed Office Depot expansion proposes to utilize paint colors and finishes to match and complement the surrounding shopping mall.**

### **Technical Deviation:**

#### **Summary:**

This summary is submitted to document a technical deviation related to the location of secondary wall signage for tenant Suites 101 and 102 within the proposed Office Depot Expansion (Building A) portion of The Plaza at Wellington Green Tract "E" in the Village of Wellington.

Per Village signage regulations, wall signage is typically required to be mounted directly on the tenant space it is identifying. However, in this instance, the secondary signage for Suites 101 and 102 is not affixed to the wall area directly associated with those specific tenant spaces.

Instead, the signage has been mounted on the wall face of the adjacent tenant space, Suite 104. This placement was necessitated by site-specific architectural and visibility considerations, including façade layout, tenant frontage limitations, and the overall design intent to provide adequate visibility and identification for Suites 101 and 102 from primary vehicular and pedestrian corridors.

Despite the deviation in physical mounting location, the signage clearly and accurately identifies the intended tenants and maintains consistency with the building's overall signage aesthetic.

Technical deviations (if requested) may be approved by the Architectural Review Board if the following criteria have been satisfied:

1. Describe in detail the Technical Deviation.

**Response: The requested deviation pertains to the placement of secondary wall signage for Suites 101 and 102. Due to architectural and site design constraints, the signage identifying these two tenant spaces**

**has been mounted on the wall face of the adjacent tenant space, Suite 104, rather than directly above or on the wall surface of the suites it identifies.**

**This wall is contiguous with the tenant spaces and offers significantly improved visibility for patrons approaching from the primary access points. The sign itself clearly identifies the correct tenants (101 and 102), even though the physical mounting location does not correspond precisely with the leased storefronts.**

2. No deviation may be granted which has the effect of permitting any sign which is specifically prohibited by these regulations.

**Response: The proposed deviation does not permit or request any sign type or location that is explicitly prohibited under the Village of Wellington's sign regulations. The deviation solely relates to the mounting location of otherwise conforming tenant wall signage.**

**All other aspects of the signage — including size, illumination, font, and materials — are fully compliant with applicable code requirements.**

3. The deviation must enhance the aesthetic result of the overall sign program or mitigate a unique feature of a user, structure, or location that warrants a technical deviation from the code in the opinion of the ARB.

**Response: This deviation enhances the overall aesthetics and legibility of the property's signage program by ensuring tenant signage is visible and appropriately placed within the architectural framework of the building. The façade design and site layout limit the visibility of signage for Suites 101 and 102 from major access routes.**

**Mounting the signs on the adjacent wall (Suite 104) provides a visually balanced and effective presentation, ensuring that visitors and customers can clearly locate and identify the respective tenant spaces. This approach mitigates the unique condition created by the building's recessed or limited façade space for these particular suites.**

4. Approval of the deviation must not negatively impact another tenant or building shown on the Master Sign Plan.

**Response: The deviation does not negatively impact Suite 104 or any other tenant or structure within the development. The sign location has been coordinated to avoid any confusion, obstruction, or aesthetic conflict with Suite 104's own signage.**

**In fact, the signage for Suites 101 and 102 is clearly distinguished and**

**positioned so as to maintain the identity and visibility of all tenants in accordance with the Master Sign Plan. The property owner and involved tenants have been made aware of this arrangement.**

5. The technical deviation must not cause any negative off-site impacts.

**Response: There are no anticipated off-site impacts resulting from this deviation. The signage is mounted in a manner consistent with Village guidelines for wall-mounted signs, and its location does not interfere with sight lines, traffic visibility, or adjacent properties. The deviation serves to improve on-site navigation and orientation for visitors without altering off-site visibility or creating visual clutter.**

We respectfully request that this deviation be reviewed and considered for approval based on the unique site conditions and functional visibility requirements, while maintaining compliance with the spirit and intent of the Village's sign code

On behalf of the applicant, JBL Plaza at Wellington, LLC ("Applicant"), Schmidt Nichols respectfully requests your approval of this Site Plan Amendment and ARB application for The Plaza at Wellington Green Tract "E" - Building A (Office Depot Expansion).