

LA Medical Associates at Iorizzo

STAFF REPORT

Petition Number(s)/Type(s):

2023-0004-MPA / Master Plan Amendment (MPA)

Resolution(s): 2024-04

Owner/ Ancoal Investments, LLC
Applicant: 2326 S. Congress Avenue
Suite 2D
West Palm Beach, FL 33406

Agent: Troy Holloway/2GHO, Inc.
1907 Commerce Lane
Suite 101
Jupiter, FL 33458

Site Address: 925 and 931 State Road 7

PCN(s): 73-41-44-12-20-001-0000
73-41-44-12-23-000-0010
73-41-44-12-23-000-0020

Future Land Use Designation:

Commercial (C)

Zoning Designation:

Multiple Use Planned Development (MUPD)

Acreage: 5.45 Acres (+/-)

Request:

MPA to modify the approved master plan and amend conditions of approval to change from the approved restaurant use to medical use within a MUPD.

Location/Map:

The subject Iorizzo property/project is located approximately one (1)-mile north of the Forest Hill Blvd & State Road 7/US 441 intersection, on the west side of State Road 7/US 441.



Adjacent Property	FLUM	Zoning
North	Residential C (1 - 3 du/ac)	Planned Unit Development (PUD)
South	Commercial (C)	Multiple Use Planned Unit Development (MUPD)
East	Mixed Use (MU)	MUPD
West	Res. C (1 - 3 du/ac)	PUD

Boards, Committees, and Council:

	Notice Date	Meeting Date	Vote
PZAB	2/13/2024	2/28/2024	Pending
Council	2/26/2024	3/12/2024	Pending

Public Notice and Comments:

Sent	Returned	Delivered	For	Opposed
19	TBD	TBD	TBD	TBD

Project Manager:

Damian Newell, Senior Planner
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Site History and Current Request:

The 5.45-acre Iorizzo parcel was annexed into Wellington on September 9, 2003 by Ordinance No. 2003-24. The Future Land Use Map (FLUM) designation of Community Commercial (now known as Commercial) was adopted on June 28, 2005 by Ordinance No. 2005-06. The Rezoning (Ordinance No. 2007-01) and Master Plan (Resolution No. 2007-01) were both adopted on August 28, 2007.

Wellington adopted the land use designation (Ordinance No. 2005-06) with site-specific Conditions of Approval limiting the floor area ratio and with maximum allowed square footages for the proposed uses. The site-specific conditions were amended on April 12, 2011, with Ordinance No. 2011-02 to modify these limitations. Also, the Iorizzo Master Plan Amendment (Resolution No. R2011-18) was approved on July 12, 2011, to change the approval from 32,400 square feet of medical office, 4,000 square feet of bank and one (1) quality restaurant to 20,000 square feet of medical office (undeveloped) and 8,800 square feet of quality restaurant (currently developed as the Cheddars restaurant).

In 2023, Council approved Ordinance No. 2023-07, a Comprehensive Plan Amendment (Petition No. 2022-0001-CPA), to delete all site-specific Conditions of Approval adopted with Iorizzo project land use designation, and Resolution No. R2023-03, a Master Plan Amendment and Conditional Use (Petition No. 2022-0002-MPA and 2022-0001-CU) to change the undeveloped 20,000 square foot medical office and amend conditions to allow development of the vacant portion of the site with a self-storage (Conditional Use) building. The western undeveloped section of the project is now in for development permits with the 2023 approval for the self-storage.

The applicant is now requesting master plan (Resolution No. R2024-04/2023-0004-MPA) approval to convert the existing restaurant building (Formerly known as Cheddar's) into a medical office building. Also, a Site Plan Amendment (2023-0013-MSPA) request is pending resubmittal for certification, by the Development Review Manager (DM), when all comments are satisfied and after Council's approval of the above application/petition.

Analysis:

As stated above, the applicant is requesting to convert an existing 8,800 square foot restaurant that is located along the Iorizzo project's east frontage on State Road 7/US 441. The recently approved self-storage building is proposed west of the existing restaurant building (F.K.A. Cheddar's). The Iorizzo project was approved in 2011 to allow 20,000 square feet of medical office in Phase 2, which remained undeveloped since. The existing restaurant building was up for sale and became vacant at the end of 2023. The applicant is proposing a small medical office within the existing building, which will require amending the Iorizzo Master Plan to illustrate the use and update the site data. The medical use will require modifications to the existing restaurant building interior space, with no anticipated exterior modifications except for proposed signage and landscaping.

Below is the applicant's explanation for the proposed medical office for this site and within the existing building.

Market dynamics are the reason for the proposed use change. Currently, there is a need for small scale medical uses. The previously approved 20,000 sf medical office may have been done for the purpose of leasing to multiple medical tenants, where as in this case, there will be a single user occupying the existing structure, which does not require 20,000 sf. Additionally, it is financially prudent to repurpose existing structures versus building a new structure from the ground up.

The proposed Master Plan request was reviewed for compliance with the following:

Consistency with Comprehensive Plan: The proposed use is consistent with Wellington's Comprehensive Plan including, but not limited to, preserving and protecting the characteristics of the communities in Wellington, and the Land Use, Transportation and Infrastructure Elements. This request to allow medical will provide a needed use and will require no new building construction in the area. Below are some goals/objectives/policies of the Comprehensive Plan this request is intended meet.

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.

Policy LU&CD 2.3.1 Commercial Centers (Reinvestment)- Facilitate future reinvestment in Wellington's existing commercial centers that contribute to the continued economic viability of the centers, promote economically sustainable and locally supportable business and industry.

Policy LU&CD 2.5.3 Medical Hub - Facilitate future development along the State Road 7 Corridor that enhances the medical services industry, including but not limited to, research and development, educational facilities, and specialty medicine.

Conformity with Zoning Standards: This request was reviewed for compliance with all relevant and appropriate portions of the LDR. As illustrated on the Iorizzo Master Plan (Exhibit A), the main and secondary access to this project/site is along the southern site boundary (Wellington Reserve Office Park) as recorded in the cross-access agreement (O.R.B. 103, P. 178-180), and ensures interconnectivity is provided for the developments along the State Road 7 corridor. The proposed plans were reviewed for compliance with all relevant and appropriate portions of the LDR and Building Code standards. The proposed medical use within an existing building complies with the standards, including but not limited to minimum setbacks, maximum building heights, minimum parking, minimum lot size, etc.

Compatibility with Surrounding Land Uses: As explained previously, the proposed changes are to

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allow a small-scale medical use within an existing building, which includes architecture treatments/elements that are similar in character and scale to other commercial buildings in the area along State Road 7, and is compatible with surrounding land uses. The surrounding residential use to the west and north is over 1,500 feet from the existing building and is buffered with established existing landscaping, and additional landscaping will be provided with the proposed self-storage building on the west. The proposed medical use is not anticipated to impact the surrounding land uses.

Environmental Resources: As explained, the western portion of this site will be developed with the recently approved self-storage building. No adverse impacts to the natural environment are expected to occur as a result of the proposed medical use within an existing building.

Adequacy of Public Services: This project/site is within an existing Urban Service Area, with water and sewer connections available in the surrounding area. The applicant provided equivalency statement and the proposed medical use impact will not exceed the trip generation over the previously approved restaurant use. Wellington's Traffic Consultant has reviewed the request and determined this project meets the Traffic Performance Standards and adopted Level of Service (LOS) as stated in Exhibit B. PBC Fire Department will be able to serve the site with the station located on Stribling Way.

In conclusion, the request will allow the existing building now vacant to be used as a small medical office within a developed project along State Road 7. The applicant's justification statement is provided as Exhibit C, with detail on how the request meets the requirements, and general details on the proposed request. The complete Master Plan Amendment (Petition No. 2023-0004-MPA) application is available for review at the Planning and Zoning Division office.

Summary:

Based on the findings, consistency with Wellington's Comprehensive Plan and Land Development Regulations, the Planning and Zoning Division recommends approval of Resolution No. R2024-04, a Master Plan Amendment (Petition No. 2023-0004-MPA) to convert the approved 8,800 square feet restaurant use to 8,800 square feet of medical office use within the existing building (Formerly known as Cheddar's) located along the Iorizzo project's frontage.

List of Exhibits:

Exhibit A	Proposed Iorizzo Master Plan (See Resolution No. R2024-04 Exhibit B)
Exhibit B	Wellington's Traffic Consultant Letter
Exhibit C	Justification Statement