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***Cheddars @ Iorizzo
Village of Wellington
Master Plan Amendment/ Minor Site Plan Amendment
Justification Statement
November 6, 2023
Rev. January 4, 2024***

Request:

On behalf of the Applicant, 2GHO, Inc. respectfully request the Village's review/approval of the submitted Master Site Plan Amendment/ Site Plan Applications in order to change the existing 8,800 sf restaurant building from its approved use of quality restaurant to medical office on a 5.45-acre site also known as the Iorizzo Property. This request will also require a modification to conditions of approval stipulated in Resolution No. R2023-03

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.

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 (1.01-3 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:

The submitted master site plan has been revised to indicate the existing 8,800 sf structure as medical office. Further, the tabular site data has been revised to indicate the proposed Phase I use, as well as the required parking spaces. For convenience, the changes have been red-clouded. All other site features remain as currently exists on the property today.

If approved, the development will be home to LA Medical Associates. LA Medical Associates has a well-established reputation in Palm Beach County of providing its patients with extraordinary, quality care. The providers specialize in primary care, and podiatric medicine. In addition, they offer medspa services. The main objective and promise at LA Medical Associates are that all patients receive the healthcare treatment needed to ensure the highest quality of life when it comes to their health.

Consistency with the Plan:

The Applicant's proposal is consistent with the guidelines established in the Master Plan Application Form, as described herein.

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 use change takes into account market dynamics, which is also contemplated within the Land Use and Community Design element of the Village's Comprehensive Plan. Medical office use has been evolving to become an increasingly valuable use. While the Village Council originally APPROVED a maximum of 20,000 sf to be designated as Medical Office for this development. Market dynamics never provided the opportunity for medical office to be developed, as it didn't gain leasing traction for multiple tenants. As a result, a master plan and site plan amendment to construct self-storage was approved in 2023.

Repurposing an existing structure from a restaurant to a small-scale medical office (8,800 sf) is logical, and will not create any major construction impacts as most of the improvements will be interior to the building.

The proposed modification to the existing MUPD is proposing only a use change to the property, and does not contemplate changing any of the developed site features. It should also be noted that the proposed medical office is for a lesser square footage (8,800) than what was originally approved by Village Council.

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 medical office facility will be designated on a portion of an existing developed property that was previously approved for a restaurant. The existing structure will continue to maintain quality aesthetics, and will conform to the Village's adopted levels of service.

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.

➤ Objectives

Land Use & Community Design 2.3 - Commercial & Flex Centers. Maintain and support Wellington's commercial and flex centers to serve Wellington's residents, provide local business and employment opportunities, and contribute to the local economy.

Response: The proposed medical office will provide a needed service to the surrounding community that will serve the Village residents and business owners. The proposed medical office will replace the current restaurant use adjacent to the State Road 7 frontage. Over that period of time, Wellington has experienced growth and development on other properties throughout the community. The recently approved self-storage facility will complement the medical office use, and there is sufficient parking available to accommodate both uses.

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.

Land Use & Community Development 4.1 - Direct Future Growth.

Direct future development and reinvestment to vacant developable property, areas targeted for reinvestment, or within the State Road 7

corridor and within areas served by Wellington public facilities and services.

Response: The proposed medical office facility will be developed on a portion of an existing developed property that was previously approved for restaurant, and has frontage along State Road 7.

When the Iorizzo property was initially contemplated, it was proposed to have medical office on the portion of the development that was recently approved for a self-storage facility. Due to market dynamics, and site complexities, the medical office was never developed. More than 10 years later, as needs of the community have shifted, the proposed medical office will bring a valuable use into the community.

➤ Policies

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.

Response: The Applicant's proposal aims to reinvest in the existing commercial center, by taking cues from the evolving medical market, and placing a use in a prominent area within the Village.

Policy LU&CD 4.2.2 *Medical Services*

Capitalize on existing medical facilities on State Road 7 by creating opportunities for new medical related facilities/offices and related businesses.

Response: This request aims to establish a new medical office facility within the State Road 7 corridor making it directly consistent with the above policy.

2. That the proposed request is in compliance with all articles of the Land Development Regulations (LDR).

Response: The scope of this application is for a use change from restaurant to medical office. As the building is already existing, and there are no site changes proposed, this request will remain in compliance with the pertinent articles of the land development regulations.

3. That the proposed request minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.

Response: The proposed use change to medical office will not have any negative impacts to the environment. The subject property has an approved wetland on the western portion of the property. Placement of this use will not create any detriment to vegetation or animal habitat.

4. Provide the overall design concept and show that the design of the proposed request minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

Response: An updated master plan is included in this submittal, and does not propose any changes to the existing site. The subject request is to change the use designation of the 8,800-sf existing building from restaurant to medical office. As such, there will be no adverse effects/visual impacts to the surrounding lands

5. That the proposed request is consistent with applicable neighborhood plans.

Response: The proposed request is not located within any established neighborhood plans.

6. That the proposed request will result in a logical, timely and orderly development pattern.

Response: The structure is already built, and has historically functioned as a restaurant. The request to designate the structure as medical office is logical, as it is located along State Road 7, near Wellington Regional, and other medical facilities making it convenient for residents.

7. That the proposed request complies with Wellington building standards.

Response: As this is an existing structure, all Wellington building standards will be met.

Minor Site Plan Amendment

Companion to the Master Plan Amendment, the Applicant also request approval of a minor 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 currently exists as a restaurant. The Applicant's proposal is simply to request a use change from restaurant to medical office.

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: Please note, that this amendment is companion to a Master Plan Amendment, and all documentation reflecting any modifications to approved resolutions have been provided with this submittal.

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

Red-clouded plans have been provided with this submittal, indicating that the proposed use change of the existing building from restaurant to medical office. It is important to note that no exterior building changes (elevation modifications) are being requested at this time.

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

As explained elsewhere in this narrative, this request is responding to current market trends, in which small scale medical office is a desired use. As the Iorizzo Master Plan was initially approved with medical office, it can be assumed that the intent was always to have some form of medical use on the subject property. With its close proximity to Wellington Regional Medical Center, the proposed use will be convenient to the residents of the Village.

Conclusion

In closing, the subject application proposes to designate the use of the existing Cheddar's restaurant from restaurant use to medical office. An updated Master Plan has been provided that indicates the current approved use of the self-storage facility on the western portion of the property, as well as the proposed medical office use. Updated parking calculations, have been provided in the tabular data, as well. Last, the proposed resolution in strike-through/underline format is provided based on this current proposal. On behalf of the Applicant, 2GHO, Inc. respectfully requests approval of this Master Plan and Site Plan Amendment.