

1 RESOLUTION NO. R2015-60

2
3 A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL,
4 APPROVING A CONDITIONAL USE FOR PETITION NUMBER 15-
5 044 (2015-019CU4) TO ALLOW MEDICAL OFFICE WITHIN
6 RETAIL BUILDINGS A, B, C AND E FOR CERTAIN PROPERTY
7 KNOWN AS VILLAGE GREEN CENTER, TOTALING 15.89
8 ACRES, MORE OR LESS, LOCATED WEST OF STATE ROAD 7,
9 SOUTH OF ROYALE BOULEVARD AND NORTH OF STRIBLING
10 ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN;
11 PROVIDING A CONFLICTS CLAUSE; PROVIDING A
12 SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE
13 DATE.
14

15 WHEREAS, the Council, as the governing body of Wellington, Florida, pursuant to the
16 authority in Chapters 163 and 166, Florida Statutes, and the Land Development Regulations,
17 as adopted by Wellington, is authorized and empowered to consider petitions related to
18 zoning and land development orders; and
19

20 WHEREAS, the notice and hearing requirements as provided in Article 5 of the Land
21 Development Regulations, as adopted by Wellington, have been satisfied; and
22

23 WHEREAS, the subject site is located within a Community Commercial Zoning
24 District; and
25

26 WHEREAS, the subject site has a Community Commercial Future Land Use Map
27 designation; and
28

29 WHEREAS, the Land Development Regulations Article 6, Section 6.4.3 Table 6.4-1
30 (Use Regulations Schedule) states medical office within an Community Commercial land use
31 requires a Conditional Use approval; and
32

33 WHEREAS, the Conditional Use application for medical office within Buildings A, B, C
34 and E (in-line retail) at Village Green was reviewed and certified for public hearing by the
35 Development Review Committee as of August 3, 2015; and
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37
38 WHEREAS, on September 2, 2015, the Planning, Zoning & Adjustment Board, after
39 notice and public hearing, has considered the request and recommended _____ to
40 Council with a ___ to ___ vote; and
41

42 WHEREAS, the Council has considered the evidence and testimony presented by the
43 Petitioner and other interested parties and the recommendations of the various Wellington
44 review agencies and staff; and
45

46 WHEREAS, the Council has made the following findings of fact:
47

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

2. The subject request is consistent with the supplementary use standards of the Land Development Regulations;
3. The conditional use is compatible with the surrounding land uses and zoning districts;
4. The subject request has no adverse impacts, including visual impact and intensity of the proposed use on adjacent lands;
5. The conditional use complies with Article 11, Adequate Public Facility Standards of the Land Development Regulations;
6. The conditional use has no adverse impacts on the natural environment, including but not limited to water, air, stormwater management, wildlife, vegetation and wetlands;
7. The conditional use will result in logical, timely and orderly development;
8. The conditional use complies will all applicable provisions of the Land Development Regulations; and
9. There is no neighborhood plan for the subject area.

NOW, THEREFORE, BE IT RESOLVED BY WELLINGTON, FLORIDA’S COUNCIL, THAT:

SECTION 1. The foregoing recitals are hereby affirmed and ratified. The conditional use to allow medical office within Buildings A, B, C and E (in-line retail) is hereby approved for Village Green located west of State Road 7, south of Royale Boulevard, and north of Stribling Road, as more specifically described in Exhibit A, subject to 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)

SECTION 2: Should any section, paragraph, sentence, clause, or phrase of this Resolution conflict with any section, paragraph, clause or phrase of any prior Ordinance, Resolution, or municipal Code provision, then in that event the provisions of this Resolution shall prevail to the extent of such conflict.

SECTION 3: Should any section paragraph, sentence, clause, or phrase of this Resolution be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Resolution as a whole or any portion or part thereof, other than the part to be declared invalid.

INTENTIONALLY LEFT BLANK

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

PASSED AND ADOPTED this ____ day of _____, 2015.

ATTEST:

WELLINGTON, FLORIDA

BY: _____
Awilda Rodriguez, Clerk

BY: _____
Bob Margolis, Mayor

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: _____
Laurie Cohen, Village Attorney

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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.