



Legislation Text

File #: 17-1673, **Version:** 1

ITEM: ORDINANCE NO. 2017-08 (VILLAGE GREEN CENTER COMPREHENSIVE PLAN AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A COMPREHENSIVE PLAN AMENDMENT [PETITION 17-043 (2017-029 CPA6)] TO AMEND THE CONDITIONS OF APPROVAL FOR THE COMMUNITY COMMERCIAL DESIGNATION AND AMENDING THE FUTURE LAND USE MAP NOTATION FOR CERTAIN PROPERTY KNOWN AS VILLAGE GREEN CENTER, TOTALING 15.89 ACRES, MORE OR LESS, LOCATED ON THE NORTHWEST CORNER OF STATE ROAD 7 AND STRIBLING WAY/PIERSON ROAD, APPROXIMATELY ONE (1) MILE SOUTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; AMENDING THE CONDITIONS OF APPROVAL TO ALLOW MEDICAL OFFICE WITHIN THE USE LIMITATIONS; TO REDUCE THE MAXIMUM ALLOWABLE SQUARE FOOTAGE FOR THE PROJECT; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

REQUEST: Approval of Ordinance No. 2017-08, a Comprehensive Plan Amendment to amend the site specific use limitations for the project as adopted in Ordinance 2013-04 to allow Medical Office as a permitted use and to reduce the overall allowable square footage for the Village Green Center project.

EXPLANATION: The agent, Don Hearing, Coteleur and Hearing, on behalf of the owner, W & W V, LLC, is seeking a Comprehensive Plan Amendment to amend the site specific use limitations for the project as adopted in Ordinance No. 2013-04 to allow Medical Office as a permitted use and to reduce the overall allowable square footage for the Village Green Center project located on the northwest corner of US 441/SR7 and Stribling Way.

At the November 8, 2017 Planning, Zoning and Adjustment Board (PZAB) Meeting, the Board recommended approval of the Comprehensive Plan Amendment with a 6-0 vote.

The proposed project consists of a Comprehensive Plan Amendment, Development Order Amendment and a Site Plan Amendment. The Development Order Amendment only requires one reading and will be heard at the Second Reading of the Comprehensive Plan Amendment. The Site Plan Amendment is approved administratively. The Development Order Amendment and Site Plan Amendment are contingent upon the approval of the Comprehensive Plan Amendment.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: YES **QUASI-JUDICIAL:** NO

FIRST READING: YES **SECOND READING:**

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Approval of Ordinance No. 2017-08, a Comprehensive Plan Amendment to amend the site specific use limitations for the project as adopted in Ordinance 2013-04 to allow Medical Office as a permitted use and to reduce the overall allowable square footage for the Village Green Center project.