



**VILLAGE OF WELLINGTON
NOTICE OF PUBLIC HEARING
ON THE ADOPTION OF
COMPREHENSIVE PLAN AMENDMENT, REZONING
MASTER PLAN AND CONDITIONAL USE
VILLAGE COUNCIL PUBLIC HEARING**

The Village of Wellington Village Council will hold a public hearing on the adoption of the proposed Comprehensive Plan Amendment, Rezoning, Master Plan and Conditional Use.

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO WELLINGTON'S COMPREHENSIVE PLAN FUTURE LAND USE MAP [PETITION NUMBER 2019-0002-CPA] TO MODIFY THE LAND USE DESIGNATION FROM PALM BEACH COUNTY'S LOW RESIDENTIAL (LR-2) TO WELLINGTON'S MIXED USE (MU) FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON, TOTALING 10.36 ACRES, MORE OR LESS, LOCATED APPROXIMATELY 600 FEET WEST OF STATE ROAD 7 AND APPROXIMATELY ONE-HALF MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 2019-0001-REZ] TO AMEND THE ZONING MAP

DESIGNATION FROM PALM BEACH COUNTY'S PUBLIC OWNERSHIP (PO) TO WELLINGTON'S MULTIPLE USE PLANNED DEVELOPMENT (MUPD), FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON, TOTALING 10.36 ACRES, MORE OR LESS, LOCATED APPROXIMATELY 600 FEET WEST OF STATE ROAD 7 AND APPROXIMATELY ONE-HALF MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN [PETITION NUMBER 2019-0001-MP] AND CONDITIONAL USE [PETITION NUMBER 2019-0002-CU] FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON, TOTALING 64.02 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY HALF A MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; APPROVING A MASTER PLAN TO ALLOW A MIXED USE PROJECT CONSISTING OF 49,056 SQUARE FEET OF RESTAURANT AND RETAIL, 2,500 SQUARE FEET OF FINANCIAL INSTITUTION WITH DRIVE-THRU, 40,000 SQUARE FEET OF MEDICAL OFFICE, 16,700 SQUARE FEET OF PROFESSIONAL/GENERAL OFFICE, 191 MULTI-FAMILY RESIDENTIAL DWELLING UNITS, A CONGREGATE LIVING FACILITY (CLF) WITH 150 INDEPENDENT LIVING UNITS AND 110 ASSISTED LIVING BEDS, A DAYCARE FACILITY FOR UP TO 210 CHILDREN, AND 28.4 ACRES OF OPEN SPACE INCLUSIVE OF A LAKE, CYPRESS PRESERVE, DOG PARK, AND GREENWAY WITH A MULTI-USE PATHWAY OPEN TO THE PUBLIC; APPROVING A CONDITIONAL USE FOR A FINANCIAL INSTITUTION WITH DRIVE-THRU, CLF TYPE 3, AND GENERAL DAYCARE FACILITY; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Said public hearing will be held as follows:

WELLINGTON COUNCIL

Location: Village Hall, 12300 Forest Hill Boulevard, Wellington, Florida

Date: December 8, 2020 at 7:00 P.M. (Second Reading)

All interested parties are invited to attend and be heard with respect to the proposed Ordinances and Resolution Copies of all documents pertaining to the proposed Ordinances and Resolution are available in the Planning and Zoning Division at the address listed below and can be reviewed by the public, Monday through Thursday between the hours of 8:00 a.m. and 1:00 p.m. or by appointment.

Planning and Zoning Division
12300 Forest Hill Boulevard
Wellington, Florida, 33414

(561) 791-4000

Be advised that anyone choosing to appeal any action with respect to any matter discussed by Wellington Council will need a record of the proceedings; and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Pursuant to the provisions of the Americans With Disabilities Act, any person requiring special accommodations to participate in this hearing, because of a disability or physical impairment, should contact the Village Manager's Office at (561) 791-4000 at least five calendar days prior to the Hearing.

Dated: November 16, 2020

Publish: The Post
November 23, 2020

Note to Publisher: Pursuant to Florida Statutes, the required advertisement shall be no less than 2 columns wide by ten inches long, and the headline in the advertisement shall be in a type no smaller than 18 point. The advertisement **shall not** be placed in that portion of the newspaper where legal notices and classified advertisements appear.