

Lotis 2 Abandonment

STAFF REPORT

Petition Number(s)/Type(s):

2025-0019-VAC Vacation/Abandonment

Resolution No.:

R2025-28

Applicants/Owners:

Lotis Wellington 2, LLC, TPG AG EHC III LEN
 MULTI STATE 4 LLC and Lennar Homes LLC

Agent:

James S. Gielda/Lotis Group, LLC
 2300 Glades Road, Suite 202E
 Boca Raton, FL 33431
jgielda@lotisgroup.com

PCN(s):

73-41-44-12-24-012-0010, 73-41-44-12-24-012-0050, 73-41-44-12-24-015-0050, and 73-41-44-12-24-023-0000

Future Land Use Designation:

Mixed Use (MU)

Zoning Designation:

Multiple Use Planned Development (MUPD)

Acreage:

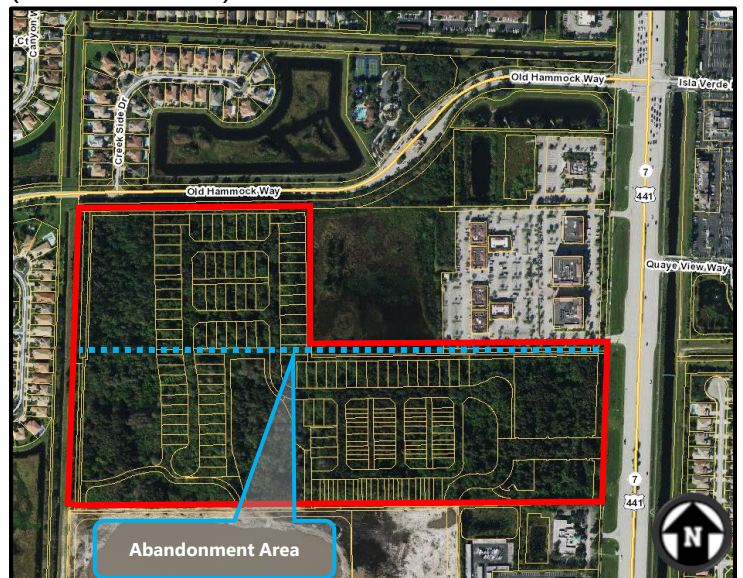
52.44 Acres (+/-)

Request:

Abandon a portion of the 25-foot wide road reservation easement as dedicated on the Palm Beach Farms Company Plat No. 3, recorded in Plat Book 2, Page 45, Public Records, Palm Beach County.

Location/Map:

The Lotis Wellington 2 (Lotis 2-Red Outline) project subject is located approximately one (1) half mile north of the Forest Hill Blvd and State Road 7/US 441 intersection, on the west side of State Road 7/US 441. The subject abandonment area is located in the north section of the site as illustrated on the below map (blue dash lines).



Adjacent FLUM and Zoning Designation:

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

Project Manager:

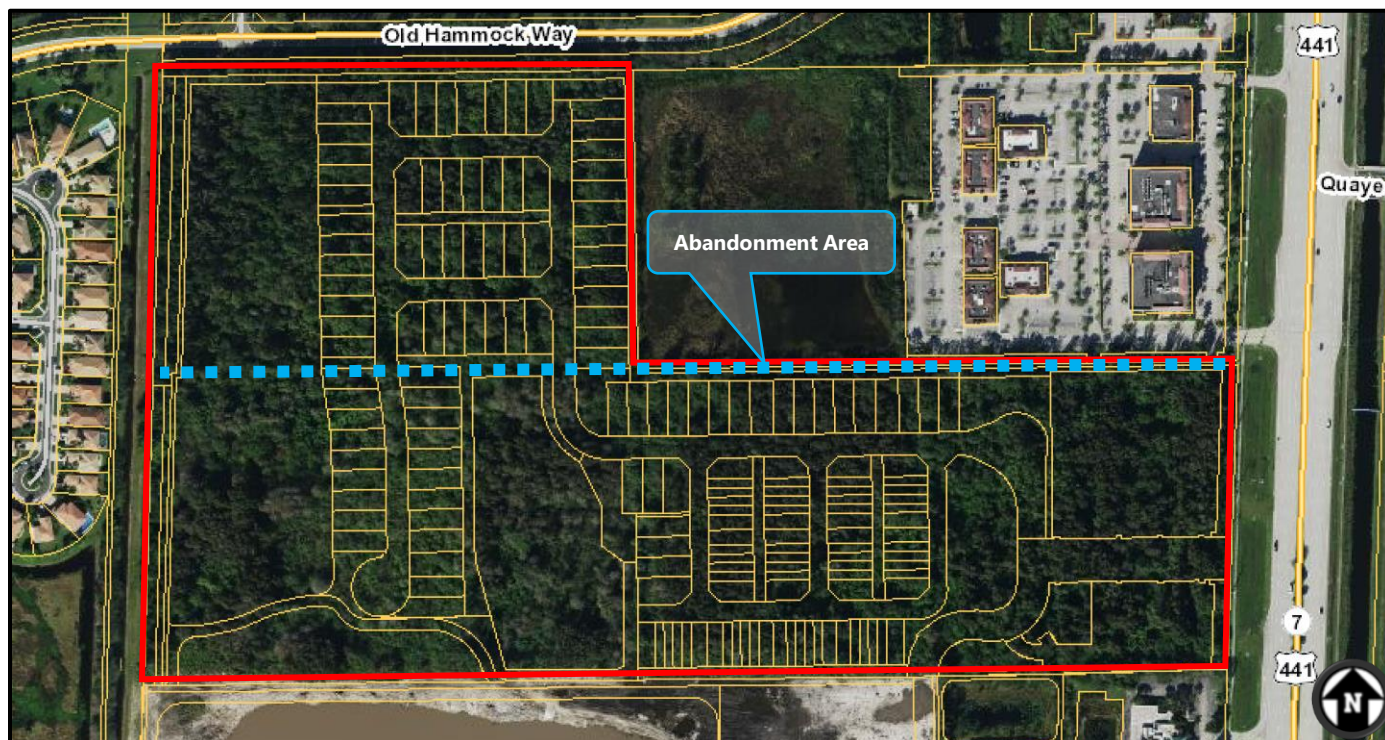
Damian Newell, Senior Planner
dnewell@wellingtonfl.gov
 (561) 753-2577

2022-27 and Ordinance No. 2022-28. Lotis 2 Master Plan and Conditional Use (CU) were approved on December 5, 2023 by Resolution No. R2023-62, to allow a mixed-use project consisting of indoor/outdoor entertainment (CU) with miniature golf, restaurant, event space and retail, general office space, daycare facility (CU), multi-family and single-family residential, conservation area, and open space and recreation areas inclusive of a lake, greenway with a multi-use pathway and other recreation areas open to the public. The applicants are seeking the abandonment in order to develop the northwest section of the approved Lotis Wellington 2 mixed-use project and to ensure clean/clear title for future sales/transfer of ownership. This Lotis 2 project is currently in the development phase, with the daycare building vertical construction in progress.

Analysis:

The Wellington Code of Ordinances, Chapter 20, Article II, Section 20-10(B) "Petitions for abandonment of rights-of-way and easements for utility, drainage or maintenance purposes," allows a property owner to petition Wellington to abandon, vacate, discontinue, or close any existing right-of-way or easement following Wellington's prescribed application process.

Location of 25-foot wide road reservation easement (blue dash lines) proposed to be abandoned within the Lotis 2 project (red outline) is illustrated below. Exhibit B is an overall survey of Lotis 2 with location of the road reservation highlighted.



The road reservation is currently not used for its original intended purpose as public road or lateral ditches, or utilized by Wellington for water, sewer, drainage or other areas of public interest.

Wellington Council

Planning and Zoning Division

May 13, 2025



Additionally, the road reservation/easement is not dedicated to Wellington or Acme Improvement District, but Wellington/Acme has the authority to request use of the easement for the intended purpose as it is dedicated on the plat. This abandonment request is to remove any right or interest of Wellington and the public has in the easement. The proposed area to be abandoned is depicted on the Sketch and Description (Resolution No. R2025-28 Exhibit A) prepared by David A. Bower, a Registered Land Surveyor (Florida Certificate No. LS 5888).

The Engineering Services Department and Utilities Department have determined this request to abandon a portion of the roadway easement is consistent with the public interest and will not adversely affect water or sewer access to other properties. The Legal Department has reviewed the application documents and determined the application is legally sufficient. The complete abandonment (Petition 2025-0019-VAC) application is available for review at the Planning and Zoning Division office.

Summary:

Based on the above and consistency with Wellington's Code of Ordinances, Chapter 20, Article II, the Planning and Zoning Division recommends approval of Petition 2025-0019-VAC to abandon any, and all, rights or interests related to a portion of the 25-foot wide roadway easement as depicted in Resolution No. R2025-28 Exhibit A.

List of Exhibits:

Exhibit A Palm Beach Farms Company Plat No. 3 (Plat Book 2, Page 45-54)

Exhibit B Lotis 2 Survey (Sheet 3 of 32 only, with road reservation highlighted)