

October 14, 2021

Village of Wellington
Planning & Zoning
12300 Forest Hill Blvd
Wellington, FL 33414

Re: Lotis Phase II
Justification Statement
Annexation Application
Revision 1

Property Location

The property is located approximately half a mile north of the Forest Hill Blvd & State Road intersection, on the west side of SR 7. The property consists of 52.259 acres, outlined in yellow in Figure 1. Also, included in this application are two Lake Worth Drainage District parcels consisting of 1.68 acres, outlined in orange in Figure 1.

Property History

In 1973, the Palm Beach County Board of County Commissioners approved a rezoning petition for Parcel 3 from Agricultural (AG) to Public Ownership (PO) Zoning District via Resolution No. 19-73-727.

Parcels 1, 2, 3 and 4 are current under the jurisdiction of Unincorporated Palm Beach County. Parcels 2 and 3 have no prior approvals, however in 1984 parcel 3 was subject to a special exception use approval to allow a Commercial Kennel via Resolution No. 1984-1849. A few years later, the approval was then revoked via Resolution No. 1987-1179. To the best of our knowledge, no prior approvals exist for Parcel 1. Parcel 4 is a 40' LWDD Right-of-Way.

Since these approvals, no further development orders have been issued and the property has remained vacant and undeveloped.

Application Request

The petitioner has submitted this application to request annexation of 53.939 acres, consisting of multiple parcels, from Palm Beach County into the



Figure 1: Area Subject to Annexation Request



Figure 2: Parcel Designation

Village of Wellington. As mentioned above, a Lake Worth Drainage District Right-of-Way is included in this request, shown in Figure 3.

In addition to the annexation application, a Future Land Use Amendment and Rezoning applications are forthcoming to request allocation of a Village of Wellington Mixed Use (MU) FLU designation and a Multiple Use Planned Development (MUPD) Zoning District. The proposed MU FLU designation and MUPD Zoning District will maintain consistency with the adjacent properties and surrounding development.

Surrounding Uses

Below are descriptions of the zoning and land uses of the adjacent properties.

North: Multiple parcels within the Village of Wellington. The properties have a Residential 1.01 du/ac - 3.0 du/ac and Office Commercial FLU designations and are located within the Planned Unit Development (PUD) and Multiple Use Planned Development Zoning Districts. These properties currently support a residential community and medical/professional offices.

South: Multiple parcels located in the Village of Wellington. These properties, known as “Lotis at Wellington”, have a Mixed Use (MU) FLU designation and are within the Multiple Use Planned Development (MUPD) Zoning District.

East: State Road 7 right-of-way (ROW).

West: Multiple parcels located in the Village of Wellington that have a Residential 1.01 du/ac-3.0 du/ac FLU designation and are located within the Planned Unit Development (PUD) Zoning District. The properties comprise the Black Diamond residential development.



Figure 3: LWDD R-O-W



Figure 4: Adjacent Zoning Districts



Figure 5: Adjacent FLU designations

Annexation Standards

Pursuant to Article 5, Chapter 3, Section 5.3.2. the applicant shall indicate that the annexation request is consistent with Wellington’s Comprehensive Plan and complies with Wellington’s Land Development Regulations & required criteria per the Development Review Manual.

1. That the area in question meets statutory requirements pertaining to contiguity, compactness and irregular shape.

All parcels included in this request are located within the “Future Annexation Areas” of the Village’s Comprehensive Plan and are contiguous to properties within the Village of Wellington. Specifically, along the north, west and south borders are properties that are currently within the Village. Parcels identified by multiple PCNs, 00-41-44-12-15-000-0010, 00-41-44-12-16-012-0000, 00-41-44-12-16-001-0010, 00-41-44-12-15-001-0000, that are along a portion of the southeast boundary of the subject property, are located within Unincorporated Palm Beach County. As is, the subject site is engulfed by mostly properties within the Village and therefore this request is a logical pattern of annexation. Approval of the annexation of the subject site will not create any enclaves, and will help square-off the Village’s municipal boundary along the SR 7 corridor.

2. That the petitioned area must have a “unity of interests with Wellington” and be “logical extension” of Wellington’s boundaries.

The Village of Wellington’s Comprehensive Plan established a unity of interests between the subject property and Wellington, stating that the vicinity of the subject property is an area of logical Village expansion. Specifically, the Village’s Future Land Use map designates the subject property as a “future annexation area.”

3. That the area shall have a growth potential sufficient to warrant the extension of services.

The subject area is located along the State Road 7/US 441 corridor, approximately half a mile north of Forest Hill Blvd, an area experiencing substantial growth of commercial and residential uses. A residential community and medical/professional offices are located directly north of the subject property and the property south of the subject area has recently been approved for a mixed-use development consisting of residential, commercial and institutional uses. This annexation will incorporate the only remaining undeveloped property with frontage on SR 7 between Forest Hill Blvd and Southern Blvd.

4. That the deficit of income against expense to Wellington shall not be unreasonable.

The inclusion of the property within the municipal boundary will produce commercial taxable value which it cannot currently assess. There should be no deficit incurred by the Village.

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5. That the advantages both to Wellington and to the petitioned area must outweigh the disadvantages.

Approval of the annexation would result in the subject property's incorporation into the proposed Lotis Phase Wellington development project as a second phase of development. The project includes single-family and multi-family units, retail and outdoor entertainment uses. These proposed uses will provide services, employment opportunities and housing to Wellington and neighboring communities. The 53.939 acres site is currently vacant and undeveloped with a commercial and residential development located north of the site and an approved mixed use development located to the south. Annexation approval will allow the ability of the site to be developed as a proposed mixed-use development, described above, creating efficient use of the land.

6. That Wellington must be willing and able to provide Wellington services as well as ensure that services provided by Palm Beach County are furnished to the newly annexed area within a reasonable time.

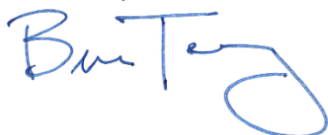
The subject property is located along the State Road 7/US 441 corridor, approximately half a mile north of Forest Hill Blvd, within Wellington's Urban Services Area. The property is within the designated annexation area of the Village, where voluntary annexation is encouraged. Services have been provided by the Village to properties located north, south and west of the subject site. Therefore, it is justifiable to expect that the Village is both willing and able to expand services to serve the subject site.

7. That the proposed request is consistent with Wellington's Comprehensive Plan.

The proposed annexation request is consistent with the Village of Wellington's Comprehensive Plan, as the subject site is designated as "Future Annexation Area" on the Future Land Use map, as shown on Page LU-35, Exhibit A. *Land Use and Energy Conservation Map Series*.

Thank you for your consideration of this application. If you have any questions, please don't hesitate to contact me at 561-249-0940.

Sincerely,



Brian Terry, PLA
Principal
Insite Studio, Inc