



Legislation Details (With Text)

File #: 22-5371 **Name:** ORDINANCE NO. 2022-26 (LOTIS II ANNEXATION)

Type: Annexation **In control:** Village Council

On agenda: 9/6/2022 **Final action:**

Title: ORDINANCE NO. 2022-26 (LOTIS II ANNEXATION)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE VOLUNTARY ANNEXATION (PETITION NUMBER 2021-0002-ANX) OF REAL PROPERTIES KNOWN AS 441 PARTNERS TOTALING 52.43 ACRES, MORE OR LESS, AND KNOWN AS LAKE

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE VOLUNTARY ANNEXATION (PETITION NUMBER 2021-0002-ANX) OF REAL PROPERTIES KNOWN AS 441 PARTNERS TOTALING 52.43 ACRES, MORE OR LESS, AND KNOWN AS LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY TOTALING 1.49 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY A HALF MILE NORTH OF THE FOREST HILL BOULEVARD AND STATE ROAD 7 INTERSECTION, IN PALM BEACH COUNTY, AS MORE SPECIFICALLY DESCRIBED HEREIN; DECLARING THAT THE VOLUNTARY ANNEXATION PETITION BEARS THE SIGNATURE OF THE PROPERTY OWNERS; AMENDING SECTION 12 OF THE VILLAGE CHARTER BY REDEFINING THE CORPORATE LIMITS OF THE VILLAGE OF WELLINGTON; DIRECTING THE VILLAGE MANAGER TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS ANNEXATION; DIRECTING THE VILLAGE CLERK TO FILE A COPY OF THIS ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT IN PALM BEACH COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF PALM BEACH COUNTY, AND THE FLORIDA DEPARTMENT OF STATE WITHIN SEVEN DAYS AFTER ADOPTION, IN ACCORDANCE WITH CHAPTER 171 OF THE FLORIDA STATUTES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Code sections:

Attachments: 1. 0.Location Map-Lotis II, 2. 1a.Ordinance 2022-26 Lotis II ANX, 3. 1b.Ord Exhibit A, 4. 1c.Ord Exhibit B, 5. 1d.Ord Exhibit C, 6. 2.Staff Report-Lotis II ANX_CPA_REZ(VC 9-6-22), 7. 2a.Exhibit A LWDD No Objection Letter, 8. 2b.Exhibit B Current FLUM, 9. 2c.Exhibit C Conceptual Master and Site Plans, 10. 2d.Exhibit D Financial Analysis, 11. 2e.Exhibit E Market Study Summary (MF-SF), 12. 2f.Exhibit F Environmental Assessment, 13. 2g.Exhibit G SFWMD Informal Wetland Determination, 14. 2h.Exhibit H Traffic Letters, 15. 2i.Exhibit I Current Zoning Map, 16. 2j.Exhibit J ANX Justification Statement, 17. 2k.Exhibit K CPA Justification Statement, 18. 2l.Exhibit L REZ Justification Statement, 19. 2m.Exhibit M Urban Services Report, 20. 3. Legal Ad-VC 1-2 reading Lotis II ANX

Date	Ver.	Action By	Action	Result
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ITEM: ORDINANCE NO. 2022-26 (LOTIS II ANNEXATION)

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REQUEST: Approval of Ordinance No. 2022-26, an Annexation (ANX) to voluntarily annex the subject Lotis II properties into the municipal boundary of Wellington.

EXPLANATION: The applicant, Lotis Wellington, LLC/JKM Acquisition, LLC, is seeking to amend the municipal boundary of Wellington to include the subject properties currently in unincorporated Palm Beach County. The subject properties are Tract 4 (Parcel 1), north portion of Tract 7 (Parcel 2) and Tract 8 (Parcel 3) within Block 18 of the Palm Beach Farms Co. Plat No. 3 as recorded in Plat Book 2, Pages 45 - 54 of the public records of Palm Beach County, Florida. The request is to annex Parcels 1-3 and will include the adjacent undeveloped S-5 Canal ROW along the west side to ensure an enclave is not created as the result of the subject annexation into the Wellington municipal boundary.

The applicant is currently working on plans for approval and future development of a 52-acre, mixed-use project known as Lotis Wellington II (Lotis II), which will include residential, restaurant, indoor/outdoor entertainment, and lake/greenway/cypress preserve areas.

The applicant is also seeking a concurrent Future Land Use Map Comprehensive Plan Amendment (CPA) and a Rezoning (REZ). The first reading of CPA and REZ request will be on the second reading of the ANX. The combined staff report for all the applicant's requests (ANX/CPA/REZ), along with the supporting exhibits are provided for a full explanation of the request.

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. 2022-26, an Annexation (ANX) to voluntary annex the subject Lotis II properties into the municipal boundary of Wellington.