



Legislation Details (With Text)

File #: 22-5506 **Name:** ORDINANCE NO. 2022-27 (LOTIS II FUTURE LAND USE MAP AMENDMENT TO THE COMPREHENSIVE PLAN AMENDMENT {FLUM})

Type: Comp Plans **In control:** Village Council

On agenda: 11/9/2022 **Final action:**

Title: ORDINANCE NO. 2022-27 (LOTIS II FUTURE LAND USE MAP AMENDMENT TO THE COMPREHENSIVE PLAN AMENDMENT {FLUM})

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2021-0002-CPA), TO MODIFY THE LAND USE DESIGNATION FROM PALM BEACH COUNTY LOW RESIDENTIAL TO MIXED USE (MU) FOR CERTAIN 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, AS MORE SPECIFICALLY DESCRIBED HEREIN; 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 2022-27 Lotis II CPA-, 3. 1b. Ord Exhibit A, 4. 1c. Ord Exhibit B, 5. 1d. Ord Exhibit C, 6. 3. Staff Report-Lotis II CPA_REZ(VC11092022), 7. 3a. Exhibit A LWDD No Objection Letter, 8. 3b. Exhibit B Current FLUM, 9. 3c. Exhibit C Conceptual Master and Site Plans, 10. 3d. Exhibit D Financial Analysis, 11. 3e. Exhibit E Market Study Summary (MF-SF), 12. 3f. Exhibit F Environmental Assessment, 13. 3g. Exhibit G SFWMD Informal Wetland Determination, 14. 3h. Exhibit H Traffic Letters, 15. 3i. Exhibit I Current Zoning Map, 16. 3j. Exhibit J CPA Justification Statement, 17. 3k. Exhibit K REZ Justification Statement, 18. 4. Legal Ad -VC9.21.22 CPA-REZ, 19. 5. VILL. WELLINGTON 22-02ESR (P)-LotisII, 20. 6. FW_ Village of Wellington, DEO #22-2ESR Comments on Proposed Comprehensive Plan Amendment Package

Date	Ver.	Action By	Action	Result
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ITEM: ORDINANCE NO. 2022-27 (LOTIS II FUTURE LAND USE MAP AMENDMENT TO THE COMPREHENSIVE PLAN AMENDMENT {FLUM})

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CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

REQUEST: Approval of Ordinance No. 2022-27, Comprehensive Plan Amendment (CPA) to amend the Future Land Use Map (FLUM) designation for the subject properties to Mixed Use.

EXPLANATION: The applicant is requesting a Comprehensive Plan (Map) Amendment (CPA) to amend the Future Land Use Map (FLUM) designation of the subject properties (Parcels 1-3) and LWDD ROW from PBC Low Residential (LR-2) to Mixed Use. The subject properties are Tract 4 (Parcel 1), north portion of Tract 7 (Parcel 2), Tract 8 (Parcel 3) and LWDD Canal ROW along the west side 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 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 area.

On September 21, 2022, the Council approved (5-0 vote) the annexation of the properties, and first reading of the land use change ordinance (CPA) and authorized transmittal to the Department of Economic Opportunity (DEO) for review. As of October 26, 2022, no objections from any of the DEO reviewing agencies have been received.

The applicant is also seeking a supportive Rezoning (REZ). The combined staff report for all the applicant's CPA/REZ, along with the supporting exhibits are provided for explanation/reference of the overall request.

BUDGET AMENDMENT REQUIRED: NO

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

FIRST READING: **SECOND READING:** YES

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Approval of Ordinance No. 2022-27, Comprehensive Plan Amendment (CPA) to amend the Future Land Use Map (FLUM) designation for the subject properties to Mixed Use.