



Legislation Details (With Text)

File #:	PZ-0241	Name:	ORDINANCE NO. 2021-11 LWDD-LOTIS (0.35-ACRE) ANNEXATON AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE VOLUNTARY ANNEXATION (PETITION NUMBER 2021-0001-ANX) OF REAL PROPERTY TOTALING 0.35 ACRE, MORE OR LESS, KNOWN AS LAKE WORTH DRAINAGE DISTR
Type:	PZ-Annexation	In control:	Planning, Zoning and Adjustment Board
On agenda:	7/14/2021	Final action:	7/14/2021
Title:	ORDINANCE NO. 2021-11 LWDD-LOTIS (0.35-ACRE) ANNEXATON AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE VOLUNTARY ANNEXATION (PETITION NUMBER 2021-0001-ANX) OF REAL PROPERTY TOTALING 0.35 ACRE, MORE OR LESS, KNOWN AS LAKE WORTH DRAINAGE DISTRICT 25-FOOT WIDE RIGHT-OF-WAY, 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 OWNER; AMENDING SECTION 11 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. 1a.Ordinance 2021-11 ANX, 2. 1b.Ord. 2021-11 (ANX) Exhibits, 3. 4.Staff Report-LWDD Lotis ANX_CPA_REZ(PZAB), 4. 4a.SR Exhibit A- LWDD Letter, 5. 4b.SR Exhibit B- Master Plan, 6. 4c.SR Exhibit C- FLUM, 7. 4d.SR Exhibit D-Zoning Map, 8. 4e.SR Exhibit E-ANX Justification, 9. 4f.SR Exhibit F-CPA Justification, 10. 4g.SR Exhibit G-REZ Justification, 11. Legal Ad July PZAB

Date	Ver.	Action By	Action	Result
7/14/2021	1	Planning, Zoning and Adjustment Board	approved	

ITEM: ORDINANCE NO. 2021 - 11 LWDD-LOTIS (0.35-ACRE) ANNEXATION

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING THE VOLUNTARY ANNEXATION (PETITION NUMBER 2021-0001-ANX) OF REAL PROPERTY TOTALING 0.35 ACRE, MORE OR LESS, KNOWN AS LAKE WORTH DRAINAGE DISTRICT 25-FOOT WIDE RIGHT-OF-WAY, 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 OWNER; AMENDING SECTION 11 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.

PUBLIC HEARING: YES

QUASI-JUDICIAL: NO

EXPLANATION: Annexation of a 0.35-acre vacant parcel into the municipal boundary of the Wellington.

SUMMARY: In 2004, it was believed that a portion of a 25-foot wide right-of-way (R.O.W.) owned by the Lake Worth Drainage District (LWDD) was included with the annexation, land use and zoning designation changes for three (3) other parcels. It was noticed recently when the LWDD requested the Palm Beach County Property Appraiser to provide a property control number for the subject property they will be selling to Lotis Wellington, LLC., that the legal description for the subject 0.35-acre sliver of land was not included with the previous applications.

The applicant is seeking the annexation to amend the municipal boundary of Wellington and include the subject parcel into the overall 64-acre mixed-use project known as Lotis Wellington consisting of restaurants, retail, financial institution, professional/medical office, multi-family residential dwelling units, Congregate Living Facility (CLF) with independent living units and assisted living beds, daycare facility, and open space inclusive of a lake, cypress preserve, a dog park, and greenway with a multi-use pathway open to the public.

The applicant is also seeking a supportive Comprehensive Plan Future Land Use Map amendment and a Rezoning for the parcel.