Legislation Details (With Text)

File #:	21-4633	**Name:**	ORDINANCE NO. 2021-15 (LWDD-LOTIS (0.35-ACRE) 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 COMPREHENSIV
Type:	Comp Plans		
		In control:	Village Council
On agenda:	9/13/2021	**Final action:**	
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Code sections:			
Attachments:	1. 1a. Ordinance 2021-15 CPA, 2. 1b. Ord. 2021-15 (CPA) Exhibit A, 3. 1c. Ord. 2021-15 (CPA) Exhibit B-, 4. 2. LWDD Lotis-9.13.21 Legal Ad-CP-REZ		

Date	Ver.	Action By	Action	Result

ITEM: ORDINANCE NO. 2021-15 (LWDD-LOTIS (0.35-ACRE) 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 2021-0001-CPA), TO MODIFY THE LAND USE DESIGNATION FROM PALM BEACH COUNTY LOW RESIDENTIAL TO MIXED USE (MU) FOR CERTAIN PROPERTY KNOWN AS LAKE WORTH DRAINAGE DISTRICT 25-FOOT WIDE RIGHT-OF-WAY, TOTALING 0.35-ACRE, 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.

REQUEST: Approval of Ordinance No. 2021-15, a Comprehensive Plan Amendment (CPA) to amend the Future Land Use Map (FLUM) designation of a 0.35-acre (+/-) parcel from PBC Low Residential (LR-2) to Mixed Use (MU).

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EXPLANATION: In 2004, it was believed that a portion of a 25-foot wide by 610 feet long (or 0.35-acre ROW) right-of-way (ROW) owned by the Lake Worth Drainage District (LWDD) was included with the annexation, land use, and zoning approval 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 ROW was not included with the previous approvals.

The applicant is seeking the FLUM to amend the designation and include the subject parcel into the overall approved 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.

At the July 14, 2021 Planning, Zoning and Adjustment Board (PZAB) meeting, the Board recommended approval (5-0 vote, motion by Jeffrey Robbert and seconded by John Bowers) of Ordinance No. Ordinance No. 2021-15 to amend the FLUM designation of the subject 0.35-acre parcel from PBC Low Residential (LR-2) to Mixed Use (MU).

The applicant is also seeking a supportive Annexation (ANX) and a Rezoning (REZ). The combined staff report for all the applicant's request along with the supporting exhibits are provided for explanation of the overall 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. 2021-15, a Comprehensive Plan Amendment (CPA) to amend the Future Land Use Map (FLUM) designation of a 0.35-acre (+/-) parcel from PBC Low Residential (LR-2) to Mixed Use (MU).