Legislation Details (With Text)

File #:	22-5408	**Name:**	ORDINANCE NO. 2022–28 LOTIS II REZONING AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2021-0002-REZ), TO MODIFY THE OFFICIAL ZONING MAP OF WELLINGTON TO MULTIPLE USE PLANNED DEVELOPMENT (MUPD) FROM PALM BEACH COU
Type:	Rezoning		
		In control:	Village Council
On agenda:	9/21/2022	**Final action:**	
Title:	ORDINANCE NO. 2022–28 LOTIS II REZONING AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2021-0002-REZ), TO MODIFY THE OFFICIAL ZONING MAP OF WELLINGTON TO MULTIPLE USE PLANNED DEVELOPMENT (MUPD) FROM PALM BEACH COUNTY PUBLIC OWNERSHIP FOR CERTAIN PROPERTY KNOWN AS 441 PARTNERS (PARCEL 1) TOTALING 15.68 ACRES, MORE OR LESS, AGRICULTURAL RESIDENTIAL FOR CERTAIN PROPERTIES KNOWN AS 441 PARTNERS (PARCELS 2 AND 3) TOTALING 35.92 ACRES, MORE OR LESS, AND AGRICULTURAL RESIDENTIAL FOR CERTAIN PROPERTY 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. 3a.Ordinance 2022-28 Lotis II REZ, 3. 3b.Ord Exhibit A, 4. 3c.Ord Exhibit B, 5. 3d.Ord Exhibit C		

Date	Ver.	Action By	Action	Result

ITEM: ORDINANCE NO. 2022-28 LOTIS II REZONING

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING (PETITION NUMBER 2021-0002-REZ), TO MODIFY THE OFFICIAL ZONING MAP OF WELLINGTON TO MULTIPLE USE PLANNED DEVELOPMENT (MUPD) FROM PALM BEACH COUNTY PUBLIC OWNERSHIP FOR CERTAIN PROPERTY KNOWN AS 441 PARTNERS (PARCEL 1) TOTALING 15.68 ACRES, MORE OR LESS, AGRICULTURAL RESIDENTIAL FOR CERTAIN PROPERTIES KNOWN AS 441 PARTNERS (PARCELS 2 AND 3) TOTALING 35.92 ACRES, MORE OR LESS, AND AGRICULTURAL RESIDENTIAL FOR CERTAIN PROPERTY 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.

REQUEST: Approval of Ordinance No. 2022-28, Rezoning to amend the Zoning Map designation of the subject properties to Multiple Use Planned Development (MUPD).

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EXPLANATION: The applicant is requesting a Rezoning (REZ) to amend Wellington's Official Zoning Map designation for Parcel 1 from PBC Public Ownership (PO) and Parcels 2-3/LWDD ROW from PBC Agricultural Residential (AR) to Wellington Multiple Use Planned Development (MUPD). 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.

The applicant is also seeking a supportive Annexation (ANX) and Future Land Use Map amendment for the Comprehensive Plan (CPA). The combined staff report for all the applicant's ANX/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:** YES

FIRST READING: YES **SECOND READING:** NO

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Approval of Ordinance No. 2022-28, Rezoning to amend the Zoning Map designation of the subject properties to Multiple Use Planned Development (MUPD).

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