



Legislation Details (With Text)

File #:	22-5451	Name:	RESOLUTION NO. R2022-63 (LOTIS WELLINGTON PLAT)
			A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL ACCEPTING AND APPROVING PLAT OF LOTIS WELLINGTON BEING A REPLAT OF TRACT 10, TRACT 11, A PORTION OF TRACTS 13, TRACT 14, TRACT 15, A PORTION OF TRACT 16, BLOC
Type:	Plats	In control:	Village Council
On agenda:	10/11/2022	Final action:	
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Code sections:			
Attachments:	1. 1. Attachment 1 - Location Map, 2. 2. Resolution 2022-63, 3. 3. Exhibit A - Location Map, 4. 4. Exhibit B - Lotis Wellington Plat, 5. 5. Exhibit C - Surveyors Certificate re PRMS and No Changes, 6. 6. Exhibit D - 2021 Tax Receipts 4 Parcels & LWDD QCD ORB 33025 Pgs 1141-1156, 7. 7. Exhibit E - Surveyors Compliance with FS 177, 8. 8. Exhibit F Cover Sheet - Legal Documents Required Prior To and After Plat Recordation, 9. 9. Exhibit F - a) Declaration of Cross Access and Parking Easement - To Be Recorded After Plat Recordation, 10. 10. Exhibit F - b) Written Consent of CC&Rs - To Be Recorded After Plat Recordation, 11. 11. Exhibit F - c) Reciprocal Cross Access - WRMC ORB 33854 Pgs 967-978, 12. 12. Exhibit F - d) Grant of Drainage Easement ORB 33854 Pgs 988-1005, 13. 13. Exhibit F - e) DORC- Age Restriction - To Be Recorded After Plat Recordation, 14. 14. Exhibit F - f) DORC & Non Exclusive Easement - Greenway - To Be Recorded After Plat Recordation, 15. 15. Exhibit F - g) DORC & Non Exclusive Easement - Cypress Preserve - To Be Recorded After Plat Recordation, 16. 16. Exhibit F - h) Declaration of Unity of Control ORB33854 Pgs 979-987		

Date	Ver.	Action By	Action	Result
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ITEM: RESOLUTION NO. R2022-63 (LOTIS WELLINGTON PLAT)

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PALM BEACH COUNTY, FLORIDA; SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

REQUEST: Approval of Resolution No. R2022-63 accepting and approving the Lotis Wellington Plat.

EXPLANATION: This is a petition for the plat of 64.33 acres more or less lying in Section 12, Township 44 South, Range 41 East. The project site is located approximately 0.376 miles north of Forest Hill Boulevard on the westside of U.S. 441/SR 7. A location map is provided as Attachment 1. The owner of the property is Lotis Wellington, LLC. This is a plat for the expressed purpose of developing a mixed-use parcel with restaurants, retail, financial institution, professional/medical office, multi-family residential dwelling units, Congregate Living Facility with independent living units and assisted living beds, daycare facility, and open space inclusive of a lake, cypress preserve, dog park, and greenway with a multiuse pathway open to the public. The plat also provides the necessary ingress, egress, storm water management and utility easements for the subdivision.

The plat is compliant with Wellington's codes and regulations.

Attachment to Agenda Item Summary:

Attachment 1 - Location Map

Attachments to Resolution No. R2022-63:

Exhibit A - Location Map

Exhibit B - Lotis Wellington Plat

Exhibit C - Surveyors Certificate re PRMs and No Changes

Exhibit D - 2021 Tax Receipts (4 Parcels) & LWDD QCD ORB 33025 Pgs 1141-1156

Exhibit E - Surveyors Compliance with FS 177

Exhibit F - Eight (8) Legal documents required prior to or after plat recordation

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: NO

QUASI-JUDICIAL:

FIRST READING:

SECOND READING:

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: None

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Approval of Resolution No. R2022-63 accepting and approving the Lotis Wellington Plat.