



Legislation Text

File #: 20-4057, Version: 1

ITEM: ORDINANCE NO. 2020-13 (COMPREHENSIVE PLAN AMENDMENT- FUTURE LAND USE MAP DESIGNATION FOR LOTIS WELLINGTON 10-ACRE)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO WELLINGTON'S COMPREHENSIVE PLAN FUTURE LAND USE MAP [PETITION NUMBER 2019-0002-CPA] TO MODIFY THE LAND USE DESIGNATION FROM PALM BEACH COUNTY'S LOW RESIDENTIAL (LR-2) TO WELLINGTON'S MIXED USE (MU) FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON, TOTALING 10.36 ACRES, MORE OR LESS, LOCATED APPROXIMATELY 600 FEET WEST OF STATE ROAD 7 AND APPROXIMATELY ONE-HALF MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

REQUEST: Approval of Ordinance No. 2020-13, a Comprehensive Plan Amendment (CPA) to amend the Future Land Use Map (FLUM) designation of a 10.36-acre (+/-) parcel (Parcel 2) from PBC Low Residential (LR-2) to Mixed Use (MU) for a portion of the Lotis Wellington project.

EXPLANATION: The applicant is seeking a CPA to amend the FLUM designation of a 10.36-acre (+/-) parcel (Parcel 2) to Mixed Use (MU). The subject parcel is part of the overall proposed 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, dog park, and greenway with a multi-use pathway open to the other public. The request is consistent with the MU land use designation for the three (3) other parcels within the proposed project.

At the October 14, 2020 Planning, Zoning and Adjustment Board (PZAB) meeting, the Board recommended approval (7-0 vote) of Ordinance No. 2020-13 (2019-0002-CPA), a Comprehensive Plan Amendment to modify the FLUM designation for the 10-acre parcel to MU.

The applicant is also seeking companion petitions for Rezoning (REZ) 2019-0001-REZ, Master Plan (MP) 2019-0001-MP and Conditional Uses (CU) 2019-0002-CU. The MP and CU request will be scheduled for a future Council Meeting after first reading of the CPA and REZ. The combined staff report for all the applicant's request along with the supporting exhibits are provided for explanation of the overall proposed mixed-use project.

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. 2020-13, a Comprehensive Plan Amendment (CPA) to amend the Future Land Use Map (FLUM) designation of a 10.36-acre (+/-) parcel (Parcel 2) from PBC Low Residential (LR-2) to Mixed Use (MU) for a portion of the Lotis Wellington project.