



Legislation Text

File #: 20-4058, Version: 1

ITEM: ORDINANCE NO. 2020-14 (REZONING- ZONING MAP DESIGNATION FOR LOTIS WELLINGTON 10-ACRE)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING A REZONING [PETITION NUMBER 2019-0001-REZ] TO AMEND THE ZONING MAP DESIGNATION FROM PALM BEACH COUNTY'S PUBLIC OWNERSHIP (PO) TO WELLINGTON'S MULTIPLE USE PLANNED DEVELOPMENT (MUPD), 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. 2020-14, a Rezoning (REZ) to amend the Zoning Map designation of a 10.36-acre (+/-) parcel (Parcel 2) from PBC Public Ownership (PO) to Multiple Use Planned Development (MUPD) for a portion of the Lotis Wellington project.

EXPLANATION: The applicant is seeking to amend the Zoning Map designation of a 10.36-acre (+/-) parcel (Parcel 2) to Multiple Use Planned Development (MUPD). 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 MUPD zoning 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. 2020-14 (2019-0001-REZ), a Rezoning to amend the Zoning Map designation for the 10-acre parcel to MUPD.

The applicant is also seeking companion petitions for Comprehensive Plan Amendment (CPA) 2019-0002-CPA, 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 requests 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: YES

FIRST READING: YES

SECOND READING:

LEGAL SUFFICIENCY: YES

FISCAL IMPACT: N/A

WELLINGTON FUNDAMENTAL: Responsive Government

RECOMMENDATION: Approval of Ordinance No. 2020-14, a Rezoning (REZ) to amend the Zoning Map designation of a 10.36-acre (+/-) parcel (Parcel 2) from PBC Public Ownership (PO) to Multiple Use Planned Development (MUPD) for a portion of the Lotis Wellington project.