



Legislation Text

File #: 20-4121, 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) and will include the subject parcel into 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. The 10-acre parcel is proposed for development of 191 multi-family residential apartment units within the mixed-use project.

At the October 14, 2020 Planning, Zoning and Adjustment Board (PZAB) meeting, the Board received four (4) comments from the Black Diamond HOA/residents in opposition to development due to increase traffic, proximity to the Black Diamond residential community, hours of operation, and removal of the vegetation buffer along the community east property line. Proposed structures within the Lotis Wellington project are over 1,400 feet from any residential building in Black Diamond, which is separated by an 18-acre lake (Lotis) and 49-acre preserve area (Black Diamond). 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.

At the November 10, 2020 Village Council meeting, the Council approved first reading of the CPA ordinance (5-0 vote) and authorized transmittal to the Department of Economic Opportunity (DEO) for review. As of November 23, 2020, no objections from any of the reviewing agencies have been received.

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.

BUDGET AMENDMENT REQUIRED: NO

PUBLIC HEARING: YES

QUASI-JUDICIAL: NO

FIRST READING:

SECOND READING: YES

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.