



Legislation Text

File #: PZ-0242, Version: 1

ITEM: ORDINANCE NO. 2021 - 15 LWDD-LOTIS (0.35-ACRE) FUTURE LAND USE MAP AMENDMENT TO THE COMPREHENSIVE PLAN AMENDMENT (FLUM)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP (FLUM) OF WELLINGTON'S COMPREHENSIVE PLAN, (PETITION NUMBER 2021-0001-CPA), TO MODIFY THE LAND USE DESIGNATION FROM PALM BEACH COUNTY LOW RESIDENTIAL TO MIXED USE (MU) FOR CERTAIN PROPERTY KNOWN AS LAKE WORTH DRAINAGE DISTRICT 25-FOOT WIDE RIGHT-OF-WAY, TOTALING 0.35-ACRE, 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

PUBLIC HEARING: YES

QUASI-JUDICIAL: NO

EXPLANATION: Comprehensive Plan Amendment (CPA) to amend the Future Land Use Map (FLUM) designation of a 0.35-acre (+/-) parcel from PBC Low Residential (LR-2) to Mixed Use (MU).

SUMMARY: In 2004, it was believed that a portion of a 25-foot wide right-of-way (R.O.W.) owned by the Lake Worth Drainage District (LWDD) was included with the annexation, land use and zoning designation changes for three (3) other parcels. It was noticed recently when the LWDD requested the Palm Beach County Property Appraiser to provide a property control number for the subject property they will be selling to Lotis Wellington, LLC., that the legal description for the subject 0.35-acre sliver of land was not included with the previous applications.

The applicant is seeking the FLUM to amend the designation and include the subject parcel into the overall approved 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, a dog park, and greenway with a multi-use pathway open to the public.

The applicant is also seeking a supportive Annexation and a Rezoning.