



Legislation Text

File #: 21-4741, Version: 1

ITEM: RESOLUTION NO. R2021-62 (LWDD-LOTIS WELLINGTON VACATION)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, TO ABANDON THE ROAD EASEMENT AND ALL RIGHTS OF THE VILLAGE OF WELLINGTON FOR 0.35-ACRE OF THE 25-FOOT WIDE ROAD EASEMENT LYING NORTH OF TRACTS 13 AND SOUTH OF TRACT 12 BLOCK 18, AS DEDICATED ON PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45; PROVIDING AN EFFECTIVE DATE.

REQUEST: Approval of Resolution No. R2021-62 to abandon 0.35-acre of the 25-foot wide road easement as dedicated on the Palm Beach Farms Company Plat No. 3, recorded in Plat Book 2, Page 45, Public Records, Palm Beach County.

EXPLANATION: Brian Terry, Insite Studio and agent on behalf of the applicant, Lotis Wellington LLC, and property owner, Lake Worth Drainage Districts (LWDD), is requesting abandonment of a 0.35-acre, 25-foot wide road easement. The road was dedicated on the recorded Palm Beach Farms Company Plat for public road and ditch purposes. The easement is currently not used for its original intended purpose. This abandonment is needed for development of the recently approved 64-acre mixed-use project known as Lotis Wellington.

This strip of land is known as the L-7W Canal and is a portion of the road easement that runs approximately 610 feet west from State Road 7. LWDD has provided an authorization letter dated September 10, 2021 (Staff Report Exhibit B) for the abandonment of the subject 0.35-acre property. The applicant will be purchasing the strip of land from LWDD.

Council approved the abandonment of the road easement located west of the subject property on April 13, 2021 (Resolution No. R2021-62). The subject property was annexed into Wellington on September 13, 2021 (Ordinance No. 2021-11). Second reading of the Comprehensive Plan Amendment to amend the FLUM designation (Ordinance No. 2021-15) and Rezoning (Ordinance No. 2021-16) of the subject property is on the Council agenda with this request for abandonment.

The Engineering Services, Planning and Zoning, and Utilities Departments have determined this request is consistent with the public interest and will not adversely affect Wellington's interests or access to other properties.

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 Resolution No. R2021-62 to abandon the 0.35-acre, 25-foot wide road easement as dedicated on the Palm Beach Farms Company Plat No. 3, recorded in Plat Book 2, Page 45, Public Records, Palm Beach County.