



## Legislation Text

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File #: 22-5192, Version: 1

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### ITEM: RESOLUTION NO. R2022-12 (LOTIS WELLINGTON DEVELOPMENT ORDER AMENDMENT)

**A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A DEVELOPMENT ORDER AMENDMENT (PETITION NUMBER 2021-0001-DOA) FOR CERTAIN PROPERTY, KNOWN AS LOTIS WELLINGTON, A MIXED-USE PROJECT, TOTALING 64.02 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF STATE ROAD 7, APPROXIMATELY HALF A MILE NORTH OF FOREST HILL BOULEVARD, AS MORE SPECIFICALLY DESCRIBED HEREIN; APPROVING MODIFIED CONDITIONS OF APPROVAL OF THE APPROVED MASTER PLAN AND CONDITIONAL USES, INCLUDING THE MODIFICATION OF USE SQUARE FEET LIMITATIONS, CERTIFICATE OF OCCUPANCY THRESHOLDS, AND DELETING THE FINANCIAL INSTITUTION WITH DRIVE-THRU CONDITIONAL USE; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**REQUEST:** Approval of Resolution No. R2022-12, a Development Order Amendment (DOA) to modify conditions of approval of Resolution No. R2020-48, approving the Master Plan and Conditional Uses for the 64-acre mixed-use project known as Lotis Wellington.

**EXPLANATION:** The applicant is seeking approval of a DOA to modify the Lotis Wellington conditions of approval to address changes in the proposed development. The amendments are summarized below:

- Remove the approved financial institution/bank conditional use.
- Allow any combination of retail, restaurant, medical and professional office uses if they don't generate more than the project's approved traffic trip limitations.
- Add minimum and maximum square footage for retail, restaurant, medical and professional office uses.
- Amend non-residential and residential uses mix for development permit and CO issuance.

Modification to the conditions of approval are further detailed in the Staff Report Analysis, Staff Report Exhibit D, and the applicant Justification Statement. Staff Report Exhibit A - Proposed Resolution No. R2022-12, is provided with the modifications to the conditions of approval in underline and ~~strikethrough~~ format. The final version of the conditions of approval are provided in Resolution No. R2022-12.

This DOA is being processed per Wellington's Land Development Regulations (LDR) Table 5.1.2-1 and Section 5.2.3.D.6., which provides for expedited review of applications. This expedited review allows this DOA request to go directly to the decision-making body (Council).

**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 Resolution No. R2022-12, a Development Order Amendment (DOA) to modify conditions of approval of Resolution No. R2020-48, approving the Master Plan and Conditional Uses for the 64-acre mixed-use project known as Lotis Wellington.