

The Landings at Wellington MPA – Winding Trails Lot 8 STAFF REPORT

Petition Number: 2024-0001-MPA
 Resolution R2024-44

Owner/Applicant: S F Equestrian Farm FLA LLC
 12580 Sunnydale Drive
 Wellington, FL 33414

Agent: Zach Ciciera
 Coteleur and Hearing
 1934 Commerce Lane
 Suite 1
 Jupiter, FL 33458

Site Address: 2200 Aero Club Drive

PCN: 73-41-44-18-06-008-0010

Future Land Use Designation (FLUM): Residential B (0.1 du – 1.0 du/ac)

Zoning Designation: Equestrian Overlay Zoning
 District/Planned Unit Development (EOZD/PUD)

Acreage: 4.99 acres (unified with Lot 9 for a total of 9.98 acres)

Request: To amend The Landings at Wellington PUD (Exhibit A – Proposed Master Plan) by adding one (1) access point along Aero Club Drive to Lot 8 of Winding Trails (Pod D-1).

Project Manager:
 Kelly Ferraiolo, Senior Planner
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Location/Map:

Lot 8 of Winding Trails is located on Aero Club Drive approximately 3,100 feet north of the Greenbriar Boulevard and Aero Club Drive intersection. Lot 8 and 9 have been unified in the map below.



Adjacent Property	FLUM	Zoning
North	Commercial Recreation	PUD
South	Residential B	EOZD/PUD
East	Residential E	PUD
West	Residential B	PUD

Boards, Committees, Council:

Meeting	Notice Date	Meeting Date	Vote
EPC	NA	9/4/2024	Pending
PZAB	9/3/2024	9/18/2024	Pending
Village Council	9/23/2024	10/8/2024	Pending

Site History and Current Request:

The subject property is located within Winding Trails of The Landings of Wellington PUD. The Landings at Wellington PUD was approved by Palm Beach County in 1979, prior to Wellington's incorporation in 1995. Winding Trails was originally an executive golf course. In 2017, the defunct golf course was converted into a nine (9) lot residential subdivision with equestrian uses. The property went through various approvals including:

- A Comprehensive Plan Map Amendment to amend the Future Land Use Map Designation for the property from Commercial Recreation to Residential B, to extend the boundaries of the Equestrian Preserve Area to include Winding Trails, and to add the public bridle trails to the Comprehensive Plan Maps;
- A Zoning Text Amendment to create Subarea F of the Equestrian Overlay Zoning District (EOZD) and to establish regulations;
- A Rezoning to amend the Zoning Designation for the property from Agricultural Residential/Planned Unit Development (AR/PUD) to AR/PUD/EOZD and to identify Winding Trails as Subarea F; and
- A Master Plan Amendment to amend The Landings at Wellington PUD to delineate Winding Trails from Pod D to Pod D-1, to allocate 29 acres to Pod D-1, to add nine (9) dwelling units, nine (9) barns with grooms quarters, and a maximum of 104 stalls to Pod D-1; to add three (3) access points along Aero Club Drive; and to add two (2) access points along Greenbriar Boulevard.

Master Plans are required to show all access points along the major thoroughfares (Aero Club Drive and Greenbriar Boulevard). The Master Plan Amendment approved in 2017 limited the number of driveways along the major thoroughfares and had shared driveways for Lots 1 – 3, Lots 5 and 6, and Lots 8 and 9. In 2022, a Master Plan Amendment was approved to allow for an additional access point to Lot 6 so the property owner could have a separate entrance for the residence, as the property owner owned both Lots 5 and 6.

The owner of Lots 8 and 9 is also requesting an additional driveway on Lot 8 to be used specifically for service egress and to improve the circulation within the property. In addition to the proposed Master Plan Amendment, the applicant is also requesting the following:

- A Minor Site Plan Amendment to Lots 8 and 9 (Exhibit B – Proposed Site Plan) to add the additional access point and to reconfigure the lot line on the southern portion of Lot 8, including the Lake Maintenance Easement. The Minor Site Plan will be approved administratively by staff once the Master Plan Amendment is approved by Council.
- A replat of Lot 8 to remove a portion of the limited access easement to allow for the new access point and to reconfigure the lot line on the southern portion of Lot 8, including the Lake Maintenance Easement east of the barn. The Replat will require approval by Council once the Master Plan Amendment and Minor Site Plan Amendment are approved.

ANALYSIS:

The applicant is requesting a Master Plan Amendment to The Landings at Wellington PUD to add one (1) access point along Aero Club Drive for egress from Lots 8 and 9 of Winding Trails. The proposed Master Plan Amendment complies with the following:

- A. The request is consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan.

Policy MB 2.1.1 Access Management - Enforce standards and a review process to control roadway access points, on-site traffic flow, and on-site parking for access management, including the requirement of joint access drives for adjacent uses, the spacing and design of driveway curb cuts, the spacing and design of median openings, the provision of service roads.

Based on the proposed site plan and the Auto-Turn Analysis, the proposed driveway meets all spacing requirements (293 feet from the existing driveway and 677 feet from Take Off Place). The driveway will also be constructed with a large radius to accommodate large vehicles.

- B. The request complies with all articles of the Land Development Regulations (LDR).

A Minor Site Plan Amendment for Lots 8 and 9 was submitted and reviewed by Planning, Engineering, and Utilities for consistency with the LDR. The proposed access point meets the requirements of the LDR. Section 7.4.1.A of the LDR limits the number of driveways to two (2) driveways for properties that are located on local or residential roads. Although the subject lots are located on a major thoroughfare and not a local or residential road, it will not exceed what is required for other residential lots that are potentially smaller in size.

The request is also consistent with Section 7.4.2 of the LDR, which requires driveways to have a minimum radius of 30 feet. The proposed access drive is designed to be built with a 45-foot radius on the south side of the access point and a 30-foot radius on the north side of the access point to ensure adequate egress of large vehicles (WB-67 and emergency vehicles) as shown in Exhibit C – Auto-Turn Analysis. This driveway will be used for egress only.

- C. The request minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

The additional access point will not have any environmental effects since the driveway is to access a lot that is currently under construction. No wildlife or vegetation exists on the property.

- D. The request minimizes adverse effects, including visual impact and intensity of the proposed use on adjacent lands.

No adverse visual impacts or impacts to the natural environment are expected to occur as a result of the proposed modifications. This request does not increase density or intensity. The additional driveway will allow for easier circulation throughout the site. The owners shall obtain all necessary permits or permit modifications from all agencies with jurisdiction for future improvements.

- E. The request is consistent with applicable neighborhood plans.

This criterion is not applicable to the request since no neighborhood plan exists for this area.

- F. The request will result in a logical, timely, and orderly development pattern.

The proposed request is for an additional access point along Aero Club Drive. No additional intensity or density is being requested. The proposed request will improve internal circulation for service vehicles throughout the site. The current configuration requires large trailers to turn around on the property rather than continue forward to exit the site.

G. The request complies with Wellington building standards.

This criterion is not applicable since there are no buildings proposed as part of this request. The request is for an additional access only, which will require Engineering permits.

FINDINGS OF FACT:

All required application documentation has been reviewed by the Development Review Manager and Wellington Departments to determine compliance with the Comprehensive Plan and LDR , subject to conditions, as provided below:

1. Unless otherwise specified in this resolution, all previous conditions of The Landings at Wellington PUD are still in full effect.
2. This approval is based on the Master Plan dated July 24, 2024.
3. A Minor Site Plan amendment for Lots 8 and 9 is required to add the additional access point and reconfigure the lot line on the southern portion of Lot 8, including the Lake Maintenance Easement. The Minor Site Plan amendment will be approved administratively by staff once the Master Plan Amendment is approved by Council.
4. A replat of Lot 8 is required to remove a portion of the limited access easement to allow for the new access point and to reconfigure the lot line on the southern portion of Lot 8, including the Lake Maintenance Easement east of the barn. The replat shall be approved by Council prior to the issuance of any engineering permits associated with the new access point.
5. The additional access point shall be used for egress only. Proper signage shall be posted on site.

Findings of Fact have been provided in the Staff Report to recommend approval of the Master Plan Amendment request. These findings are subject to other competent substantial evidence presented at the quasi-judicial public hearing.

Lists of Exhibits:

Exhibit A – Proposed Master Plan Amendment

Exhibit B – Proposed Site Plan

Exhibit C – Auto-Turn Analysis

Exhibit D – Justification Statement